



**PLANNING COMMISSION
MINUTES**

March 13, 2018

The Planning Commission convened in a regular meeting on March 13, 2018 @ 301 W. 2nd Street, Austin, TX 78701.

Chair Oliver called the Commission Meeting to order at 6:12 p.m.

Commission Members in Attendance:

**Greg Anderson
Fayez Kazi – Vice-Chair
Conor Kenny
Karen McGraw
Tom Nuckols
Stephen Oliver – Chair
James Schissler
Patricia Seeger
Trinity White**

**Ann Teich – Ex-Officio
William Burkhardt – Ex-Officio**

Absent:

**Angela De Hoyos Hart
Todd Shaw
James Shieh
Jeffrey Thompson**

Robert Hinojosa – Ex-Officio

EXECUTIVE SESSION (No public discussion)

The Planning Commission will announce it will go into Executive Session, if necessary, pursuant to Chapter 551 of the Texas Government Code, to receive advice from Legal Counsel on matters specifically listed on this agenda. The commission may not conduct a closed meeting without the approval of the city attorney.

Private Consultation with Attorney – Section 551.071

A. CITIZEN COMMUNICATION

The first four (4) speakers signed up prior to the meeting being called to order will each be allowed a three-minute allotment to address their concerns regarding items not posted on the agenda.

Mr. Mike McHone – Mr. McHone discussed matters related to the University Neighborhood overlay.

B. APPROVAL OF MINUTES

1. Approval of minutes from February 27, 2018.

Motion to approve the Minutes from February 27, 2018 was approved on the consent agenda by Commissioner White, seconded by Commissioner Seeger on a vote of 8-0. Commissioners De Hoyos Hart, Nuckols, Shaw, Shieh and Thompson absent.

C. PUBLIC HEARINGS

1. Plan Amendment: [NPA-2016-0014.01 - 4500 Nuckols Crossing Road; District 2](#)

Location: 4500 Nuckols Crossing Road, Williamson Creek Watershed; Southeast Combined (Franklin Park) NP Area
Owner/Applicant: Angelos Angelou and John Sasaridis
Agent: Thrower Design (Ron Thrower)
Request: Single Family to Multifamily land use
Staff Rec.: **Postponement request by the Staff to March 27, 2018**
Staff: [Maureen Meredith](#), 512-974-2695
Planning and Zoning Department

Motion to grant postponement of this item to March 27, 2018 was approved on the consent agenda by Commissioner White, seconded by Commissioner Seeger on a vote of 8-0. Commissioners De Hoyos Hart, Nuckols, Shaw, Shieh and Thompson absent.

2. Rezoning: [C14-2017-0010 - 4500 Nuckols Crossing Road Rezoning; District 2](#)

Location: 4500 Nuckols Crossing Road, Williamson Creek Watershed; Southeast Combined (Franklin Park) NP Area
Owner/Applicant: Angelos Angelou and John Sasaridis
Agent: Thrower Design (Ron Thrower)
Request: SF-2-NP to MF-3-NP
Staff Rec.: **Postponement request by the Staff to March 27, 2018**
Staff: [Wendy Rhoades](#), 512-974-7719
Planning and Zoning Department

Motion to grant postponement of this item to March 27, 2018 was approved on the consent agenda by Commissioner White, seconded by Commissioner Seeger on a vote of 8-0. Commissioners De Hoyos Hart, Nuckols, Shaw, Shieh and Thompson absent.

3. Plan Amendment: [NPA-2017-0016.04 - 4813 Gonzales FLUM Amendment; District 3](#)

Location: 4813 Gonzales Street and 4820 E. 7th Street, Boggy Creek Watershed;
Govalle-Johnston Terrace NP Area
Owner/Applicant: Laura Hensley
Agent: McLean & Howard, LLP (Jeff Howard)
Request: Commercial to Mixed Use land use
Staff Rec.: **Recommended**
Staff: [Maureen Meredith](#), 512-974-2695
Planning and Zoning Department

Public Hearing closed.

Motion to grant Staff's recommendation of Mixed Use land use for NPA-2017-0016.04 - 4813 Gonzales FLUM Amendment located at 4813 Gonzales Street and 4820 E. 7th Street was approved on the consent agenda by Commissioner White, seconded by Commissioner Seeger on a vote of 8-0. Commissioners De Hoyos Hart, Nuckols, Shaw, Shieh and Thompson absent.

4. Rezoning: [C14-2017-0140 - 4813 Gonzales Rezoning; District 3](#)

Location: 4813 Gonzales Street and 4820 E. 7th Street, Boggy Creek Watershed;
Govalle-Johnston Terrace NP Area
Owner/Applicant: Laura Hensley
Agent: McLean & Howard, LLP (Jeff Howard)
Request: CS-CO-NP to CS-MU-V-CO-NP
Staff Rec.: **Recommended**
Staff: [Heather Chaffin](#), 512-974-2122
Planning and Zoning Department

Public Hearing closed.

Motion to grant Staff's recommendation of CS-MU-V-CO-NP combining district zoning for C14-2017-0140 - 4813 Gonzales Rezoning located at 4813 Gonzales Street and 4820 E. 7th Street was approved on the consent agenda by Commissioner White, seconded by Commissioner Seeger on a vote of 8-0. Commissioners De Hoyos Hart, Nuckols, Shaw, Shieh and Thompson absent.

5. Rezoning: [C14-01.0046.02 - The Baker School; District 9](#)

Location: 3908 Avenue B, Waller Creek Watershed; Hyde Park NCCD
Owner/Applicant: Austin Independent School District
Agent: Weiss Architecture (Richard Weiss)
Request: Unzoned to GR-HD-NCCD-NP, as amended
Staff Rec.: **Recommended**
Staff: [Scott Grantham](#), 512-974-3574
Planning and Zoning Department

Public Hearing closed.

Motion to grant Staff's recommendation of GR-HD-NCCD-NP combining district zoning for C14-01.0046.02 - The Baker School located at 3908 Avenue B was approved on the motion by Commissioner McGraw, seconded by Commissioner Anderson on a vote of 7-1. Commissioner Kenny voted nay. Commissioners De Hoyos Hart, Nuckols, Shaw, Shieh and Thompson absent.

6. Rezoning: [C14H-2015-0008 - Rosewood Courts; District 1](#)

Location: 2001 Rosewood Avenue, Boggy Creek Watershed; Central East Austin NP Area
Owner/Applicant: Housing Authority of the City of Austin
Request: MF-4-NP to MF-4-H-NP for a portion of the tract
Staff Rec.: **Recommended**
Staff: [Steve Sadowsky](#), 512-974-6454
Planning and Zoning Department

Public Hearing closed.

Motion to grant Staff's recommendation of MF-4-H-NP for a portion of the tract, combining district zoning for C14H-2015-0008 - Rosewood Courts located at 2001 Rosewood Avenue was approved on the motion by Commissioner White, seconded by Commissioner Anderson on a vote of 8-0. Commissioners De Hoyos Hart, Nuckols, Shaw, Shieh and Thompson absent.

7. Code Amendment: [C20-2017-006 - North Burnet/Gateway Regulating Plan](#)

Request: Consider an ordinance amending Title 25 of the City Code to add a new Commercial Mixed Use - Gateway Zone subdistrict.
Staff Rec.: **Recommended**
Staff: [Anne Milne](#), 512-974-2868
Planning and Zoning Department

Item withdrawn due to notification error.

8. **Code Amendment:** [C20-2017-008 - Central Urban Redevelopment \(CURE\) Combining District](#)
- Request: Consider an ordinance amending Title 25 of the City Code to change the applicability of the Central Urban Redevelopment combining district (CURE) so that it does not apply east of IH-35.
- Staff Rec.: **Recommended**
- Staff: [Greg Dutton](#), 512-974-3509
Planning and Zoning Department

Public Hearing closed.

Motion to grant Staff's recommendation to amend Title 25 of the City Code to change the applicability of the Central Urban Redevelopment combining district (CURE) so that it does not apply east of IH-35 was approved on the motion by Commissioner Schissler, seconded by Commissioner Seeger on a vote of 8-0. Commissioners De Hoyos Hart, Nuckols, Shaw, Shieh and Thompson absent.

9. **Preliminary Plan -** [C8-2017-0124 - Lightfield Preliminary Plan; District 1](#)
VARIANCE ONLY:
- Location: 4902 Lott Avenue, Fort Branch Watershed; East MLK Combined NP Area
- Owner/Applicant: MX3 Homes (Sal Martinez)
- Agent: Southwest Engineers (Gabriel Hovdey)
- Request: The applicant requests a variance to LDC Section 25-4-151 which requires extension of existing streets from adjacent properties. The applicant proposes to not extend Lott Ave.
- Staff Rec.: **Recommended**
- Staff: [Don Perryman](#), 512-974-2786,
Development Services Department

Public Hearing closed.

Motion to grant Staff's recommendation for C8-2017-0124 - Lightfield Preliminary Plan located at 4902 Lott Avenue was approved on the consent agenda by Commissioner White, seconded by Commissioner Seeger on a vote of 8-0. Commissioners De Hoyos Hart, Nuckols, Shaw, Shieh and Thompson absent.

- 10. Resubdivision:** [C8-2017-0018.0A - Resubdivision of Lot 25, Block C, Northgate Addition; District 7](#)
- Location: 904 Taulbee Lane, Waller Creek Watershed; Crestview NP Area
- Owner/Applicant: Brady & Sarah Patterson
- Agent: Mike McHone Real Estate (Mike McHone)
- Request: Approve a variance from LDC 25-4-175 to allow a flag lot and the resubdivision of one lot into two lots on 0.5 acres.
- Staff Rec.: **Recommended**
- Staff: [Sylvia Limon](#), 512-974-2767
Development Services Department

Public Hearing closed.

Motion to grant Staff's recommendation for C8-2017-0018.0A - Resubdivision of Lot 25, Block C, Northgate Addition located at 904 Taulbee Lane was approved on the consent agenda by Commissioner White, seconded by Commissioner Seeger on a vote of 8-0. Commissioners De Hoyos Hart, Nuckols, Shaw, Shieh and Thompson absent.

- 11. Resubdivision:** [C8-2017-0061.0A - Resubdivision of Lot 1, Bailey Subdivision; District 5](#)
- Location: 714 Ethel St., Lady Bird Lake Watershed; Zilker NP Area
- Owner/Applicant: Evan Minard
- Agent: Land Strategies (Erin Welch)
- Request: Approval of the resubdivision of 1 lot into a two lot subdivision on 0.325 acres.
- Staff Rec.: **Recommended**
- Staff: [Cesar Zavala](#), 512-974-3404
Development Services Department

Public Hearing closed.

Motion to grant Staff's recommendation for C8-2017-0061.0A - Resubdivision of Lot 1, Bailey Subdivision located at 714 Ethel St. was approved on the consent agenda by Commissioner White, seconded by Commissioner Seeger on a vote of 8-0. Commissioners De Hoyos Hart, Nuckols, Shaw, Shieh and Thompson absent.

12. Resubdivision: [C8-2017-0174.0A - Resubdivision of Lot 2, Woodwillow Addition; District 3](#)

Location: 3409 Willow Springs Road, Blunn Creek Watershed; Greater South River City Combined (St Edward's) NP Area
Owner/Applicant: Khabe Lehfed Properties, Inc. (Steve Portnoy)
Agent: SEC Solutions LLC (Marco Castaneda)
Request: Approve a variance from LDC 25-4-175 to allow a flag lot and the resubdivision of one lot into two lots on 0.375 acres.
Staff Rec.: **Recommended**
Staff: [Sylvia Limon](#), 512-974-2767
Development Services Department

Motion by Commissioner Schissler, seconded by Commissioner McGraw to postpone this item to March 27, 2018 was approved on a vote of 8-0. Commissioner White off the dais. Commissioners De Hoyos Hart, Nuckols, Shaw, Shieh and Thompson absent.

13. Resubdivision: [C8-2017-0217.0A - Resubdivision of Lot 3B, Block A, Amended Plat of West Park; District 8](#)

Location: 7560 W. Highway 290, Williamson Creek Watershed-Barton Springs Zone; West Oak Hill NP Area
Owner/Applicant: Buffalo Entities (Chris Mallett)
Agent: LJA Engineering (Joseph Longaro, P.E.)
Request: Approval of the resubdivision of 1 lot into a two lot subdivision on 7.812 acres.
Staff Rec.: **Recommended**
Staff: [Cesar Zavala](#), 512-974-3404
Development Services Department

Public Hearing closed.

Motion to grant Staff's recommendation for C8-2017-0217.0A - Resubdivision of Lot 3B, Block A, Amended Plat of West Park located at 7560 W. Highway 290 was approved on the consent agenda by Commissioner White, seconded by Commissioner Seeger on a vote of 8-0. Commissioners De Hoyos Hart, Nuckols, Shaw, Shieh and Thompson absent.

14. Final Plat - Amended Plat: [C8-2018-0030.0A - Amended Plat of Resubdivision of Lot 3E Austin Mall; District 4](#)

Location: 523 East Highland Mall Boulevard, Tannehill Branch Watershed; Brentwood/Highland Combined NP Area
Owner/Applicant: Austin Community College
Agent: Stantec Consulting Services, Inc. (Samson Neck)
Request: Approval of the Amended Plat of Resubdivision of Lot 3E Austin Mall Final Plat composed of 2 lots on 24.31 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department

15. Final Plat - Amended Plat: [C8-2018-0031.0A - 209-1/2 E Highland Mall Boulevard; District 4](#)

Location: 209-1/2 East Highland Mall Boulevard, Tannehill Branch Watershed; Brentwood/Highland Combined NP Area
Owner/Applicant: Austin Community College
Agent: Stantec Consulting Services, Inc. (Jonathan McKee)
Request: Approval of the 209-1/2 E Highland Mall Boulevard Final Plat composed of 2 lots on 12.33 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department

16. Final Plat - Resubdivision: [C8-2018-0027.0A - 1801 Victoria Subdivision; District 1](#)

Location: 1801 Victoria Drive, Tannehill Branch Watershed; MLK NP Area
Owner/Applicant: BYB Inc. (Scott Kodak)
Agent: LandDev Consulting, LLC (William Taylor)
Request: Approval of 1801 Victoria Subdivision composed of 2 lots on 0.42 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department

17. Preliminary Plan: [C8-2018-0025 - AISD - Loyola Preliminary Plan; District 1](#)

Location: 5301 Loyola Lane, Little Walnut Creek Watershed; University Hills NP Area
Owner/Applicant: Austin Independent School District (Paul Turner)
Agent: LJA Engineering (Joseph T. Sandoval, P.E.)
Request: Approval of AISD - Loyola Preliminary Plan composed of 93 lots on 30.46 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department

18. Final Plat - Previously Unplatted: [C9-2018-0029.0A - AISD 51st Street; District 1](#)

Location: 4800 East 51st Street, Walnut Creek Watershed; Pecan Springs – Springdale NP Area
Owner/Applicant: Austin Independent School District (Paul Turner)
Agent: LJA Engineering, Inc. (Joseph Sandoval, PE, MBA)
Request: Approval of the AISD 51st Street plat, composed of 1 lot on 11.961 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department

Public Hearing closed.

Motion to disapprove Items C-14 – C-18 was approved on the consent agenda by Commissioner White, seconded by Commissioner Seeger on a vote of 8-0. Commissioners De Hoyos Hart, Nuckols, Shaw, Shieh and Thompson absent.

19. Rezoning: [C14-2016-0136 - Broadmoor; District 7](#)

Location: 11501 Burnet Road, Walnut Creek Watershed; North Burnet/Gateway NP Area
Owner/Applicant: Brandywine Austin, LLC (Leon Shadowen)
Agent: Drenner Group, PC (Dave Anderson)
Request: NBG-CMU-NP to NBG-TOD-NP
Staff Rec.: **Pending; Staff requests postponement to March 27, 2018.**
Staff: [Sherrri Sirwaitis](#), 512-974-3057
Planning and Zoning Department

Motion to grant postponement of this item to March 27, 2018 was approved on the consent agenda by Commissioner White, seconded by Commissioner Seeger on a vote of 8-0. Commissioners De Hoyos Hart, Nuckols, Shaw, Shieh and Thompson absent.

D. NEW BUSINESS

E. FUTURE AGENDA ITEMS

Future agenda items will not be discussed at the current meeting, but will be offered for initiation, discussion or possible recommendation at a future meeting.

F. ITEMS FROM COMMISSION

1. CodeNEXT

Discussion and possible action regarding matters related to CodeNEXT including but not limited to staff updates, presentations and scheduling. (Sponsor: Chair Oliver; Co-Sponsor: Vice-Chair Kazi)

Discussion occurred; no actions taken.

G. COMMITTEE REPORTS

[Codes and Ordinances Joint Committee](#) - No report provided.

[Comprehensive Plan Joint Committee](#) - No report provided.

[Small Area Planning Joint Committee](#) - No report provided.

Chair Oliver adjourned the meeting without objection on Tuesday, March 13, 2018 at 10:15 p.m.

The City of Austin is committed to compliance with the American with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Meeting locations are planned with wheelchair access. If requiring Sign Language Interpreters or alternative formats, please give notice at least 4 days before the meeting date. Please call Jerry Rusthoven at Planning & Zoning Department, at 512-974-3207, for additional information; TTY users route through Relay Texas at 711.