



**PLANNING COMMISSION  
MINUTES**

**May 22, 2018**

**The Planning Commission convened in a regular meeting on May 22, 2018 @ 301 W. 2<sup>nd</sup> Street, Austin, TX 78701.**

**Chair Oliver called the Commission Meeting to order at 12:00 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  
Patricia Seeger  
James Shieh  
Todd Shaw  
Jeffrey Thompson  
Trinity White**

**William Burkhardt – Ex-Officio**

**Absent:**

**Ann Teich – Ex-Officio  
Robert Mendoza – 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. CODE-NEXT PUBLIC HEARING

### 1. [CodeNEXT](#)

Conduct a public hearing regarding adoption of a comprehensive revision to the Land Development Code, commonly referred to as “CodeNEXT,” relating to the regulation of land use and development in the City of Austin and its extraterritorial jurisdiction, together with related actions and City Code amendments.

Public hearing conducted and closed.

## B. DISCUSSION AND ACTION ON CODE-NEXT

### 1. [CodeNEXT](#)

Discussion and possible action regarding adoption of a comprehensive revision to the Land Development Code, commonly referred to as “CodeNEXT,” relating to the regulation of land use and development in the City of Austin and its extraterritorial jurisdiction, together with related actions and City Code amendments.

Staff: [Greg Guernsey](#), Director, 512-974-2387; [Jerry Rusthoven](#), Assistant Director, 512-974-3207; [Jorge Rousselin](#), Division Manager, 512-974-2975  
Planning and Zoning Department

*Planning Commission action reflected in attachment.*

## **6:00 PM TIME CERTAIN ITEMS**

## C. 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.**

## D. APPROVAL OF MINUTES

1. Approval of minutes from May 8, 2018 (*Postpone approval of minutes of Item D-01 to May 25, 2018*).

Motion to approve the minutes from May 8, 2018 and postpone Item D-01 to May 25, 2018 was approved on the consent agenda by Commissioner Seeger, seconded by Commissioner Schissler on a vote of 13-0.

## E. PUBLIC HEARINGS

1. **Rezoning:** [C14-2015-0062.01 - Met Campus PDA Amendment; District 2](#)  
Location: 2900-3024 U.S. Highway 183 South, Carson Creek/Onion Creek Watersheds; Southeast Combined (Southeast) NP Area  
Owner/Applicant: Met Center NYCTEX, Phase II, Ltd. (Howard Yancy)  
Agent: Thrower Design (Ron Thrower)  
Request: LI-PDA-NP to LI-PDA-NP, to change a condition of zoning  
Staff Rec.: **Pending; Postponement request by Staff to June 26, 2018**  
Staff: [Wendy Rhoades](#), 512-974-7719  
Planning and Zoning Department

Motion to grant Staff's request for postponement of this item to June 26, 2018 was approved on the consent agenda by Commissioner Seeger, seconded by Commissioner Schissler on a vote of 13-0.

2. **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.: **Not Recommended**  
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 Seeger, seconded by Commissioner Schissler on a vote of 13-0.

**3. 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-CO-NP  
Staff Rec.: **Not Recommended**  
Staff: [Wendy Rhoades](#), 512-974-7719  
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 Seeger, seconded by Commissioner Schissler on a vote of 13-0.

**4. 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 for Planning Commission to postpone this item to June 26, 2018 was approved on the consent agenda by Commissioner Seeger, seconded by Commissioner Schissler on a vote of 13-0.

**5. 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 for Planning Commission to postpone this item to June 26, 2018 was approved on the consent agenda by Commissioner Seeger, seconded by Commissioner Schissler on a vote of 13-0.

6. **Rezoning:** [C14-2017-0148 - Eightfold; District 1](#)  
 Location: 3443 Ed Bluestein Boulevard NB, Walnut Creek and Boggy Creek Watersheds; East MLK Combined NP Area  
 Owner/Applicant: Sprouse Shrader Smith (Terrence L. Irion)  
 Agent: 3443 Zen Garden LLP (Adam Zarafshari)  
 Request: LI-NP to LI-PDA-NP  
 Staff Rec.: **Pending; Applicant requests an indefinite postponement**  
 Staff: [Heather Chaffin](#), 512-974-2122  
 Planning and Zoning Department

Motion to grant Applicant’s request for indefinite postponement was approved on the consent agenda by Commissioner Seeger, seconded by Commissioner Schissler on a vote of 13-0.

7. **Rezoning:** [C14-2018-0047.SH - Pathways at Goodrich Place; District 5](#)  
 Location: 2126 Goodrich Avenue, West Bouldin Creek Watershed; Zilker NP Area  
 Owner/Applicant: Housing Authority of Austin (Ron Kowal)  
 Agent: Husch Blackwell LLP (Nikelle Meade)  
 Request: MF-3 to MF-4  
 Staff Rec.: **Recommendation of MF-4-CO**  
 Staff: [Scott Grantham](#), 512-974-3574  
 Planning and Zoning Department

Public Hearing closed.

Motion to grant Staff’s recommendation of MF-4-CO combining district zoning for C14-2018-0047.SH - Pathways at Goodrich Place located at 2126 Goodrich Avenue was approved on the consent agenda by Commissioner Seeger, seconded by Commissioner Schissler on a vote of 13-0.

8. **Rezoning:** [C14-2018-0041 - 502 W. 12th Rezoning; District 9](#)  
 Location: 502 W. 12th Street, Shoal Creek Watershed; Downtown Master Plan West Bouldin Creek Watershed; Zilker NP Area  
 Owner/Applicant: Robert Wright  
 Agent: James Wright  
 Request: GO to DMU  
 Staff Rec.: **Recommendation of DMU-CO with -CO for 60 ft height limit**  
 Staff: [Scott Grantham](#), 512-974-3574  
 Planning and Zoning Department

Public Hearing closed.

Motion to grant Staff’s recommendation of DMU-CO combining district zoning for C14-2018-0041 - 502 W. 12th Rezoning located at 502 W. 12th Street was approved on the consent agenda by Commissioner Seeger, seconded by Commissioner Schissler on a vote of 13-0.

- 9. Rezoning:** [C14-2018-0040 - 3400 Comsouth; District 2](#)  
 Location: 3400 Comsouth Drive, Carson Creek Watershed; Southeast Combined (McKinney) NP Area  
 Owner/Applicant: CV 3400 Comsouth LLC  
 Agent: Metcalfe, Wolff, Stuart & Williams, LLP (Michele Rogerson Lynch)  
 Request: CS-NP; LI-NP to LI-CO-NP  
 Staff Rec.: **Recommended**  
 Staff: [Wendy Rhoades](#), 512-974-7719  
 Planning and Zoning Department

Public Hearing closed.

Motion to grant Staff's recommendation of LI-CO-NP combining district zoning for C14-2018-0040 - 3400 Comsouth located at 3400 Comsouth Drive was approved on the consent agenda by Commissioner Seeger, seconded by Commissioner Schissler on a vote of 13-0.

- 10. Resubdivision:** [C8-2017-0182.0A - Resubdivision of Block F of Met Center, Section 5; District 2](#)  
 Location: 3306-1/2 McCall Lane, Onion Creek Watershed; Southeast Combined (Southeast) NP Area  
 Owner/Applicant: Met Center NYCTEX, Phase II, Ltd. (Howard Yancy)  
 Agent: Thrower Design (Ron Thrower)  
 Request: Resubdivision of Block F of Met Center, Section 5.  
 Staff Rec.: **Recommended**  
 Staff: [Steve Hopkins](#), 512-974-3175  
 Development Services Department

Public Hearing closed.

Motion to grant Staff's recommendation for C8-2017-0182.0A - Resubdivision of Block F of Met Center located at 3306-1/2 McCall Lane was approved on the consent agenda by Commissioner Seeger, seconded by Commissioner Schissler on a vote of 13-0.

- 11. Resubdivision:** [C8-2017-0225.0A - Resubdivision of Lot 6, Block 1, Crest Haven Addition; District 1](#)  
 Location: 2107 Greenwood Ave., Tannehill Branch Watershed; East MLK Combined NP Area  
 Owner/Applicant: Ross Cole, Urban Ventures LLC  
 Agent: Russell Kotara, Southwest Engineers  
 Request: The applicant request to resubdivide an existing lot into four lots for residential use. The applicant also requests a variance from Section 25-4-175(A)(2) in order to resubdivide lots with a flag lot configuration.  
 Staff Rec.: **Recommended**  
 Staff: [Don Perryman](#), 512-974-2786  
 Development Services Department

Public Hearing closed.

Motion to grant Staff's recommendation for C8-2017-0225.0A - Resubdivision of Lot 6, Block 1, Crest Haven Addition located at 2107 Greenwood Ave. was approved on the consent agenda by Commissioner Seeger, seconded by Commissioner Schissler on a vote of 13-0.

- 12. Final Plat - Resubdivision:** [C8-2017-0075.0A - Resubdivision of Lots 1 and 2, Block 2, Marlo Heights Section 2; District 1](#)  
Location: 4520 Rimrock Trail, Tannehill Branch Watershed; East MLK Combined NP Area  
Owner/Applicant: Pendleton Plus LLC  
Agent: Servant Engineering (Mauricio Rangel)  
Request: Applicant requests to resubdivide two existing lots into four for residential use.  
Staff Rec.: **Recommended**  
Staff: [Jeremy Siltala](#), 512-974-2945  
Development Services Department

Motion for Planning Commission to postpone this item to June 12, 2018 was approved on the consent agenda by Commissioner Seeger, seconded by Commissioner Schissler on a vote of 13-0.

- 13. Final Plat - Resubdivision:** [C8-2018-0075.0A - Domain South End District, A Resubdivision of the Resubdivision of Lots 1 and 2; District 7](#)  
Location: 3214-1/2 West Braker Lane, Walnut Creek Watershed; North Burnet TOD  
Owner/Applicant: SL Domain LP (John Klitz)  
Agent: Pape-Dawson Engineers (Terry Reynolds)  
Request: Approval of Domain South End District, A Resubdivision of the Resubdivision of Lots 1 and 2 composed of 6 lots on 27.17 acres  
Staff Rec.: **Disapproval**  
Staff: Development Services Department

- 14. Final Plat - Resubdivision:** [C8-2018-0074.0A - Jackie Robinson Subdivision; District 1](#)  
Location: 5523 Jackie Robinson Street, Fort Branch Watershed; MLK-183 NP Area  
Owner/Applicant: William Moseley  
Agent: Austin Civil Engineering (Hunter Shadburne)  
Request: Approval of Jackie Robinson Subdivision composed of 1 lot on 6.13 acres  
Staff Rec.: **Disapproval**  
Staff: Development Services Department

15. **Final Plat - Resubdivision:** [C8-2018-0073.0A - Post Road Addition, Resubdivision of Lot 14, block 2; District 3](#)  
 Location: 219 Lessin Lane, East Bouldin Creek Watershed; Dawson NP Area  
 Owner/Applicant: Michael Dennis  
 Agent: Michael Dennis  
 Request: Approval of the Post Road Addition, Resubdivision of Lot 14, Block 2 Final Plat composed of 2 lots on 1.45 acres  
 Staff Rec.: **Disapproval**  
 Staff: Development Services Department
16. **Final Plat - Resubdivision:** [C8-2018-0077.0A - Factory 512; District 2](#)  
 Location: 3624 Silver Dollar Circle, Carson Creek Watershed; Southeast Combined NP Area  
 Owner/Applicant: Factory 512 LLC (Beth Puorro)  
 Agent: Urban Design Group PC (Vanessa Mendez)  
 Request: Approval of the Factory 512 Final Plat composed of 1 lot on 3.29 acres  
 Staff Rec.: **Disapproval**  
 Staff: Development Services Department
17. **Final Plat - Previously Unplatted:** [C8-2018-0079.0A - ATX Eastside Prock Subdivision; District 3](#)  
 Location: 4803 Prock Lane, Tannehill Branch Watershed; MLK-183, East MLK Combined NP Area  
 Owner/Applicant: ATX Eastside Properties LLC (Peter Gray)  
 Agent: Southwest Engineers (Matt Dringenberg)  
 Request: Approval of the ATX Eastside Prock Subdivision Final Plat composed of 2 lots on 0.46 acres  
 Staff Rec.: **Disapproval**  
 Staff: Development Services Department

Public Hearing closed.

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



- 18. Streets & Alley Vacation:** [F#9877-1709 Streets & Alley Vacation of E. 44th St. and Avenue G \(Shipe Neighborhood Park Renovation\)](#)
- Location: Entire alley of Avenue F (Block 3) and portions of E. 44th Street and Avenue G, located in the Shipe Neighborhood Park.
- Applicants: Sergio Altamirano, AIA, LEED AP, Project Manager  
City of Austin, Public Works Department
- Owner: Reynaldo Hernandez Jr., PLA, Project Management Supervisor/Park Development, City of Austin, Parks & Recreation Department  
City of Austin
- Request: To grant streets and alley vacation request for portions of E. 44th St. and Avenue G, and the entire alley traversing Block 3; all being situated out of the Hyde Park Addition Subdivision, recorded in Volume 1, Page 67, of the Plat Records of Travis County, Texas. The proposed vacation areas will be used for the parkland and pool renovation at the Shipe Neighborhood Park.
- Staff Rec.: **Recommended**
- Staff: [Kim Vasquez](#), Property Agent Senior, Office of Real Estate Services, 512-974-9241

Public Hearing closed.

Motion to grant F#9877-1709 Streets & Alley Vacation of E. 44th St. and Avenue G (Shipe Neighborhood Park Renovation) was approved on the consent agenda by Commissioner Seeger, seconded by Commissioner Schissler on a vote of 13-0.

## ADJOURNMENT

**Chair Oliver adjourned the meeting without objection on Tuesday May 22, 2018 at 10:00 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.