



Planning Commission

August 28, 2018 at 6:00 P.M.

City Hall – Chambers

301 W. 2nd Street

Austin, TX 78701

Greg Anderson

Yvette Flores

Angela De Hoyos Hart

Fayez Kazi – Vice-Chair

Conor Kenny

Karen McGraw

James Schissler – Parliamentarian

Patricia Seeger – Secretary

Todd Shaw

James Shieh – Chair

Jeffrey Thompson

Tracy Witte

William Burkhardt – Ex-Officio

Richard Mendoza – Ex-Officio

Ann Teich – 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.

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.**

Facilitator: Randall Rouda, 512-974-3338

Attorney: Chad Shaw, 512-974-2671

B. APPROVAL OF MINUTES

1. Approval of minutes from August 14, 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 September 25, 2018**
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 the Staff to September 25, 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 the Staff to September 25, 2018**
Staff: [Heather Chaffin](#), 512-974-2122
Planning and Zoning Department

Facilitator: Randall Rouda, 512-974-3338

Attorney: Chad Shaw, 512-974-2671

4. **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 October 9, 2018**
 Staff: [Maureen Meredith](#), 512-974-2695
 Planning and Zoning Department
5. **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.: **Pending; Postponement request by the Staff to October 9, 2018**
 Staff: [Wendy Rhoades](#), 512-974-7719
 Planning and Zoning Department
6. **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 September 25, 2018**
 Staff: [Wendy Rhoades](#), 512-974-7719
 Planning and Zoning Department
7. **Rezoning:** [C14-2018-0068 - James Casey Medical; District 3](#)
 Location: 4319 James Casey Street, West Bouldin Creek / Williamson Creek Watersheds; South Austin Combined (South Manchaca) NP Area
 Owner/Applicant: Raymond and Grace Chan
 Agent: Land Answers, Inc. (Jim Wittliff)
 Request: LO-V-NP to GO-V-NP
 Staff Rec.: **Recommended, with conditions**
 Staff: [Wendy Rhoades](#), 512-974-7719
 Planning and Zoning Department

- 8. 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 (Virgil Shelby)
Request: GR-NP to CS-NP
Staff Rec.: **Recommendation of CS-CO-NP**
Staff: [Wendy Rhoades](#), 512-974-7719
Planning and Zoning Department
- 9. Site Plan - Extension:** [SP-2012-0427C\(XT2\) - Regents West Campus; District 8](#)
Location: 3231 Travis Country Circle, Barton Creek Watershed-Barton Springs Zone
Owner/Applicant: Regents School of Austin (Mike Stevens); Oak Hill Combined (East Oak Hill) NP Area
Agent: Jamison Civil Engineering LLC (Stephen Jamison)
Request: Request a 10-year extension to a previously approved site plan.
Staff Rec.: **Recommended**
Staff: [Jonathan Davila](#), 512-974-2414
Development Services Department
- 10. Alley Vacation:** [F#9993-1807 - Alley Vacation of E. 4th St.](#)
Location: Between E. 4th Street, and E. 5th Street, starting from Robert T. Martinez Jr. Street
Owner/Applicant: 4th & RTM, LP, a Texas Limited Partnership
Agent: Armbrust & Brown, PLLC (Jewels Cain)
Request: Grant vacation of the north half of a partial alley running between East 4th and East 5th Streets at Robert T. Martinez Jr. Street.
Staff Rec.: **Recommended**
Staff: [Kim Vasquez](#), 512-974-9241
Office of Real Estate Services

- 11. Alley Vacation:** [F#9975-1806 Alley Vacation of E. 5th St.](#)
 Location: Between E. 6th Street, and E. 5th Street, and Onion Street, and Navasota Street
 Owner/Applicant: Hall Family Properties, LLC (North ½ of alley); and Fifth & Onion 2016, LP (South ½ of alley)
 Agent: Armbrust & Brown, PLLC (Jewels Cain)
 Request: Grant vacation of entire 20-ft Wide Alley Traversing Block 4, M.A. Taylor Subdivision, of Outlot 4, Division A, of the Government Tract Adjoining City of Austin, subject to the following conditions: 1) Retain a public utility easement for AT&T, Austin Energy, Austin Water Utility, Google, and Texas Gas Service; 2) Retain a drainage easement for Watershed Protection Department; 3) Any relocation of Grande Communications utilities within the alley will be at the owner's expense.
 Staff Rec.: **Recommended**
 Staff: [Kim Vasquez](#), 512-974-9241
 Office of Real Estate Services
- 12. Final Plat:** [C8-2018-0137.0A - TRG N Lamar; District 4](#)
 Location: 5629 N Lamar Boulevard, Waller Creek Watershed; North Loop NP Area
 Owner/Applicant: State of Texas
 Agent: KBGE Engineering (Bryant Bell)
 Request: Approval of TRG N Lamar composed of 1 lot on 3.65 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
- 13. Final Plat:** [C8-2018-0127.0A - Hill 71 Convenience; District 8](#)
 Location: 8624 West SH 71, Bear Creek Watershed; West Oak Hill NP Area
 Owner/Applicant: Slumar Properties LLC
 Agent: LOC Consultants LLP (Sergio Lozano)
 Request: Approval of Hill 71 Convenience composed of 1 lot on 3.88 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
- 14. Final Plat - Previously Unplatted:** [C8-2018-0129.0A - The Ridge at Walnut Creek; District 1](#)
 Location: 6020 Springdale Road, Walnut Creek Watershed; Pecan Springs - Springdale NP Area
 Owner/Applicant: Springdale 6020, LLC
 Agent: Texas Engineering Solutions, LLC (Jordan Zylberg)g)
 Request: Approval of The Ridge at Walnut Creek composed of 1 lot on 1 acre
 Staff Rec.: **Disapproval**
 Staff: Development Services Department

15. **Final Plat - Resubdivision:** [C8-2018-0130.0A - 1700 Pennsylvania Ave. Subdivision; District 1](#)
Location: 1700-1715 Pennsylvania Avenue, Boggy Creek Watershed; Central East Austin NP Area
Owner/Applicant: Benny Sustaita
Agent: Miguel Gonzales Jr. TBPE Firm No. 15437 (Miguel Gonzales Jr.)
Request: Approval of 1700 Pennsylvania Ave. Subdivision composed of 2 lots on 0.27 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
16. **Final Plat - Resubdivision:** [C8-2018-0126.0A - CVS Pharmacy #11210; District 1](#)
Location: 2213 Airport Boulevard, Boggy Creek Watershed; MLK / East MLK Combined NP Area
Owner/Applicant: UPSIDE VENTURES LLC
Agent: Permit Partners, LLC (Jennifer Hanlen)
Request: Approval of the CVS Pharmacy #11210 Final Plat composed of 1 lot on 1.42 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
17. **Final Plat - Resubdivision:** [C8-2018-0132.0A - 1125 Tillery Street Subdivision; District 3](#)
Location: 1125 Tillery Street, Boggy Creek Watershed; Govalle / Govalle/Johnston Terrace Combined NP Area
Owner/Applicant: Urban Gravity, LLC (Denise Villa)
Agent: Southwest Engineers Inc (Russell Kotara)
Request: Approval of the 1125 Tillery Street Subdivision Final Plat composed of 4 lots on 1.09 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
18. **Final Plat - Resubdivision:** [C8-2018-0136.0A - 2509 Wheless Lane Subdivision; District 1](#)
Location: 2509 Wheless Lane, Fort Branch; Windsor Park / University Hills/ Windsor Park Combined NP Area
Owner/Applicant: S & K Development Co, Inc. (2509 Wheless Partners, LLC)
Agent: Southwest Engineers (Matt Dringenberg)
Request: Approval of the 2509 Wheless Lane Subdivision Final Plat composed of 2 lots on 0.48 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department

19. Final Plat - Resubdivision: [C8-2018-0128.0A - 5702 McCarthy Circle; District 7](#)
Location: 5702 McCarthy Circle, Shoal Creek Watershed; Brentwood NP Area
Owner/Applicant: Basa Backyard LLC (Lucian Morehead)
Agent: Cormier Architecture (James Cormier)
Request: Approval of 5702 McCarthy Circle composed of 3 lots on 0.512 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department

20. Preliminary Plan: [C8-2018-0122 – East Village Single Family Preliminary Plan; District 1](#)
Location: 3407 East Howard Lane, Harris Branch Watershed
Owner/Applicant: RH Pioneer North, LLC (Gordon Reger)
Agent: LJA Engineering, Inc. (Walter Hoysa, P.E.)
Request: Approval of the East Village Single Family Preliminary Plan, composed of 493 acres on 101.47 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department

D. NEW BUSINESS

1. [Initiate an Amendment to Title 30 \(Austin/Travis County\)](#)
Discussion and possible action to initiate an amendment to Title 30 (Austin/Travis County) regarding sidewalks. Staff: [Chris Yanez](#), 512-974-1253, Development Services Department

E. PRESENTATION

1. [Imagine Austin Comprehensive Plan Annual Report and Proposed Amendments](#)
Discussion and possible action regarding Imagine Austin Comprehensive Plan Annual Report and proposed amendments. Staff: [Matt Dugan](#), 512-974-7665, Planning and Zoning Department

F. ITEMS FROM COMMISSION

1. Revision of the Austin Land Development Code
Discussion and possible action regarding matters related to the revision of the City of Austin Land Development Code including but not limited to staff updates, presentations and scheduling.
Co-Sponsors: Chair Shieh, Vice-Chair Kazi

2. Amendment to the Rules of Procedure: Requirements for Commissioner Sponsored Recommendations and Resolutions

Discussion and possible adoption of a rule regarding requirements for Commissioner sponsored recommendations and resolutions. Co-Sponsors: Commissioners McGraw, Seeger and Witte

G. FUTURE AGENDA ITEMS

H. JOINT COMMITTEE NOMINATIONS

1. [Small Area Planning Joint Committee](#)

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

I. COMMITTEES & WORKING GROUPS UPDATES

[Codes and Ordinances Joint Committee](#)

(Vice-Chair Kazi and Commissioners McGraw, Schissler, and Seeger)

[Comprehensive Plan Joint Committee](#)

(Commissioners Flores, Kenny, Schissler and Shaw)

[Joint Sustainability Committee](#)

(Chair Shieh and Commissioner Seeger)

[Small Area Planning Joint Committee](#)

(Chair Shieh and Commissioners Anderson and Thompson)

Planning Commission Operating Model Working Group

(Chair Shieh, and Commissioners DeHoyosHart, McGraw and Seeger)

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.

Facilitator: Randall Rouda, 512-974-3338

Attorney: Chad Shaw, 512-974-2671

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

*Consent Agenda Meeting

*September 11, 2018
September 25, 2018
October 9, 2018
October 23, 2018
November 13, 2018
November 27, 2018
December 11, 2018