



Planning Commission

October 9, 2018 at 6:00 P.M.

City Hall – Chambers

301 W. 2<sup>nd</sup> 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: Don Perryman, 512-974-2786

Attorney: Lee Simmons, 512-974-2107

## B. APPROVAL OF MINUTES

1. Approval of minutes from September 25, 2018.

## C. PUBLIC HEARINGS

- 1. 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. Staff requests postponement to December 11, 2018.**  
Staff: [Maureen Meredith](#), 512-974-2695  
Planning and Zoning Department
- 2. 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. Staff requests postponement to December 11, 2018.**  
Staff: [Wendy Rhoades](#), 512-974-7719  
Planning and Zoning Department
- 3. Plan Amendment:** [NPA-2018-0023.01 - Berkman Terraces; District 1](#)  
Location: 6203, 6205, 6207 Berkman Drive and 6210 Hickman Avenue, Fort Branch Watershed; University Hills/Windsor Park Combined NP Area  
Owner/Applicant: Berkman Terraces, LLC (Pierre Fay, Manager)  
Agent: Ricca Keepers  
Request: Higher Density Single Family to Mixed Use  
Staff Rec.: **Staff recommends Neighborhood Mixed Use on entire tract**  
Staff: [Maureen Meredith](#), 512-974-2695  
Planning and Zoning Department

4. **Rezoning:** [C14-2018-0037 - Berkman Terraces; District 1](#)  
 Location: 6203, 6205, 6207 Berkman Drive and 6210 Hickman Avenue, Fort Branch Watershed; University Hills/Windsor Park Combined NP Area  
 Owner/Applicant: Berkman Terraces, LLC (Pierre Fay, Manager)  
 Agent: Keepers Consulting (Ricca Keepers)  
 Request: LR-MU-NP, SF-6-NP to GR-MU-NP  
 Staff Rec.: **Staff recommendation of LR-MU-NP**  
 Staff: [Heather Chaffin](#), 512-974-2122  
 Planning and Zoning Department
5. **Plan Amendment:** [NPA-2018-0016.02 - PAZ Veterinary; District 3](#)  
 Location: 3300 East 7th Street & 3311 Gonzales Street, Boggy Creek Watershed; Govalle/Johnston Combined Terrace NP Area  
 Owner/Applicant: 3301 Gonzales, LLC (Thomas Joseph)  
 Agent: Alice Glasco Consulting (Alice Glasco)  
 Request: From Office to Commercial land use  
 Staff Rec.: **Recommended**  
 Staff: [Maureen Meredith](#), 512-974-2695  
 Planning and Zoning Department
6. **Rezoning:** [C14-2018-0081 - PAZ Veterinary; District 3](#)  
 Location: 3300 East 7th Street & 3311 Gonzales Street, Boggy Creek Watershed; Govalle/Johnston Combined Terrace NP Area  
 Owner/Applicant: 3301 Gonzales, LLC (Thomas Joseph)  
 Agent: Alice Glasco Consulting (Alice Glasco)  
 Request: GO-NP to GR-NP  
 Staff Rec.: **Recommended**  
 Staff: [Heather Chaffin](#), 512-974-2122  
 Planning and Zoning Department
7. **Plan Amendment:** [NPA-2018-0016.01 - Sekrit Theater; District 3](#)  
 Location: 1145/1147 Perry Road, Boggy Creek Watershed; Govalle/Johnston Terrace Combined NP Area  
 Owner/Applicant: Beau Reichert  
 Agent: Matt Lewis  
 Request: Single Family to Higher Density Single Family land use  
 Staff Rec.: **Recommended**  
 Staff: [Maureen Meredith](#), 512-974-2695  
 Planning and Zoning Department

- 8. Rezoning:** [C14-2018-0074 - Sekrit Theater; District 3](#)  
 Location: 1145/1147 Perry Road, Boggy Creek Watershed; Govalle/Johnston Terrace Combined NP Area  
 Owner/Applicant: Beau Reichert  
 Agent: Matt Lewis  
 Request: SF-3-NP to SF-6-NP  
 Staff Rec.: **Recommended**  
 Staff: [Heather Chaffin](#), 512-974-2122  
 Planning and Zoning Department
- 9. Zoning:** [C14-2018-0094 - 2432 W Ben White Blvd Service Road Westbound; District 5](#)  
 Location: 2432 West Ben White Boulevard Service Road Westbound, Barton Creek Watershed- Barton Springs Zone; South Lamar NP Area  
 Owner/Applicant: Vaquero Austin Lamar Partners, LP (W.A. Landreth, III)  
 Agent: Coats Rose (John M. Joseph)  
 Request: Unzoned to CS  
 Staff Rec.: **Staff requests postponement to October 23, 2018.**  
 Staff: [Wendy Rhoades](#), 512-974-7719  
 Planning and Zoning Department
- 10. Site Plan - Extension:** [SP-2012-0379C\(XT3\) - South Shore Retail](#)  
 Location: 1920 E. Riverside Drive, Lady Bird Lake; East Riverside Corridor  
 Owner/Applicant: South Shore Land Holding LLC & Grayco Town Lake INVMT 2010 LP ETAL  
 Agent: Pape-Dawson Engineers Inc. (Terry Reynolds)  
 Request: Request a 3 year extension to a previously approved site plan.  
 Staff Rec.: **Recommended**  
 Staff: [Nikki Hoelter](#), (512)974-2863  
 Development Services Department
- 11. Heritage Tree Variance:** [SP-2018-0015C- Heritage Tree Variance, Block 36; District 9](#)  
 Location: 710 E. 3rd Street; Waller Creek  
 Owner/Applicant: KBGE Engineering  
 Agent: Pape-Dawson Engineers Inc. (Terry Reynolds)  
 Request: The applicant is requesting to remove two heritage trees, each with a single-stem greater than 30 inches as allowed under LDC 25-8-643  
 Staff Rec.: **Recommended with conditions.**  
 Staff: [Patti Dodson](#), 512-974-9371, Environmental Review Specialist Senior and [Keith Mars](#), 512-974-2755, City Arborist, Development Services Department

- 12. Resubdivision:** [C8-2017-0227.0A - Resubdivision of Lot 3, Block 1, Marlo Heights, Section 1; District 1](#)  
Location: 3507 Pecan Springs Rd., Fort Branch Watershed; M.L.K. NP Area  
Owner/Applicant: Franciscus Sani  
Agent: Hector Avila  
Request: Approval of the resubdivision of one lot into a two lot subdivision on 0.307 acres.  
Staff Rec.: **Recommended**  
Staff: [Cesar Zavala](#), 512-974-3404  
Planning and Zoning Department
- 13. Resubdivision:** [C8-2018-0034.0A - East Braker Corner Market; District 1](#)  
Location: 861 E. Braker Lane, Walnut Creek; Windsor Hills NP Area  
Owner/Applicant: Burdell Management, Ltd / Michael J. Kuhn  
Agent: Jones Carter (Joseph York)  
Request: Approval of the resubdivision of one lot and unplatted property into a two lot subdivision on 2.932 acres.  
Staff Rec.: **Recommended**  
Staff: [Cesar Zavala](#), 512-974-3404  
Planning and Zoning Department
- 14. Resubdivision:** [C8-2018-0016.0A - Travis Heights; District 9](#)  
Location: 1119 Mission Ridge, Lady Bird Lake Watershed; South River City NP Area  
Owner/Applicant: Frankie and Gary Furman  
Agent: Permit Partners (Claudia Sanchez)  
Request: Resubdivision of Lots 9 and 10, Block 43, of the Travis Heights Subdivision.  
Staff Rec.: **Recommended**  
Staff: [Steve Hopkins](#), 512-974-3175  
Development Services Department
- 15. Final Plat - Resubdivision:** [C8-2018-0096.0A - Domain Lot D10 Subdivision; District 7](#)  
Location: 11815 Alterra Parkway, Walnut Creek Watershed  
Owner/Applicant: Greg Brooke  
Agent: Stantec Consulting Services (Allison Lehman)  
Request: Approval of the Domain Lot D10 Subdivision composed of 2 lots on 49.28 acres  
Staff Rec.: **Recommended**  
Staff: [Don Perryman](#), 512-974-2786  
Development Services Department

16. **Final Plat - Resubdivision:** [C8-2017-0257.0A - Resubdivision of Lots 7-8, Block 15 Patterson Subdivision; District 1](#)  
 Location: 1603-1611 E. 12th Street, Boggy Creek  
 Owner/Applicant: 2013 Austin E. 12th Street, LP  
 Agent: Brian Barird  
 Request: Approval of the resubdivision of the J.H., Patterson subdivision from 2 lots to 1 lot.  
 Staff Rec.: **Recommended**  
 Staff: [Don Perryman](#), 512-974-2786  
 Development Services Department
17. **Final Plat- Resub:** [C8-2018-0169.0A - 1116 Lott Ave; District 1](#)  
 Location: 1116 Lot Avenue, Ford Branch; MLK NP Area  
 Owner/Applicant: (Liza Barry)  
 Agent: (Jerry Perales, P.E.) Perales Engineering, LLC  
 Request: The approval of 1116 Lott Ave composed of 4 lots on 0.9804 acres  
 Staff Rec.: **Disapproval**  
 Staff: Development Services Department
18. **Final Plat- Resub:** [C8-2018-0157.0A - 4201 Clawson Road; District 5](#)  
 Location: 4201 Clawson Road, West Bouldin Creek; South Lamar NP Area  
 Owner/Applicant: (A new Hope Investments, LLC)  
 Agent: (Hector Avila)  
 Request: The approval of 4201 Clawson Road composed of 1 lot on 0.099 acres  
 Staff Rec.: **Disapproval**  
 Staff: Development Services Department
19. **Final Plat - Previously Unplatted:** [C8-2018-0162.0A - Vaquero Subdivision; District 5](#)  
 Location: 2432 West Ben White Blvd Service Road WB, Barton Creek; South Lamar NP Area  
 Owner/Applicant: Vaquero Austin Lamar Partners (W.A. Landreth III)  
 Agent: Big Red Dog Engineering/Consulting (Siri Soth)  
 Request: Approval of the Vaquero Subdivision Final Plat composed of 1 lot on 1.35 acres  
 Staff Rec.: **Disapproval**  
 Staff: Development Services Department

20. **Final Plat- Resub:** [C8-2018-0158.0A - Violet Crown Heights, Resubdivision of Lot 6 and the West 40' of Lot 7; District 7](#)  
 Location: 1410 Karen Ave, Shoal Creek; Brentwood NP Area  
 Owner/Applicant: Denise Bermudez  
 Agent: Servant Engineering & Consulting, PLLC (Mauricio Quintero Rangel, P.E.)  
 Request: The Approval of Violet Crown Heights, Resubdivision of Lot 6 and the West 40' of Lot 7 composed of 2 lots on 0.37 acres  
 Staff Rec.: **Disapproval**  
 Staff: Development Services Department
21. **Final Plat- Resub:** [C8-2018-0164.0A - Violet Crown Heights Sec 2 Blk I Resub Lots 8. 9 & E25 ; District 7](#)  
 Location: 1504 Ruth Ave, Hancock Branch; Brentwood NP Area  
 Owner/Applicant: David Whitworth Development Company (David Whitworth)  
 Agent: David Whitworth Development Company (David Whitworth)  
 Request: The approval Violet Crown Heights Sec 2 Blk I Resub Lots 8. 9 & E25 composed of 3 lots on 0.57 acres  
 Staff Rec.: **Disapproval**  
 Staff: Development Services Department
22. **Final Plat- Resub:** [C8-2018-0161.0A - Northgate Addition Resubdivision of Lot 7 Block B; District 7](#)  
 Location: 1211 Taulbee Lane, Waller Creek; Crestview NP Area  
 Owner/Applicant: (Jack Robertson)  
 Agent: Stantec Consulting Services Inc. (Juan Martinez)  
 Request: The approval of Northgate Addition Resubdivision of Lot 7 Block B composed of 4 lots on 0.56 acres  
 Staff Rec.: **Disapproval**  
 Staff: Development Services Department
23. **Final Plat - Previously Unplatted:** [C8-2018-0166.0A.SH - Govalle Terrace; District 3](#)  
 Location: 5225 Jain Lane, Boggy Creek; Johnston Terrace NP Area  
 Owner/Applicant: GOVALLE TERRACE PARTNERS LP  
 Agent: Big Red Dog Engineering Consulting (Brittany Lankford)  
 Request: Approval of the Govalle Terrace Final Plat composed of 97 lots on 5.238 acres  
 Staff Rec.: **Disapproval**  
 Staff: Development Services Department

## **D. BRIEFINGS**

### **1. [Update on the Austin Strategic Housing Blueprint](#)**

Presentation and discussion regarding an update on the Austin Strategic Housing Blueprint.  
[Erica Leak](#), 512-974-9375, Neighborhood Housing and Community Development  
[Ryan Robinson](#), 512-974-6443, Planning and Zoning Department

## **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)

### [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: Don Perryman, 512-974-2786

Attorney: Lee Simmons, 512-974-2107



**Speaker Testimony Time Allocation**

**PUBLIC HEARING**

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

**Speakers are limited to 10 minutes maximum.**

**POSTPONEMENT**

<b>Speaker</b>	<b>Number</b>	<b>Time Allocated</b>
<b>Primary Speaker Favoring Postponement</b>	1	3 min.
<b>Secondary Speaker Favoring Postponement</b>	1	2 min.
<b>Primary Speaker Opposing Postponement</b>	1	3 min.
<b>Secondary Speaker Opposing Postponement</b>	1	2 min.

**2018 PLANNING COMMISSION MEETING SCHEDULE**

\*Consent Agenda Meeting

<b>*September 11, 2018</b>
September 25, 2018
October 9, 2018
October 23, 2018
November 13, 2018
November 27, 2018
December 11, 2018