



**PLANNING COMMISSION
MINUTES**

June 26, 2018

The Planning Commission convened in a regular meeting on June 26, 2018 @ 301 W. 2nd Street, Austin, TX 78701.

Chair Shieh called the Commission Meeting to order at 6:02 p.m.

Commission Members in Attendance:

**Greg Anderson
Angela De Hoyos Hart
Fayez Kazi – Vice-Chair
Conor Kenny
Karen McGraw
Tom Nuckols
James Schissler
Patricia Seeger
James Shieh
Todd Shaw
Trinity White**

William Burkhardt – Ex-Officio

Absent:

Jeffrey Thompson

**Ann Teich – Ex-Officio
Robert Mendoza – Ex-Officio**

1 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.

A. 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 12, 2018

Motion by Commissioner Kenny, seconded by Commissioner McGraw to postpone Items A-1 – A-6 to July 10, 2018 was approved on a vote of 9-0. Vice-Chair Kazi and Commissioners De Hoyos Hart and Schissler off the dais. Commissioner Thompson absent. One vacancy on the commission.

Motion to approve the minutes of June 12, 2018 was approved on the consent agenda by Vice-Chair Kazi, seconded by Commissioner White on a vote of 11-0. Commissioner Thompson absent. One vacancy on the commission.

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-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 to Mixed Use land use
Staff Rec.: **Pending. Postponement request by Staff to July 24, 2018.**
Staff: [Maureen Meredith](#), 512-974-2695
Planning and Zoning Department

Motion to grant Staff’s request for postponement of this item to July 24, 2018 was approved on the consent agenda by Vice-Chair Kazi, seconded by Commissioner White on a vote of 11-0. Commissioner Thompson absent. One vacancy on the commission.

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 Staff to July 24, 2018.**
Staff: [Maureen Meredith](#), 512-974-2695
Planning and Zoning Department

Motion to grant Staff's request for postponement of this item to July 24, 2018 was approved on the consent agenda by Vice-Chair Kazi, seconded by Commissioner White on a vote of 11-0. Commissioner Thompson absent. One vacancy on the commission.

3. **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 the Staff to August 14, 2018**
Staff: [Wendy Rhoades](#), 512-974-7719
Planning and Zoning Department

Motion to grant Staff's request for postponement of this item to August 14, 2018 was approved on the consent agenda by Vice-Chair Kazi, seconded by Commissioner White on a vote of 11-0. Commissioner Thompson absent. One vacancy on the commission.

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 to grant Staff's request for postponement of this item to August 14, 2018 was approved on the consent agenda by Vice-Chair Kazi, seconded by Commissioner White on a vote of 11-0. Commissioner Thompson absent. One vacancy on the commission.

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 to grant Staff's request for postponement of this item to August 14, 2018 was approved on the consent agenda by Vice-Chair Kazi, seconded by Commissioner White on a vote of 11-0. Commissioner Thompson absent. One vacancy on the commission.

6. **Plan Amendment:** [NPA-2018-0026.01 - Austin Suites; District 4](#)

Location: 8300 North Interstate Highway-35 Southbound Service Road, Little
Walnut Creek Watershed; North Lamar Combined NP Area
Owner/Applicant: Collin Brothers, Artesia Real Estate
Agent: Stantec Consulting Services (Stephen Rye)
Request: Commercial to Mixed Use land use
Staff Rec.: **Recommended**
Staff: [Maureen Meredith](#), 512-974-2695
Planning and Zoning Department

Public Hearing closed.

Motion by Vice-Chair Kazi, seconded by Commissioner White to grant Staff's recommendation of Mixed Use land use for NPA-2018-0026.01 - Austin Suites located at 8300 North Interstate Highway-35 Southbound Service Road was approved on a vote of 12-0. Commissioner Thompson absent. One vacancy on the commission.

7. **Rezoning:** [C14-2018-0022 - Austin Suites; District 4](#)

Location: 8300 North Interstate Highway-35 Southbound Service Road, Little
Walnut Creek Watershed; North Lamar Combined NP Area
Owner/Applicant: Collin Brothers, Artesia Real Estate
Agent: Stantec Consulting Services (Stephen Rye)
Request: CS-CO-NP to CS-MU-CO-NP
Staff Rec.: **Recommended**
Staff: [Sherri Sirwaitis](#), 512-974-3057
Planning and Zoning Department

Public Hearing closed.

Motion by Vice-Chair Kazi, seconded by Commissioner White to grant Staff's recommendation of CS-MU-CO-NP combining district zoning for C14-2018-0022 - Austin Suites located at 8300 North

Interstate Highway-35 Southbound Service Road was approved on a vote of 11-0. Commissioner Thompson absent. One vacancy on the commission.

8. 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](#), 512-974-2605
Planning and Zoning Department

Motion by Vice-Chair Kazi, seconded by Commissioner De Hoyos Hart to grant neighborhood's request for postponement of this item to July 10, 2018 was approved on a vote of 10-0. Commissioner Schissler recused himself from this item due to a conflict of interest; rendered professional services to client. Commissioner Thompson absent. One vacancy on the commission.

9. 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

Motion by Vice-Chair Kazi, seconded by Commissioner De Hoyos Hart to grant neighborhood's request for postponement of this item to July 10, 2018 was approved on a vote of 10-0. Commissioner Schissler recused himself from this item due to a conflict of interest; rendered professional services to client. Commissioner Thompson absent. One vacancy on the commission.

10. Rezoning: [C14-2018-0001 - Metric and 183; District 7](#)

Location: 8965 Research Boulevard Northbound, 9000 Metric Boulevard, 9100 Metric Boulevard, Little Walnut Creek Watershed; North Burnet/Gateway NP Area
Owner/Applicant: Goodwill Industries of Central Texas (Mark Hiemstra)
Agent: Drenner Group, PC (Amanda Swor)
Request: NBG-CI-NP to NBG-CMU-NP
Staff Rec.: **Recommendation Pending; Indefinite Postponement request by the Staff**
Staff: [Sherri Sirwaitis](#), 512-974-3057
Planning and Zoning Department

Motion to grant Staff's request for indefinite postponement of this item was approved on the consent agenda by Vice-Chair Kazi, seconded by Commissioner White on a vote of 11-0. Commissioner Thompson absent. One vacancy on the commission.

11. Final Plat - Resubdivision: [C8-2017-0237.0A - Resubdivision of Lots 7 and 8 and Portions of Lots 9 and 10, Block 16 F.B. Foster Subdivision of Outlot 58 Division B; District 1](#)

Location: 1905 East 12th Street, Boggy Creek Watershed; Rosewood NP Area
Owner/Applicant: 2016 Thurgood LP
Agent: Binkley and Barfield (Nicholas Sandlin)
Request: Approval of the Resubdivision of Lots 7 and 8 and Portions of Lots 9 and 10, Block 16 F.B. Foster Subdivision of Outlot 58 Division B comprised of 2 lots on 0.63 acres
Staff Rec.: **Recommended**
Staff: [Jeremy Siltala](#), 512-974-2945
Development Services Department

Public Hearing closed.

Motion to grant Staff's recommendation for C8-2017-0237.0A - Resubdivision of Lots 7 and 8 and Portions of Lots 9 and 10, Block 16 F.B. Foster Subdivision of Outlot 58 Division B located at 1905 East 12th Street was approved on the consent agenda by Vice-Chair Kazi, seconded by Commissioner White on a vote of 11-0. Commissioner Thompson absent. One vacancy on the commission.

- 12. Preliminary Plan - [C8J-2017-0203 - Village at Northtown Section 3 Lot 5 Block C Preliminary Plan](#)**
Resubdivision:
 Location: John Henry Faulk Rd (currently under construction) closest to 15000 Harris Ridge Blvd., Harris Branch Watershed; Northtown Municipal Utility District
 Owner/Applicant: Village at Northtown, Ltd. (Clifton Lind)
 Agent: LJA Engineering, Inc. (Walter Hoysa)
 Request: Approval of the Village at Northtown Section 3 Lot 5 Block C Preliminary Plan consisting of 152 lots on 36.69 acres.
 Staff Rec.: **Recommended**
 Staff: [Sarah Sumner](#), 512-854-7687
 Single Office

Public Hearing closed.

Motion to grant Staff’s recommendation for C8J-2017-0203 - Village at Northtown Section 3 Lot 5 Block C Preliminary Plan located at John Henry Faulk Rd (currently under construction) closest to 15000 Harris Ridge Blvd., was approved on the consent agenda by Vice-Chair Kazi, seconded by Commissioner White on a vote of 11-0. Commissioner Thompson absent. One vacancy on the commission.

- 13. Site Plan - [SPC-2017-0266A - Flatiron; District 7](#)**
Conditional Use Permi:
 Location: 10727 Domain Drive, Shoal Creek Watershed; North Burnet NP Area
 Owner/Applicant: Austin Flatiron, LP (John A. Kiltz)
 Agent: Land Use Solutions, LLC (Michele Haussmann)
 Request: Approval of a conditional use permit for a (private) cocktail lounge use in a multi-family building.
 Staff Rec.: **Recommended**
 Staff: [Rosemary Avila](#), 512-974-2784
 Development Services Department

Public Hearing closed.

Motion to grant Staff’s recommendation of a conditional use permit for a (private) cocktail lounge use in a multi-family building for SPC-2017-0266A - Flatiron located at 10727 Domain Drive was approved on the consent agenda by Vice-Chair Kazi, seconded by Commissioner White on a vote of 10-0. Commissioner Schissler recused himself from this item due to a conflict of interest; rendered professional services to client. Commissioner Thompson absent. One vacancy on the commission.

- 14. Subdivision - Plat** [C8-88-0018.0A\(VAC\) - S-R Highland Subdivision, Lots 4 & 5 Amended; District 4](#)
Vacation:
 Location: 6600 Middle Fiskville Road, Tannehill Branch Watershed; Highland NP Area
 Owner/Applicant: S-R Highland, Ltd. and Chase Equities, Inc. / 422 Bastrop Hwy Ltd.
 Agent: Austin Civil Eng. (Rachel Orta)
 Request: Approve the total plat vacation of 2 lots. The land will revert to previous recorded plat, S-R Highland Subdivision.
 Staff Rec.: **Recommended**
 Staff: [Sylvia Limon](#), 512-974-2767
 Development Services Department

Public Hearing closed.

Motion to grant Staff's recommendation for C8-88-0018.0A(VAC) - S-R Highland Subdivision, Lots 4 & 5 Amended located at 6600 Middle Fiskville Road, was approved on the consent agenda by Vice-Chair Kazi, seconded by Commissioner White on a vote of 11-0. Commissioner Thompson absent. One vacancy on the commission.

- 15. Final Plat - Resubdivision:** [C8-2018-0088.0A - Saint George; District 1](#)
 Location: 1409 EM Franklin Avenue, Tannehill Branch Watershed; MLK NP Area
 Owner/Applicant: Miltos G Developments of Austin LLC (George Miltos)
 Agent: I.T. Gonzalez Engineers (Bill Graham)
 Request: Approval of Saint George composed of 2 lots on 0.45 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
- 16. Final Plat - With Replat:** [C8-2018-0089.0A - Banister Heights, Replat of Lots 25, 26 & 27; District 5](#)
 Location: 4013 Clawson Road, West Bouldin Creek Watershed; South Lamar NP Area
 Owner/Applicant: Chris Palladino
 Agent: Optimized Engineering (Travis Robinson)
 Request: Approval of the Banister Heights, Replat of Lots 25, 26 and 27 composed of 2 lots on 0.45 acres
 Staff Rec.: **Disapproval**
 Staff: Planning and Zoning Department

**17. Final Plat - [C8-2018-0092.0A - Riverside and Grove Subdivision; District 3](#)
Previously
Unplatted:**

Location: 5810 E. Riverside Drive, Country Club East Watershed; Pleasant Valley NP Area
Owner/Applicant: Larry & Robin Yount
Agent: Walker Partners Engineers (David Smith)
Request: Approval of the Riverside and Grove Subdivision composed of 2 lots on 3.29 acres
Staff Rec.: **Disapproval**
Staff: Planning and Zoning Department

Public Hearings closed.

Motion to disapprove Item C-15 – C-17 was approved on the consent agenda by Vice-Chair Kazi, seconded by Commissioner White on a vote of 11-0. Commissioner Thompson absent. One vacancy on the commission.

D. PRESENTATIONS

1. [Long-Range Capital Improvement Program Strategic Plan](#)

Discussion and possible action related to proposed updates to 2017 Long Range CIP Strategic Plan recommendation letter from Planning Commission to City Manager
[Stevie Greathouse](#), 512-974-7226
Planning and Zoning Department

Motion by Commissioner Shaw, seconded by Commissioner White to recommend the update of the Long Range CIP Strategic Plan as a 2-year process and absent an update process for this year, lets the FY2017-2018 list of projects stand and forward the 2017 Long Range CIP Strategic Plan recommendation letter from Planning Commission to City Manager. Additionally, defer to the Comprehensive Plan Joint Committee for further review of policy language relevant to the LRCSP process and report back to the Planning Commission on August 24, 2018. Motion was approved on a vote of 11-0. Commissioner Thompson absent. One vacancy on the commission.

E. 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)

Discussion occurred, no action taken.

2. CodeNEXT

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

Discussion occurred, no action taken.

3. Compatibility Working Group

Discussion and possible action establishing a Working Group tasked with reviewing and studying matters related to compatibility and provide the Commission periodic updates of their findings. (Sponsor: Commissioner Kenny; Co-Sponsor: Chair Shieh)

Item withdrawn

F. NEW BUSINESS

1. [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.

Motion by Commissioner White, seconded by Commissioner Anderson to postpone this item to July 10, 2018 was approved on a vote of 9-0. Vice-Chair Kazi and Commissioners De Hoyos Hart and Schissler off the dais. Commissioner Thompson absent. One vacancy on the commission.

2. Special Election of Secretary

Discussion and election of Secretary.

Chair called for nominations for Secretary.

After closing of nominations, Seeger nominated and elected with 9 votes. Vice-Chair Kazi and Commissioners De Hoyos Hart and Schissler off the dais. Commissioner Thompson absent. One vacancy on the commission.

G. FUTURE AGENDA ITEMS

H. COMMITTEES & WORKING GROUPS UPDATES

[Codes and Ordinances Joint Committee](#) – Commissioner Schissler stated Commissioner Seeger elected as Chair; the Committee also discussed a floodplain code amendment.

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

[Small Area Planning Joint Committee](#) – Chair Shieh stated the Committee discussed plan to plan concept.

Planning Commission Operating Model Working Group – Chair Shieh stated the working group will reach out to Planning Commissioners for suggestions.

ADJOURNMENT

Chair Shieh adjourned the meeting without objection on Tuesday June 26, 2018 at 9:26 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.