



Planning Commission

September 11, 2018 at 6:00 P.M.

One Texas Center

Room 325

505 Barton Springs Road

Austin, TX 78704

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: Ivan Naranjo, 512-974-7649

Attorney: Alicia Mosadomi, 512-974-2671

B. APPROVAL OF MINUTES

1. Approval of minutes from August 28, 2018.

C. PUBLIC HEARINGS

1. 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 October 23, 2018**
Staff: [Maureen Meredith](#), 512-974-2695
Planning and Zoning Department

2. Rezoning: [C14-2018-0026 - E Riverside Dr and S Pleasant Valley Rd Tract 4; District 3](#)

Location: 1600 Wickersham Lane, Country Club West Watershed; Pleasant Valley NP Area
Owner/Applicant: NRE ION LLC
Agent: Armbrust & Brown, PLLC (Michael Whellan)
Request: ERC-NMU to ERC-CMU, extend eligibility for a development bonus
Staff Rec.: **Pending; Indefinite Postponement request by the Staff**
Staff: [Scott Grantham](#), 512-974-3574
Planning and Zoning Department

3. Rezoning: [C14-2018-0027 - E. Riverside Dr and S. Pleasant Valley Rd. Tracts 3 & 5; District 3](#)

Location: 4700 East Riverside Drive, Country Club West Watershed; Pleasant Valley NP Area
Owner/Applicant: NRE ZONE LLC
Agent: Armbrust & Brown, PLLC (Michael Whellan)
Request: ERC-NMU and ERC-UR to ERC-CMU, extend eligibility for a development bonus
Staff Rec.: **Pending; Indefinite Postponement request by the Staff**
Staff: [Scott Grantham](#), 512-974-3574
Planning and Zoning Department

Facilitator: Ivan Naranjo, 512-974-7649

Attorney: Alicia Mosadomi, 512-974-2671

4. **Rezoning:** [C14-2018-0028 - E. Riverside Dr and 1109 S. Pleasant Valley Road Tracts 1 and 2; District 3](#)
 Location: 1109-1/2 South Pleasant Valley Road, Country Club West Watershed; East Riverside/Oltorf Combined NP Area; Pleasant Valley NP Area
 Owner/Applicant: NRE TOWN LAKE PROPERTY OWNER LLC
 Agent: Armbrust & Brown, PLLC (Michael Whellan)
 Request: ERC-UR to ERC-CMU, extend eligibility for a development bonus
 Staff Rec.: **Pending; Indefinite Postponement request by the Staff**
 Staff: [Scott Grantham](#), 512-974-3574
 Planning and Zoning Department
5. **Restrictive Covenant Termination:** [C14-97-0010\(RCT\) - E. Riverside Dr. and S. Pleasant Valley Rd. Tract 4; District 3](#)
 Location: 1600 Wickersham Lane, Country Club West Watershed; Pleasant Valley NP Area
 Owner/Applicant: AUSTIN STUDENT VENTURE II LP JLC SOUTHEAST LLC; NRE ION LLC
 Agent: Armbrust & Brown, PLLC (Michael Whellan)
 Request: Terminate the Restrictive Covenant
 Staff Rec.: **Pending; Indefinite Postponement request by the Staff**
 Staff: [Scott Grantham](#), 512-974-3574
 Planning and Zoning Department
6. **Restrictive Covenant Amendment:** [C14-72-204\(RCA4\) - E. Riverside Dr and S. Pleasant Valley Rd. Tracts 1-5; District 3](#)
 Location: 4700 East Riverside Drive, Country Club West Watershed; Pleasant Valley NP Area
 Owner/Applicant: NRE ZONE LLC
 Agent: Armbrust & Brown, PLLC (Michael Whellan)
 Request: Amend the Restrictive Covenant
 Staff Rec.: **Pending; Indefinite Postponement request by the Staff**
 Staff: [Scott Grantham](#), 512-974-3574
 Planning and Zoning Department
7. **Rezoning:** [C14-2018-0072 - 1700 West Avenue; District 9](#)
 Location: 1700 West Avenue, Shoal Creek Watershed; Downtown Master Plan
 Owner/Applicant: 1700 West Avenue LLC (Julia A. Clark)
 Agent: Metcalfe, Wolff, Stuart, and Williams, LLP (Michele Lynch)
 Request: SF-3 to LO-MU-CO
 Staff Rec.: **Recommended**
 Staff: [Scott Grantham](#), 512-974-3574
 Planning and Zoning Department

Facilitator: Ivan Naranjo, 512-974-7649

Attorney: Alicia Mosadomi, 512-974-2671

8. **Resubdivision:** [C8-2017-0185.0A - Bergstrom Storage Subdivision; District 3](#)
 Location: 530 Bastrop Highway Southbound, Carson Creek Watershed; Montopolis NP Area
 Owner/Applicant: Bergstrom Storage LLC
 Agent: M3 Engineering LLC (Troy Moore)
 Request: Approve the resubdivision of part of one lot with unplatted land into one lot on 14.879 acres.
 Staff Rec.: **Recommended**
 Staff: [Sylvia Limon](#), 512-974-2767
 Development Services Department
9. **Resubdivision:** [C8-2017-0258.0A - Resubdivision of Lot 5, Lot 4 and a Portion of Lot 3, Block 16 J.H. Patterson Subdivision; District 1](#)
 Location: 1517 East 12th Street, Boggy Creek Watershed; Central East Austin NP Area
 Owner/Applicant: 1517 East 12th Street LP and Yellow Birch LP
 Agent: B-Squared Engineering (Brian Baird)
 Request: Approve the resubdivision of two lots and part of one lot into one lot on 0.418 acres.
 Staff Rec.: **Recommended**
 Staff: [Sylvia Limon](#), 512-974-2767
 Development Services Department
10. **Site Plan - Conditional Use:** **SPC-2018-0054A - Guadalupe-Saldana Netzero Subdivision; District 3**
 Location: 1200 Paul Teresa Saldana Street, Boggy Creek Watershed; Govalle NP Area
 Owner/Applicant: Guadalupe-Saldana Affordable Homes
 Agent: Jones and Carter (Gemsong Ryan)
 Request: Approval of a conditional use to operate a child care facility.
 Staff Rec.: **Not applicable; Notification error.**
 Staff: [Clarissa Davis](#), 512-974-1423
 Development Services Department

- 11. Site Plan - Waterfront** **SP-2013-0101C - Rainey Street Residential; District 9**
Overlay variance:
 Location: 70 Rainey St., Waller Creek Watershed; Downtown Master Plan
 Owner/Applicant: 70 Rainey Street Owner LLC (CJ Sackman)
 Agent: Armbrust & Brown, PLLC (Richard Suttle)
 Request: The applicant is seeking approval of a variance from the 20% reflectivity provision related to mirrored or glare producing glass as regulated in the Waterfront Overlay design regulations [Land Development Code 25-2-721(E)(1)] to allow glass with a 31% reflectivity.
 Staff Rec.: **Not applicable; Notification error.**
 Staff: [Donna Galati](#), 512-974-2733
 Development Services Department
- 12. Final Plat - Amended Plat:** **[C8-2018-0143.0A - Sweetbrush Amended Plat of Lots 2 & 3; District 10](#)**
 Location: 2402 Sweetbrush Drive, Lake Austin Watershed; West Austin Neighborhood Group / Central West Austin Combined NP Area
 Owner/Applicant: Rebecca Nelson Davis
 Agent: Moncada Enterprises, LLC (Phil Moncada)
 Request: Approval of the Sweetbrush Amended Plat of Lots 2 & 3 Final Plat composed of 1 lot on 0.73 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
- 13. Final Plat - Previously Unplatted:** **[C8-2018-0144.0A - Center Addition; District 9](#)**
 Location: 1403 West 9th Street, Lady Bird Lake Watershed; Old West Austin NP Area
 Owner/Applicant: Leslie Canter
 Agent: Chaparral Professional Land Surveying, Inc. (Joe Ben Early Jr.) / Thrower Design (A. Ron Thrower)
 Request: Approval of the Center Addition Final Plat composed of 2 lots on 0.41 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department

D. ITEMS FROM COMMISSION

1. Revision of the Austin Land Development Code

Discussion 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

E. FUTURE AGENDA ITEMS

F 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: Ivan Naranjo, 512-974-7649

Attorney: Alicia Mosadomi, 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