



Planning Commission

September 25, 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: Jaron Hogenson (512) 974-2253

Attorney: Alecia Mosadomi (512) 974-2370

B. APPROVAL OF MINUTES

1. Approval of minutes from September 11, 2018.

C. PUBLIC HEARINGS

- 1. Plan Amendment:** [NPA-2018-0016.02 - PAZ Veterinary; District 3](#)
Location: 3300 East 7th Street, Boggy Creek Watershed; Govalle/Johnston Terrace
Combined NP Area
Owner/Applicant: 3301 Gonzales, LLC (Thomas Joseph)
Agent: Alice Glasco Consulting (Alice Glasco)
Request: From Office to Commercial land use
Staff Rec.: **Postponement request by the Staff to October 9, 2018**
Staff: [Maureen Meredith](#), 512-974-2695
Planning and Zoning Department
- 2. Rezoning:** [C14-2018-0081 - PAZ Veterinary; District 3](#)
Location: 3300 East 7th Street, Boggy Creek Watershed; Govalle/Johnston Terrace
Combined NP Area
Owner/Applicant: 3301 Gonzales, LLC (Thomas Joseph)
Agent: Alice Glasco Consulting (Alice Glasco)
Request: GO-NP to GR-NP
Staff Rec.: **Postponement request by the Staff to October 9, 2018**
Staff: [Heather Chaffin](#), 512-974-2122
Planning and Zoning Department
- 3. Plan Amendment:** [NPA-2018-0028.01 - Dessau Homes; District 1](#)
Location: 10300 Dessau Road, Walnut Creek Watershed; Heritage Hills/Windsor
Hills Combined (Windsor Hills) NP Area
Owner/Applicant: Central Texas Group, LLC (Preya Sundaram)
Agent: Preya Sundarm
Request: From Single Family to Higher Density Single Family land use
Staff Rec.: **Recommended**
Staff: [Maureen Meredith](#), 512-974-2695
Planning and Zoning Department

Facilitator: Jaron Hogenson (512) 974-2253

Attorney: Alecia Mosadomi (512) 974-2370

4. **Rezoning:** [C14-2018-0075 - Dessau Homes; District 1](#)
 Location: 10300 Dessau Road, Walnut Creek Watershed; Heritage Hills/Windsor Hills Combined (Windsor Hills) NP Area
 Owner/Applicant: Central Texas Group, LLC (Preya Sundaram)
 Agent: Preya Sundaram
 Request: SF-3 to-NP to SF-6-NP
 Staff Rec.: **Recommended**
 Staff: [Heather Chaffin](#), 512-974-2122
 Planning and Zoning Department
5. **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.: **Applicant requests an indefinite postponement.**
 Staff: [Maureen Meredith](#), 512-974-2695
 Planning and Zoning Department
6. **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 Combined 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 October 23, 2018**
 Staff: [Maureen Meredith](#), 512-974-2695
 Planning and Zoning Department
7. **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 Combined 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 October 23, 2018**
 Staff: [Heather Chaffin](#), 512-974-2122
 Planning and Zoning Department

8. **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: Throrer Design (Ron Throrer)
 Request: LI-PDA-NP to LI-PDA-NP, to change a condition of zoning
 Staff Rec.: **Pending; Postponement request by the Staff to November 13, 2018**
 Staff: [Wendy Rhoades](#), 512-974-7719
 Planning and Zoning Department
9. **Rezoning:** [C14-2018-0042 – Red Bluff Rezoning; District 3](#)
 Location: 4713 East Cesar Chavez Street, Colorado River Watershed; Govalle/Johnston Terrace Combined NP Area
 Owner/Applicant: Red Bluff Partners, LLC (Andrew Ashmore)
 Agent: Armbrust & Brown, PLLC (Amanda Morrow)
 Request: CS-MU-CO-NP to CS-MU-CO-NP, to change a condition of zoning
 Staff Rec.: **Recommended**
 Staff: [Heather Chaffin](#), 512-974-2122
 Planning and Zoning Department
10. **Rezoning:** [C14H-1981-0018 - Kenney House; District 9](#)
 Location: 611 W. 22nd Street, Shoal Creek Watershed; West University NP Area
 Owner/Applicant: Mike McHone
 Request: Remove the H zoning from a portion of the property; the base zoning for this tract will remain the same.
 Staff Rec.: **Recommended**
 Staff: [Steve Sadowsky](#), 512-974-6454
 Planning and Zoning Department
11. **Site Plan - Conditional Use:** [SPC-2018-0054A - Guadalupe-Saldana Netzero Subdivision; District 3](#)
 Location: 1200 Paul Teresa Saldana Street, Boggy Creek Watershed; Govalle/Johnston Combined Terrace 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.: **Recommended**
 Staff: [Clarissa Davis](#), 512-974-1423
 Development Services Department

- 12. 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.: **Recommended**
 Staff: [Donna Galati](#), 512-974-2733
 Development Services Department
- 13. Resubdivision:** **[C8J-2017-0203.1A - Village at Northtown Section 3 Resubdivision Lot 5 Block C](#)**
 Location: John Henry Faulk Road, closest to 15000 Harris Ridge Boulevard, Harris Branch Watershed; Northtown MUD
 Owner/Applicant: Village at Northtown, Ltd. (Clifton Lind)
 Agent: LJA Engineering, Inc. (Walter Hoysa)
 Request: Approval of the Village at Northtown Section 3 Resubdivision of Lot 5 Block C Final Plat consisting of 151 lots on 36.69 acres.
 Staff Rec.: **Recommended**
 Staff: [Sarah Sumner](#), 512-854-7687
 Single Office
- 14. Resubdivision:** **[C8-2017-0152.0A - Jobe House Resubdivision; District 1](#)**
 Location: 1113 East 9th Street, Lady Bird Lake Watershed; Central East Austin NP Area
 Owner/Applicant: Guadalupe Neighborhood Development Corp. (Mark Rodgers)
 Agent: Civiltude, LLC (Fayez Kazi)
 Request: Approve the resubdivision of one lot and part of another lot into two lots on 0.313 acres.
 Staff Rec.: **Recommended**
 Staff: [Sylvia Limon](#), 512-974-2767
 Development Services Department

- 15. Resubdivision:** [C8-2017-0170.0A - Second Resubdivision of a Portion of Lot 8, Block A, Eastover; District 1](#)
- Location: 3611 Munson Street, Boggy Creek Watershed; MLK NP Area
 Owner/Applicant: MX3 Homes, LLC (Sal Martinez)
 Agent: Southwest Engineers, Inc. (Travis Flake)
 Request: Approve a variance from LDC 25-4-175 to allow a flag lot and the resubdivision of part of one lot into two lots on 0.25 acres.
- Staff Rec.: **Recommended**
 Staff: [Sylvia Limon](#), 512-974-2767
 Development Services Department
- 16. 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.: **Recommended**
 Staff: [Don Perryman](#), 512-974-2786
 Development Services Department
- 17. Final Plat - Amended Plat:** [C8-2018-0152.0A - Hyde Park Amended Plat of Lots A & B Resubdivision of Lots 17-24 Block 21; District 9](#)
- Location: 4204 Avenue G, Waller Creek Watershed; Hyde Park NCCD
 Owner/Applicant: W. Amon & Carol Cohen Burton Jr.
 Agent: Masterplan (Karen Wunsch)
 Request: Approval of the Hyde Park Amended Plat of Lots A & B Resubdivision of Lots 17-24 Block 21 Final Plat composed of 2 lots on 0.3988 acres
- Staff Rec.: **Disapproval**
 Staff: Development Services Department
- 18. Final Plat - Resubdivision:** [C8-2018-0150.0A - University Heights Resubdivision of Lot 1-A of Lots 1 and 2; District 1](#)
- Location: 2211 Vanderbilt Lane, Little Walnut Creek Watershed; Windsor Park / University Hills Combined NP Area
 Owner/Applicant: Checklist Remodeling, LLC (Cassia Jimenez)
 Agent: Prossner and Associates (Kurt M. Prossner, P.E.)
 Request: Approval of the University Heights Resubdivision of Lot 1-A of Lots 1 and 2 Final Plat composed of 3 lots on 0.73 acres
- Staff Rec.: **Disapproval**
 Staff: Development Services Department

19. Final Plat - [C8-2018-0147.0A - Domain Lot D9 Subdivision](#)

Resubdivision:

Location: 2904 Palm Way, Walnut Creek Watershed; North Burnet/Gateway Combined NP Area
Owner/Applicant: TR Domain, LLC/Tier Reit (Greg Brooke)
Agent: Stantec Consulting Services (Allison Lehman)
Request: Approval of the Domain Lot D9 Subdivision composed of 4 lots on 44.83 acres
Staff Rec.: **Disapproval**
Staff: [Don Perryman](#), 512-974-2786
Development Services Department

D. PRESENTATION

1. [Extension of East 11th and 12th Streets Urban Renewal Plan Termination Date](#)

Presentation and discussion regarding the extension of the East 11th and 12th Streets Urban Renewal Plan termination date. Staff: [Sandra Harkins](#), Project Coordinator, Neighborhood Housing and Community Development, 512-974-3128.

E. 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

F. FUTURE AGENDA ITEMS

G. 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)

Facilitator: Jaron Hogenson (512) 974-2253

Attorney: Alecia Mosadomi (512) 974-2370

[Small Area Planning Joint Committee](#)

(Chair Shieh and Commissioners Anderson and Thompson)

Planning Commission Operating Model Working Group

(Chair Shieh, and Commissioners De Hoyos Hart, 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: Jaron Hogenson (512) 974-2253

Attorney: Alecia Mosadomi (512) 974-2370

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