



Planning Commission

July 24, 2018 at 6:00 P.M.

City Hall – Chambers

301 W. 2nd Street

Austin, TX 78701

Greg Anderson

Yvette Flores

Conor Kenny

Fayez Kazi – Vice-Chair

Karen McGraw

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

Vacancy

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.**

B. APPROVAL OF MINUTES

1. Approval of minutes from July 10, 2018.

C. PUBLIC HEARINGS

- 1. Plan Amendment:** [NPA-2017-0018.01 - Burnet Lane; District 7](#)
Location: 2106 and 2108 Payne Avenue & 6431 Burnet Lane, Shoal Creek Watershed; Brentwood/Highland Combined NP Area
Owner/Applicant: ARCH Properties Inc., Trustee
Agent: Drenner Group (Amanda Swor)
Request: Single Family and Mixed Use/Office land uses to Mixed Use land use
Staff Rec.: **Pending; Postponement request by the Staff to August 28, 2018**
Staff: [Maureen Meredith](#), 512-974-2695
Planning and Zoning Department
- 2. Plan Amendment:** [NPA-2017-0021.01 - East Riverside/Oltorf FLUM Amendment; District 3](#)
Location: 4530 E. Ben White Blvd., Country Club Creek Watershed; East Riverside/Oltorf Combined NP Area
Owner/Applicant: Belco Equities, Inc.
Agent: Coats Rose (John M. Joseph)
Request: Commercial to Mixed Use land use
Staff Rec.: **Pending; Postponement request by the Staff to September 11, 2018**
Staff: [Maureen Meredith](#), 512-974-2695
Planning and Zoning Department
- 3. 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.: **Pending; Postponement request by the Staff to August 28, 2018**
Staff: [Maureen Meredith](#), 512-974-2695
Planning and Zoning Department

4. **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: Throrer Design (Ron Throrer)
 Request: SF-2-NP to MF-3-CO-NP
 Staff Rec.: **Pending; Postponement request by the Staff to August 28, 2018**
 Staff: [Wendy Rhoades](#), 512-974-7719
 Planning and Zoning Department
5. **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
6. **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
7. **Site Plan - Conditional Use Permit:** [SPC-2017-0165C - Govalle Neighborhood Park Renovations; District 3](#)
 Location: 5200 Bolm Road, Boggy Creek Watershed; Govalle/Johnston Terrace Combined NP Area
 Owner/Applicant: COA - Public Works Dept. (Sergio Altamirano)
 Agent: Jose I. Guerra Inc. (Glenn Frey, P.E.)
 Request: Request approval of a conditional use permit because the site is zoned P, Public and is greater than 1 acre in size. [LDC Sec.25-2-625].
 Staff Rec.: **Recommended**
 Staff: [Nikki Hoelter](#), 512-974-2863
 Development Services Department

- 8. Site Plan:** [SP-2017-0206C - 913 Duncan Multifamily; District 9](#)
 Location: 913 Duncan Lane, Waller Creek Watershed; Hancock NP Area
 Agent: Wuest Group (Joan Angil Ternus, PE)
 Request: Approval of 3 Compatibility Variances. 1)From 25 feet to 15 feet for the front setback. [LDC § 25-2-1064]; 2)From 20 feet to 10 feet for the side/rear setback. [LDC § 25-2-1062]; 3)From 20 feet to 10 feet for the dumpster setback. [LDC § 25-2-1067(C)]
 Staff Rec.: **Recommended**
 Staff: [Anaiah Johnson](#), 512-974-2932, Development Services Department
- 9. Resubdivision:** [C8-2017-0113.0A - Resubdivision of Lot 5 Block 12 Habicht Addition of Outlot 34 Division B; District 1](#)
 Location: 2208 E. 14th Street, Boggy Creek Watershed; Chestnut NP Area
 Owner/Applicant: Chester J. Shiu / John Chen
 Agent: Civiltude Engineering (Fayez Kazi)
 Request: Approval of the resubdivision of one lot into a two lot subdivision on 0.18 acres.
 Staff Rec.: **Recommended**
 Staff: [Cesar Zavala](#), 512-974-3404 Development Services Department
- 10. Final Plat - Resubdivision:** [C8-2018-0100.0A - Urban Yellow Jacket Subdivision; District 3](#)
 Location: 2201 Yellow Jacket Lane, Carson Creek Watershed; Montopolis NP Area
 Owner/Applicant: Urban Bat, LLC
 Agent: Servant Engineering & Consulting, PLLC (Maruicio Quintero Rangel, P.E.)
 Request: Approval of the Urban Yellow Jacket Subdivision plat, composed of 2 lots on 0.41 acres.
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
- 11. Final Plat with Preliminary:** [C8-2018-0103.4A.SH - Mueller Gateway Subdivision; District 9](#)
 Location: 5025 Mueller Boulevard, Boggy Creek Watershed; RMMA
 Owner/Applicant: Austin Modern Lofts (Ross Wang)
 Agent: Doucet & Associates (Davood Salek)
 Request: Approval of the Mueller Gateway Subdivision composed of 9 lots on 0.97 acres.
 Staff Rec.: **Disapproval**
 Staff: Development Services Department

- 12. Preliminary Plan:** [C8-2018-0108 - Mount Moriah Subdivision; District 1](#)
Location: 4907 Springdale Road, Fort Branch Watershed; Pecan Springs – Springdale NP Area
Owner/Applicant: Greater Mount Moriah Primitive Baptist Church
Agent: LJA Engineering, Inc. (Danny Miller, P.E.)
Request: Approval of the Mount Moriah Subdivision plat composed of 2 lots on 6.33 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department

D. NEW BUSINESS

- 1. [Austin Water Capital Improvement Projects](#)**
Discussion and possible recommendation of Austin Water Capital Improvement Projects located in the Drinking Water Protection Zone for approval to include in Austin Water 5-year capital spending plan.
Staff: [Christina Romero](#), Financial Manager II, Austin Water. 512-972-0122

E. BRIEFINGS

- 1. [Shoal Creek Vision Trail Action Plan](#)**
Discussion and briefing on the Shoal Creek Vision Trail Action Plan.
Staff: [Janae Spence](#), Acting Community Services Division Manager, Public Works Department. 512- 974-3159

F. ITEMS FROM COMMISSION

- 1. [Austin City Code Amendment - Administrative Services](#)**
Initiate an amendment to Austin City Code Section 25-2-491 *Permitted, Conditional, and Prohibited Uses* to add Administrative Services a permitted use in the Downtown Mixed Use (DMU) and the Central Business District (CBD) zoning districts and to Austin City Code Section 25-2-6 (B)(1) to add “federal, state, county, and city courthouses” as uses expressly enumerated as being Administrative Services.
Sponsor: Commissioner Anderson, Co-Sponsor: Vice-Chair Kazi

2. CodeNEXT

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

G. FUTURE AGENDA ITEMS

H. 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

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

Speakers are limited to 10 minutes maximum.

POSTPONEMENT

Speaker	Number	Time Allocated
Primary Speaker Favoring Postponement	1	3 min.
Secondary Speaker Favoring Postponement	1	2 min.
Primary Speaker Opposing Postponement	1	3 min.
Secondary Speaker Opposing Postponement	1	2 min.

2018 PLANNING COMMISSION MEETING SCHEDULE

January 9, 2018	July 10, 2018
January 23, 2018	July 24, 2018
*February 13, 2018	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
* April 24, 2018	October 23, 2018
May 8, 2018	November 13, 2018
*May 22, 2018	November 27, 2018
June 12, 2018	December 11, 2018
June 26, 2018	

*Consent Agenda Only Meetings