



**Planning Commission**

**October 23, 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.**

**B. APPROVAL OF MINUTES**

Facilitator: Steve Hopkins (512) 974-3175

Attorney: Lee Simmons (512) 974-2107

1. Approval of minutes from October 9, 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; Staff postponement request to November 27, 2018**  
Staff: [Maureen Meredith](#), 512-974-2695  
Planning and Zoning Department
- 2. 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: Keepers Consulting (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
- 3. 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
- 4. 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 November 27, 2018**  
Staff: [Maureen Meredith](#), 512-974-2695  
Planning and Zoning Department

Facilitator: [Steve Hopkins](#) (512) 974-3175

Attorney: [Lee Simmons](#) (512) 974-2107

5. **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 November 27, 2018**  
 Staff: [Heather Chaffin](#), 512-974-2122  
 Planning and Zoning Department
6. **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.: **Recommended**  
 Staff: [Scott Grantham](#), 512-974-3574  
 Planning and Zoning Department
7. **Rezoning:** [C14-2018-0056 - 6901 Old Bee Caves Road, District 8](#)  
 Location: 6901 Old Bee Caves Road, Williamson Creek Watershed-Barton Springs Zone; Oak Hill Combined NP Area  
 Owner/Applicant: SRE/MRE Oak Hill Ltd. (J. Mark Stevenson)  
 Agent: Drenner Group PC (Amanda Swor)  
 Request: CS-CO-NP to CS-MU-CO-NP  
 Staff Rec.: **Postponement request by the Staff to November 13, 2018**  
 Staff: [Heather Chaffin](#), 512-974-2122  
 Planning and Zoning Department
8. **Restrictive Covenant Amendment:** [C14-85-288.43\(RCA\) - 6901 Old Bee Caves Road, District 8](#)  
 Location: 6901 Old Bee Caves Road, Williamson Creek Watershed-Barton Springs Zone; Oak Hill Combined NP Area  
 Owner/Applicant: SRE/MRE Oak Hill Ltd. (J. Mark Stevenson)  
 Agent: Drenner Group PC (Amanda Swor)  
 Request: To amend an existing restrictive covenant.  
 Staff Rec.: **Postponement request by the Staff to November 13, 2018**  
 Staff: [Heather Chaffin](#), 512-974-2122  
 Planning and Zoning Department

Facilitator: [Steve Hopkins](#) (512) 974-3175

Attorney: [Lee Simmons](#) (512) 974-2107

9. **Rezoning:** [C14-2018-0078 - Zips Cleaners Burnet Road; District 7](#)  
 Location: 8105 Burnet Road, Shoal Creek Watershed; Crestview/Wooten NP Area  
 Owner/Applicant: Smithers Family Partnership  
 Agent: Armbrust & Brown, PLLC (G. Ferris Clements)  
 Request: GR-NP to CS-NP  
 Staff Rec.: **Recommendation of CS-MU-CO-NP**  
 Staff: [Sherri Sirwaitis](#), 512-974-3057  
 Planning and Zoning Department
10. **Rezoning:** [C14-2018-0062 - University of Texas Law School Foundation; District 9](#)  
 Location: 2902 Medical Arts Street, 2901 Hampton Road, Waller Creek Watershed; Hancock NP Area  
 Owner/Applicant: University of Texas Law School Foundation (Susan Hartenstein)  
 Agent: Jackson Walker L.L.P. (Katherine Loayza)  
 Request: LR-MU-CO-NP to GR-MU-CO-NP  
 Staff Rec.: **Recommendation of GR-MU-CO-NP**  
 Staff: [Scott Grantham](#), 512-974-3574  
 Planning and Zoning Department
11. **Rezoning:** [C14H-2018-0105 - Hillside Pharmacy; District 1](#)  
 Location: 1209 E. 11th Street, Boggy Creek Watershed; Central East Austin NP Area  
 Owner/Applicant: Historic Landmark Commission, applicant; Alton Turner, owner  
 Request: CS-1-NCCD-NP to CS-1-H-NCCD-NP  
 Staff Rec.: **Recommended**  
 Staff: [Steve Sadowsky](#), 512-974-6454  
 Planning and Zoning Department
12. **Rezoning:** [C14H-2018-0082 - Dabney-Horne House; District 9](#)  
 Location: 901 Shoal Cliff Court, Shoal Creek Watershed; West University NP Area  
 Owner/Applicant: Amanda Swor  
 Request: MF-4-CO-NP to MF-4-H-CO-NP  
 Staff Rec.: **Recommended**  
 Staff: [Steve Sadowsky](#), 512-974-6454  
 Planning and Zoning Department
13. **Subdivision Vacation:** [C8-2016-0141.0A\(VAC\) - Resubdivision of Lot 7, Block B, Schieffer Place, Section 5 Subdivision Vacation; District 9](#)  
 Location: 3901 Brokview Rd., Upper Boggy Creek NP Area; Upper Boggy Creek Watershed  
 Owner/Applicant: Emerson & Claire Smith  
 Agent: Hector Avila  
 Request: Approval of the subdivision vacation composed of 3 lots on 0.634 acres.  
 Staff Rec.: **Recommended**  
 Staff: [Cesar Zavala](#), 512-974-3404  
 Development Services Department

Facilitator: [Steve Hopkins](#) (512) 974-3175

Attorney: [Lee Simmons](#) (512) 974-2107

- 14. Site Plan:** [SPC-2018-0286A - Cascade Merchant Company dba Boxcar Brew & Brew; District 7](#)  
 Location: 10025 Burnet Road, Little Walnut Creek Watershed; North Burnet / Gateway TOD  
 Owner/Applicant: Burnet Road Properties, LLC (Marc Siemes)  
 Agent: Cascade Merchant Company dba Boxcar Brew & Brew (Mark Harris)  
 Request: Approval of a conditional use permit for an addition to an existing structure and a change of use from restaurant (limited) to cocktail lounge with associated improvements.  
 Staff Rec.: **Recommended**  
 Staff: [Anaiah Johnson](#), 512-974-2932  
 Development Services Department
- 15. Final Plat - Resubdivision:** [C8-2018-0173.0A - Hartwell Addition Section 1, Resubdivision of Lot A Resubdivision, Lots 2 and 2 Block 3; District 3](#)  
 Location: 203 Broadway, Colorado River Watershed; Govalle NP Area  
 Owner/Applicant: McAdams Enterprises LLC  
 Agent: Southwest Engineers, Inc. (Gabriel Hovdey)  
 Request: Approval of Hartwell Addition Section 1, Resubdivision of Lot A Resubdivision, Lots 2 and 2 Block 3 composed of 2 lots on 0.3005 acres  
 Staff Rec.: **Disapproval**  
 Staff: Development Services Department

#### D. BRIEFINGS

- [Reverend Jacob Fontaine Gold Dollar Building](#)  
 Presentation regarding changing the name of the Franzetti Store to the "Reverend Jacob Fontaine Gold Dollar Building" to recognize and commemorate the building's African-American heritage. Staff: Steve Sadowsky, Historic Preservation Officer, 512-974-3128  
 Planning and Zoning Department.**

#### E. NEW BUSINESS

- [Initiation of Code Amendment Related to Vertical Mixed Use Overlay District](#)  
 Discuss and consider the initiation of an amendment to Title 25 of the Land Development Code to establish Vertical Mixed Use Overlay District within each Commercial zoning district for all parcels within ¼ mile of a Core Transit Corridor, Future Core Transit Corridor, Imagine Austin Corridor, or existing transit line. (Co-Sponsors: Commissioners Thompson and Anderson)**
- [Initiation of Code Amendment Related to Vertical Mixed Use Overlay District and Mixed Use Districts](#)  
 Discuss and consider the initiation of an amendment to Title 25 of the Land Development Code amendment to allow Vertical Mixed Use Overlay District in all Mixed Use Districts. (Co-Sponsors: Commissioners Thompson and Anderson)**

Facilitator: [Steve Hopkins](#) (512) 974-3175  
 Attorney: [Lee Simmons](#) (512) 974-2107

3. **[Initiation of Code Amendment Related to Multifamily Residential Use and Condominium Residential Use](#)**

Discuss and consider the initiation of an amendment to Title 25 of the Land Development Code to allow Multifamily Residential use and Condominium Residential use as permitted uses in all commercial zoning districts. (Co-Sponsors: Commissioners Thompson and Anderson)

4. **[Initiation of Code Amendment Related to University Neighborhood Overlay District](#)**

Discuss and consider the initiation of an amendment to Title 25 of the Land Development Code to amend allowable building height in the Outer West Campus Subdistrict of the University Neighborhood Overlay District. Staff: [Jerry Rusthoven](#), 512-974-3207, Planning and Zoning Department

## F. ITEMS FROM COMMISSION

5. **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

## G. NOMINATIONS AND ELECTION

1. **[Election of a Member to the Historic Landmark Commission Design Standards Working Group](#)**

Nomination and election of a member of the Planning Commission to the Historic Landmark Commission Design Guidelines Working Group

## H. FUTURE AGENDA ITEMS

*Future agenda items will not be discussed at the current meeting, but will be offered for initiation, discussion or possible recommendation at a future meeting.*

## 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)

Facilitator: [Steve Hopkins](#) (512) 974-3175

Attorney: [Lee Simmons](#) (512) 974-2107

[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: [Steve Hopkins](#) (512) 974-3175

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**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