



**Planning Commission**  
**July 10, 2018 at 5:00 P.M.**  
**City Hall – Chambers**  
**301 W. 2<sup>nd</sup> Street**  
**Austin, TX 78701**

Greg Anderson  
Yvette Flores  
Conor Kenny  
Fayez Kazi – Vice-Chair  
Karen McGraw  
Tom Nuckols  
Angela De Hoyos Hart  
James Schissler – Parliamentarian

Patricia Seeger – Secretary  
James Shieh – Chair  
Jeffrey Thompson  
Trinity White  
Todd Shaw  
William Burkhardt – Ex-Officio  
Richard Mendoza – 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. EXECUTIVE SESSION**

1. Discuss legal issues related to *State of Texas v. McGraw et al.*, Travis County District Court Cause No. D-1-GN-18-003286. (Private consultation with legal counsel - Section 551.071 of the Government Code).

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

### **B. CITIZEN COMMUNICATION**

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

### **C. PUBLIC HEARINGS**

- 1. Plan Amendment:** [NPA-2018-0024.01 - Metric and 183; District 7](#)  
Location: 8965 Research Blvd. NB, 9000 Metric Blvd., & 9100 Metric Blvd., Little Walnut Creek Watershed; North Burnet/Gateway NP Area  
Owner/Applicant: Goodwill Industries of Central Texas (Mark Hiemstra, Chief Operating Officer)  
Agent: Drenner Group, PC (Amanda Swor)  
Request: Industry to High Density Mixed Use  
Staff Rec.: **Pending. Indefinite postponement by the request of Staff.**  
Staff: [Maureen Meredith](#), 512-974-2695  
Planning and Zoning Department
- 2. 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 August 28, 2018**  
Staff: [Maureen Meredith](#), 512-974-2695  
Planning and Zoning Department
- 3. Rezoning:** [C14-2017-0138 - 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: 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 August 28, 2018**  
Staff: [Heather Chaffin](#), 512-974-2122  
Planning and Zoning Department

4. **Plan Amendment:** [NPA-2018-0026.02 - Powell Lane Apartments; District 4](#)  
 Location: 411 & 601 East Powell Lane and 410, 500, 504, 508 and 606 East Wonsley Drive, Little Walnut Creek Watershed; North Lamar Combined NP / Georgian Acres Planning Area  
 Owner/Applicant: HDF Investments, Ltd. (Helen Doris Clark Foster) and Behzad Bahrami, JCI Residential, LLC (Sam Kumar)  
 Agent: Alice Glasco Consulting (Alice Glasco)  
 Request: Neighborhood Mixed Use and Mixed Use/Office to Multifamily land use  
 Staff Rec.: **Recommended**  
 Staff: [Maureen Meredith](#), 512-974-2695  
 Planning and Zoning Department
5. **Rezoning:** [C14-2018-0024 - Powell Lane Apartments; District 4](#)  
 Location: 411 & 601 East Powell Lane and 410, 500, 504, 508 and 606 East Wonsley Drive, Little Walnut Creek Watershed; North Lamar Combined NP / Georgian Acres Planning Area  
 Owner/Applicant: HDF Investments, Ltd. (Helen Doris Clark Foster) and Behzad Bahrami, JCI Residential, LLC (Sam Kumar)  
 Agent: Alice Glasco Consulting (Alice Glasco)  
 Request: LO-MU-NP, LR-MU-NP to MF-4-NP  
 Staff Rec.: **Recommended, with conditions**  
 Staff: [Sherri Sirwaitis](#), 512-974-3057  
 Planning and Zoning Department
6. **Rezoning:** [C14-2018-0053 - Sales Inventory Lot for New and / or Used Vehicles; District 2](#)  
 Location: 817 North Bluff Drive, Williamson Creek Watershed; South Congress Combined (Sweetbriar) NP Area  
 Owner/Applicant: Capitol Chevrolet (Robert Ruiz)  
 Agent: Peloton Land Solutions (Jose Castillo)  
 Request: GR-NP to CS-NP  
 Staff Rec.: **Recommendation of CS-CO-NP, with conditions; Postponement request by Applicant to August 14, 2018**  
 Staff: [Wendy Rhoades](#), 512-974-7719  
 Planning and Zoning Department
7. **Rezoning:** [C14-2018-0034 - Andy G's; District 3](#)  
 Location: 2715 East 5th Street and 420 Pleasant Valley Road, Lady Bird Lake Watershed; Holly NP Area  
 Owner/Applicant: QAAZ International, Inc. (Mohammad Ghulam)  
 Agent: Bennett Consulting (Rodney Bennett)  
 Request: CS-MU-CO-NP and CS-1-MU-CO-NP to CS-MU-NP (Tract 1) and CS-1-MU-CO-NP (Tract 2), as Amended  
 Staff Rec.: **Recommended**  
 Staff: [Heather Chaffin](#), 512-974-2122  
 Planning and Zoning Department

8. **Rezoning:** [C14H-2017-0129 - Vogtsberger-Duarte House; District 3](#)  
 Location: 1402 E. 2nd Street, Lady Bird Lake Watershed; East Cesar Chavez NP Area  
 Owner/Applicant: Amy Thompson, owner  
 Request: SF-3-NP to SF-3-H-NP  
 Staff Rec.: **Recommended**  
 Staff: [Steve Sadowsky](#), 512-974-6454  
 Planning and Zoning Department
9. **Rezoning:** [C14H-2018-0032 - Thomas and Jessie Ellison House; District 1](#)  
 Location: 4605 Leslie Avenue, Fort Branch Watershed; East MLK Combined NP Area  
 Owner/Applicant: Historic Landmark Commission, applicant; Thomas Kim, owner  
 Request: Sf-3-NP to SF-3-H-NP  
 Staff Rec.: **Recommended**  
 Staff: [Steve Sadowsky](#), 512-974-6454  
 Planning and Zoning Department
10. **Resubdivision:** [C8-2017-0116.0A - Resubdivision of portions of Lots 5 and 6 Rector's Subdivision and a portion of the vacated Rector Street; District 1](#)  
 Location: 1500 E. 11th Street, Lady Bird Lake Watershed; Central East Austin NP Area  
 Owner/Applicant: Monika V. Bustamante / Walter M. Coots  
 Agent: Moncada Enterprises (Phil Moncada)  
 Request: Approve the resubdivision of portions of lots and a portion of a vacated street into a two lot subdivision on 0.19 acres.  
 Staff Rec.: **Recommended**  
 Staff: [Cesar Zavala](#), 512-974-3404  
 Development Services Department
11. **Resubdivision:** [C8-2017-0106.0A - Resubdivision of Lot 7D of the Resubdivision of Lot 7 Sam Huston Heights; District 1](#)  
 Location: 3407 E. 12th Street, Tannehill Branch Watershed; MLK/East MLK Combined NP Area  
 Owner/Applicant: Charles Brown, Sandra Waters & Anthony Hollins  
 Agent: Hector Avila  
 Request: Approve the resubdivision of one lot into 2 on 0.498 acres.  
 Staff Rec.: **Recommended**  
 Staff: [Sylvia Limon](#), 512-974-2767  
 Development Services Department

12. **Final Plat - Resubdivision:** [C8-2018-0096.0A - Domain Lot D10 Subdivision; District 7](#)  
Location: 11815 Alterra Parkway, Walnut Creek Watershed; Govalle NP Area  
Owner/Applicant: Greg Brooke  
Agent: Stantec Consulting Services (Allison Lehman)  
Request: Approval of the Domain Lot D10 Subdivision composed of 2 lots on 49.28 acres  
Staff Rec.: **Disapproval**  
Staff: Development Services Department
13. **Final Plat - Resubdivision:** [C8-2018-0097.0A - Holton Tillery Acres Subdivision; District 3](#)  
Location: 3201 Holton Street, Colorado River Watershed; Govalle NP Area  
Owner/Applicant: Urban Gravity LLC  
Agent: Southwest Engineers (Matt Dringenberg)  
Request: Approval of the Holton Tillery Acres Subdivision composed of 6 lots on 0.977 acres  
Staff Rec.: **Disapproval**  
Staff: Development Services Department
14. **Final Plat - Resubdivision:** [C8-04-0043.09.3A.SH - Berkman Tower View Subdivision; District 9](#)  
Location: 3600 Manor Road, Tannehill Branch Watershed; RMMA  
Owner/Applicant: Austin Modern Lofts (Ross Wang)  
Agent: Doucet & Associates (Davood Salek, P.E.)  
Request: Approval of the Berkman Tower View Subdivision composed of 58 lots on 3.02 acres  
Staff Rec.: **Disapproval**  
Staff: Development Services Department
15. **Final Plat with Preliminary:** [C8-04-0043.10.2A.SH - Mueller Section 1B-2 Subdivision; District 9](#)  
Location: 1527-1/2 Barbara Jordan Boulevard, Boggy Creek Watershed; RMMA  
Owner/Applicant: City of Austin, Economic Development Department (Pamela Hefner)  
Agent: Stantec Consulting Services (Hillary Paris)  
Request: Approval of the Mueller Section 1B-2 Subdivision composed of 2 lots on 9.02 acres  
Staff Rec.: **Disapproval**  
Staff: Development Services Department

## **D. PRESENTATIONS**

### **1. Local Historic Districts**

Discussion and briefing regarding local historic districts.

Staff: [Cara Bertron](#), Deputy Historic Preservation Officer, 512-974-1446  
Planning and Zoning Department

## **E. DISCUSSION AND APPROVAL OF MINUTES**

1. Approval of minutes from May 8, 2018; Item D-01 (CodeNEXT)
2. Approval of minutes from May 14, 2018; Item 1 (CodeNEXT)
3. Approval of minutes from May 16, 2018; Item 1 (CodeNEXT)
4. Approval of minutes from May 22, 2018, including Item B-01 (CodeNEXT)
5. Approval of minutes from May 24, 2018, Item A-01 (CodeNEXT)
6. Approval of minutes from May 25, 2018; Item B-01 (CodeNEXT)
7. Approval of minutes from June 24, 2018

## **F. NEW BUSINESS**

### **1. Floodplain Regulations Code Amendment Initiation**

Consider initiation of an amendment to Title 25 of the City Code regarding floodplain regulations.

Staff: [Kevin Shunk](#), 512-974-9176  
Watershed Protection Department

### **2. Comprehensive Plan Joint Committee**

Discussion and nomination of a member of the Planning Commission to be recommended to Council for the purpose of serving on the Comprehensive Plan Joint Committee

## **G. ITEMS FROM COMMISSION**

### **1. Memorandum – Clarification of Intent**

Discussion and possible action regarding a memorandum to be forwarded to staff to clarify intent of CodeNEXT amendments. (Sponsor: Chair Shieh; Co-Sponsor: Vice-Chair Kazi)

### **2. CodeNEXT**

Discussion and possible action regarding matters related to CodeNEXT. (Sponsor: Chair Shieh;  
Co-Sponsor: Vice-Chair Kazi)

## **H. FUTURE AGENDA ITEMS**

### **I. COMMITTEES & WORKING GROUPS UPDATES**

[Codes and Ordinances Joint Committee](#)

[Comprehensive Plan Joint Committee](#)

[Small Area Planning Joint Committee](#)

Planning Commission Operating Model Working Group

### **ADJOURNMENT**

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 2 days (48 hours) before the meeting date. Please call Andrew Rivera at Planning & Zoning Department, at 512-974-6508, for additional information; TTY users route through Relay Texas at 711.

**Speaker Testimony Time Allocation**

**PUBLIC HEARING**

<b>Speaker</b>	<b>Number</b>	<b>Time Allocated</b>
<b>Applicant / Agent</b>	1	5 min (Additional 3 minute rebuttal)
<b>Speakers For</b>	Up to 3	3 min.
<b>Speakers For</b>	Up to 16	1 min.
<b>Primary Speaker</b>	1	5 min.
<b>Speakers Against</b>	Up to 3	3 min.
<b>Speakers Against</b>	Up to 16	1 min.

**Speakers are limited to 10 minutes maximum.**

**POSTPONEMENT**

<b>Speaker</b>	<b>Number</b>	<b>Time Allocated</b>
<b>Primary Speaker Favoring Postponement</b>	1	3 min.
<b>Secondary Speaker Favoring Postponement</b>	1	2 min.
<b>Primary Speaker Opposing Postponement</b>	1	3 min.
<b>Secondary Speaker Opposing Postponement</b>	1	2 min.

**2018 PLANNING COMMISSION MEETING SCHEDULE**

January 9, 2018	July 10, 2018
January 23, 2018	July 24, 2018
<b>*February 13, 2018</b>	August 14, 2018
February 27, 2018	August 28, 2018
March 13, 2018	September 11, 2018
March 27, 2018	September 25, 2018
April 10, 2018	October 9, 2018
<b>* April 24, 2018</b>	October 23, 2018
May 8, 2018	November 13, 2018
<b>*May 22, 2018</b>	November 27, 2018
June 12, 2018	December 11, 2018
June 26, 2018	

\*Consent Agenda Only Meetings