



**PLANNING COMMISSION  
MINUTES**

**April 24, 2018**

**The Planning Commission convened in a regular meeting on April 24, 2018 @ 301 W. 2<sup>nd</sup> Street, Austin, TX 78701.**

**Chair Oliver called the Commission Meeting to order at 6:04 p.m.**

**Commission Members in Attendance:**

**Greg Anderson  
Angela De Hoyos Hart  
Fayez Kazi – Vice-Chair  
Connor Kenny  
Karen McGraw  
Tom Nuckols  
Stephen Oliver – Chair  
James Schissler  
James Shieh  
Todd Shaw  
Jeffrey Thompson  
Trinity White**

**Robert Mendoza – Ex-Officio**

**Absent:  
Patricia Seeger**

**William Burkhardt – Ex-Officio  
Ann Teich – 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. Stuart Hersh – Discussed matters regarding Conditional Use Permit fees for Child Development Centers associated with Smart Housing.

Mr. John Scott Neal – Discuss matters related to CodeNEXT compatibility and affordability.

Mr. Kaz Wojtewics – Discuss matters related to CodeNEXT and Co-Ops and Transit Corridors.

Mr. Ron Thrower – Discussed matters related to CodeNEXT and the Affordability Impact Statement.

## B. APPROVAL OF MINUTES

1. Approval of minutes from April 10, 2018.

Motion to approve minutes from April 10, 2018 was approved on the consent agenda by Commissioner Schissler, seconded by Commissioner Shieh on a vote of 12-0. Commissioner Seeger absent.

## C. PUBLIC HEARINGS

1. **Neighborhood Plan:** [NP-2016-0031 - North Shoal Creek Neighborhood Plan; District 7](#)  
Location: Research Boulevard on the north, Burnet Road on the east, Anderson Lane on the south, and Mopac Expressway on the west, Shoal Creek Watershed; North Shoal Creek NP Area  
Request: Adopt the North Shoal Creek Neighborhood Plan as an Amendment to Imagine Austin Comprehensive Plan  
Staff Rec.: **Recommended**  
Staff: [Jeff Engstrom](#), 512-974-1621  
Planning and Zoning Department

Motion by Commissioner McGraw, seconded by Commissioner Shieh to close the public hearing was approved on a vote of 12-0. Commissioner Seeger absent.

Motion to reconsider closing the public hearing by Vice-Chair Kazi, seconded by Commissioner Shieh was approved on a vote of 12-0. Commissioner Seeger absent.

Motion by Commissioner Shaw, seconded by Commissioner Shieh to postpone this item to June 12, 2018 was approved on a vote of 12-0. Commissioner Seeger absent.

**2. Plan Amendment: [NPA-2017-0016.05 - Tillery MF; District 3](#)**

Location: 507 Tillery Street, Colorado River and Boggy Creek Watersheds;  
Govalle-Johnston Terrace NP Area  
Owner/Applicant: 507 Tillery House LLC (Caren W. Wendt & Kathryn L. Ingerly)  
Agent: Rize Planning Development & Construction (Ross Frie)  
Request: Single Family to Multifamily land use  
Staff Rec.: **Recommended**  
Staff: [Maureen Meredith](#), 512-974-2695,  
Planning and Zoning Department

Motion to grant Staff's request for postponement of this item to May 22, 2018 was approved on the consent agenda by Commissioner Schissler, seconded by Commissioner Shieh on a vote of 12-0. Commissioner Seeger absent.

**3. Rezoning: [C14-2017-0106 - Tillery MF; District 3](#)**

Location: 507 Tillery Street, Colorado River and Boggy Creek Watersheds;  
Govalle-Johnston Terrace NP Area  
Owner/Applicant: 507 Tillery House LLC (Caren W. Wendt & Kathryn L. Ingerly)  
Agent: Rize Planning Development & Construction (Ross Frie)  
Request: SF-3-NP to MF-2-NP  
Staff Rec.: **Recommendation of MF-2-CO-NP**  
Staff: [Heather Chaffin](#), 512-974-2122  
Planning and Zoning Department

Motion to grant Staff's request for postponement of this item to May 22, 2018 was approved on the consent agenda by Commissioner Schissler, seconded by Commissioner Shieh on a vote of 12-0. Commissioner Seeger absent.

**4. Plan Amendment: [NPA-2017-0016.03 - 3232 & 3306 E. Cesar Chavez Street; District 3](#)**

Location: 3232 & 3306 E. Cesar Chavez Street, Colorado River Watershed;  
Govalle-Johnston Terrace NP Area  
Owner/Applicant: The Betty Sue Kurtz Trust and The Thelma Ann Zirkelbach Trust  
Agent: Husch Blackwell, LLP (Stacey L. Milazzo)  
Request: Commercial to Mixed Use land use  
Staff Rec.: **Pending; Postponement request by Staff to May 8, 2018**  
Staff: [Maureen Meredith](#), 512-974-2695  
Planning and Zoning Department

Motion to grant Staff's request for postponement of this item to June 12, 2018 was approved on the consent agenda by Commissioner Schissler, seconded by Commissioner Shieh on a vote of 12-0. Commissioner Seeger absent.

5. **Rezoning:** [C14-2017-0138 - 3232 & 3306 E. Cesar Chavez Street; District 3](#)

Location: 3233 & 3306 E. Cesar Chavez Street, Colorado River Watershed; Govalle-Johnston Terrace NP Area  
Owner/Applicant: The Betty Sue Kurtz Trust and The Thelma Ann Zirkelbach Trust  
Agent: Husch Blackwell, LLP (Stacey L. Milazzo)  
Request: GR-CO-NP and CS-CO-NP to MF-6-CO-NP and CS-MU-CO-NP  
Staff Rec.: **Pending; Postponement request by Staff to May 8, 2018**  
Staff: [Heather Chaffin](#), 512-974-2122  
Planning and Zoning Department

Motion to grant Staff's request for postponement of this item to June 12, 2018 was approved on the consent agenda by Commissioner Schissler, seconded by Commissioner Shieh on a vote of 12-0. Commissioner Seeger absent.

6. **Resubdivision:** [C8-2017-0210.0A - Bannister Acres, Resubdivision of Lot 7, Block 4; District 5](#)

Location: 4425 Bannister Lane, Williamson Creek Watershed; South Manchaca NP Area  
Owner/Applicant: Josh and Paula Hobbs  
Agent: Hector Avila  
Request: Approval of a resubdivision of 1 lot into 2 lots on 0.50 acres  
Staff Rec.: **Recommended.**  
Staff: [Don Perryman](#), 512-974-2786  
Development Services Department

Public Hearing closed.

Motion to grant Staff's recommendation for C8-2017-0210.0A - Bannister Acres, Resubdivision of Lot 7, Block 4 located at 4425 Bannister Lane was approved on the consent agenda by Commissioner Schissler, seconded by Commissioner Shieh on a vote of 12-0. Commissioner Seeger absent.

7. **Resubdivision:** [C8-2017-0022.0A - Woodland Hills Resubdivision of Lot 13; District 9](#)

Location: 1712 Woodland Avenue, Lady Bird Lake Watershed; East Riverside NP Area  
Owner/Applicant: Susan Kim  
Agent: Prossner and Associates (Kurt Prossner)  
Request: Approval of a resubdivision of 1 lot into 2 lots on 0.308 acres  
Staff Rec.: **Recommended**  
Staff: [Don Perryman](#), 512-974-2786  
Development Services Department

Public Hearing closed.

Motion to grant Staff's recommendation for C8-2017-0022.0A - Woodland Hills Resubdivision of Lot 13 located at 1712 Woodland Avenue was approved on the consent agenda by Commissioner Schissler, seconded by Commissioner Shieh on a vote of 12-0. Commissioner Seeger absent.

**8. Final Plat with variance:** [C8-2017-0028.0A - Airport Gateway Phase II; District 2](#)

Location: 3335 Caseybridge Court, Carson Creek Watershed; Southeast NP Area  
Owner/Applicant: Airport Gateway, LP (Kenneth R. Satterlee)  
Agent: E3D, LLC (Jim Herbert)  
Request: Approval of a one lot subdivision with a variance request from L.D.C. 25-4-151 to not extend a street.  
Staff Rec.: **Recommended**  
Staff: [Cesar Zavala](#), 512-974-3404  
Development Services Department

Item pulled; no action required.

**9. Resubdivision:** [C8-2017-0064.0A - Resubdivision of Lot 9, Block 1, Marlo Heights, Section 2; District 1](#)

Location: 4627 Marlo Dr., Fort Branch / Tannehill Branch Watersheds; M.L.K. NP Area  
Owner/Applicant: Thomas Philpott  
Agent: Cude Engineers (Anthony Goode. P.E.)  
Request: Approve the resubdivision of one lot into a two lot subdivision on 0.421 acres.  
Staff Rec.: **Recommended**  
Staff: [Cesar Zavala](#), 512-974-3404  
Development Services Department

Public Hearing closed.

Motion to grant Staff's recommendation for C8-2017-0064.0A – Resubdivision of Lot 9, Block 1, Marlo Heights, Section 2, located at 4627 Marlo Dr., was approved on the consent agenda by Commissioner Schissler, seconded by Commissioner Shieh on a vote of 12-0. Commissioner Seeger absent.

**10. Final Plat:** [C8-2017-0066.0A - Wheless Subdivision; District 1](#)

Location: 2501 Wheless Lane, Fort Branch Watershed; Windsor Park NP Area  
Owner/Applicant: We Rehab, LLC  
Agent: Austin Civil Engineering (Gracie Luna-Ward)  
Request: Approval of the Wheless Subdivision consisting of 3 lots on 0.482 acres  
Staff Rec.: **Recommended**  
Staff: [Jeremy Siltala](#), 512-974-2945  
Development Services Department

Public Hearing closed.

Motion to grant Staff's recommendation for C8-2017-0066.0A - Wheless Subdivision located at 2501 Wheless Lane was approved on the consent agenda by Commissioner Schissler, seconded by Commissioner Shieh on a vote of 12-0. Commissioner Seeger absent.

**11. Resubdivision:**        [C8-2017-0082.0A - Penn Heights Four, District 1](#)

Location:                    3502 Pennsylvania Ave, Tannehill Branch Watershed; MLK/East MLK  
   Combined NP Area  
Owner/Applicant:        Scott E. Way  
Agent:                        Southwest Engineers, Inc. (Travis Flake)  
Request:                    Approve a variance from LDC 25-4-175 to allow a flag lot and the  
   resubdivision of part of a lot into 2 lots.  
Staff Rec.:                **Recommended**  
Staff:                        [Sylvia Limon](#), 512-974-2767  
   Development Services Department

Public Hearing closed.

Motion to grant Staff's recommendation for C8-2017-0082.0A - Penn Heights Four located at 3502 Pennsylvania Ave was approved on the consent agenda by Commissioner Schissler, seconded by Commissioner Shieh on a vote of 11-1. Commissioner McGraw voted nay on this item. Commissioner Seeger absent.

**12. Preliminary Plan:**    [C8-2017-0303.SH - Persimmon Preliminary Plan; District 2](#)

Location:                    7051 Meadow Lake Boulevard, Onion Creek Watershed; Sweetbriar NP  
   Area  
Owner/Applicant:        Austin Habitat for Humanity Inc.  
Agent:                        Urban Design Group PC (Vanessa Mendez)  
Request:                    Approval of the Persimmon Preliminary Plan, composed of 2 lots on  
   14.67 acres  
Staff Rec.:                **Disapproval**  
Staff:                        Development Services Department

Public Hearing closed.

Motion to disapprove C8-2017-0303.SH - Persimmon Preliminary Plan located at 7051 Meadow Lake Boulevard was approved on the consent agenda by Commissioner Schissler, seconded by Commissioner Shieh on a vote of 11-0. Commissioner Anderson recused on this item due to a conflict of interest (*Employed by Applicant*). Commissioner Seeger absent.

- 13. Final Plat - Previously Unplatted:** [C8-2018-0049.0A - Springdale Grove; District 1](#)  
 Location: 4120 East 12th Street, Tannehill Branch Watershed; MLK, East MLK Combined NP Area  
 Owner/Applicant: JJ & B Investment, LLC  
 Agent: Southwest Engineers, Inc. (Travis Flake)  
 Request: Approval of the Springdale Grove Final Plat composed of 8 lots on 3.44 acres  
 Staff Rec.: **Disapproval**  
 Staff: Development Services Department
- 14. Final Plat - Amended Plat:** [C8-2018-0054.0A - 1901 Brackenridge Street; District 9](#)  
 Location: 1901 Brackenridge Street, Bull Creek Watershed; South River City NP Area  
 Owner/Applicant: Lauren Diane Degelia Vikers  
 Agent: Perales Engineering, L.L.C. (Jerry Perales)  
 Request: Approval of 1901 Brackenridge Street composed of 1 lot on 0.1 acres  
 Staff Rec.: **Disapproval**  
 Staff: Development Services Department
- 15. Final Plat - Amended Plat:** [C8-2018-0055.0A - Amended Plat of Lots 14A, 15A, and 16A and Enfield "H" South Extension; District 9](#)  
 Location: 1818 Waterston Avenue, Johnson Creek Watershed; Old West Austin NP Area  
 Owner/Applicant: Zue Lue; Clarksville Holdings, LLC (Matt Key)  
 Agent: Land Strategies (Erin Welch)  
 Request: Approval of the Amended Plat of Lots 14A, 15A, and 16A and Enfield "H" South Extension, composed of 3 lots on 0.53 acres  
 Staff Rec.: **Disapproval**  
 Staff: Development Services Department
- 16. Final Plat:** [C8-2018-0057.0A - 10111 Dobbin Drive; District 5](#)  
 Location: 10111 Dobbin Drive, Slaughter Creek Watershed-Barton Springs Zone  
 Owner/Applicant: Derek Even  
 Agent: Perales Engineering, LLC (Jerry Perales)  
 Request: Approval of 10111 Dobbin Drive composed of 1 lot on 0.99 acres  
 Staff Rec.: **Disapproval**  
 Staff: Development Services Department

**17. Final Plat:** [C8-2018-0058.0A - 7400 Riverside; District 3](#)

Location: 1900-1/2 Airport Commerce Drive, Carson Creek Watershed;  
Montopolis NP Area  
Owner/Applicant: Alliance Realty Partners, LLC (Kurt Robertson)  
Agent: Malone Wheeler, Inc. (Robert Czajka, E.I.T.)  
Request: Approval of 7400 Riverside composed of 1 lot on 7.16 acres  
Staff Rec.: **Disapproval**  
Staff: Development Services Department

Motion to disapprove items C-13 – C-17 was approved on the consent agenda by Commissioner Schissler, seconded by Commissioner Shieh on a vote of 12-0. Commissioner Seeger absent.

**D. NEW BUSINESS**

**1. [Emma S. Barrientos Mexican American Cultural Center Master Plan](#)**

Discussion and possible action on a recommendation to the City Council on the Emma S. Barrientos Mexican American Cultural Center Master Plan.

Staff: [Kim McKnight](#), Environmental Conservation Program Manager, Austin Parks and Recreation Department, 512-974-9478

Motion by Commissioner De Hoyos Hart, seconded by Commission Thompson to approve the Emma S. Barrientos Mexican American Cultural Center Master Plan and include the recommendations by the Small Area Planning Joint Committee ([SAPJC MACC Recommendations April 19, 2018](#)) was approved on a vote of 12-0. Commissioner Seeger absent.

**E. FUTURE AGENDA ITEMS**

1. Commissioner McGraw commented on backup and made a request for a briefing regarding Historic Districts. Request seconded by Commissioner Nuckols. Proposed date of briefing is June or July 2018.

**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)

Item discussed; no action 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

## **ADJOURNMENT**

**Vice-Chair Kazi adjourned the meeting without objection on Wednesday April 25, 2018 at 12:48 a.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.