



**PLANNING COMMISSION
MINUTES**

September 11, 2018

The Planning Commission convened in a regular meeting on September 11, 2018 @ 505 Barton Springs Road, Room 325, Austin, TX 78704.

Chair Shieh called the Commission Meeting to order at 6:05 p.m.

Commission Members in Attendance:

**Greg Anderson
Angela De Hoyos Hart
Yvette Flores
Fayez Kazi – Vice-Chair
Conor Kenny
Karen McGraw
James Schissler
Todd Shaw
James Shieh - Chair
Jeffrey Thompson
Tracy Witte**

Ann Teich – Ex-Officio

Absent:

Patricia Seeger

**Robert Mendoza – Ex-Officio
William Burkhardt – Ex- Officio**

1 Vacancy on the Commission

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

Approval of minutes from August 28, 2018

Motion to approve the minutes from August 28, 2018 was approved on the consent agenda by Commissioner Schissler, seconded by Commissioner Thompson on a vote of 11-0. Commissioner Seeger absent. One vacancy on the Commission.

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

Motion to grant Staff request for postponement of this item to October 23, 2018 was approved on the consent agenda by Commissioner Schissler, seconded by Commissioner Thompson on a vote of 11-0. Commissioner Seeger absent. One vacancy on the Commission.

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

Motion to grant Staff's request for indefinite postponement was approved on the consent agenda by Commissioner Schissler, seconded by Commissioner Thompson on a vote of 11-0. Commissioner Seeger absent. One vacancy on the Commission.

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

Motion to grant Staff's request for indefinite postponement was approved on the consent agenda by Commissioner Schissler, seconded by Commissioner Thompson on a vote of 11-0. Commissioner Seeger absent. One vacancy on the Commission.

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

Motion to grant Staff's request for indefinite postponement was approved on the consent agenda by Commissioner Schissler, seconded by Commissioner Thompson on a vote of 11-0. Commissioner Seeger absent. One vacancy on the Commission.

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

Motion to grant Staff's request for indefinite postponement was approved on the consent agenda by Commissioner Schissler, seconded by Commissioner Thompson on a vote of 11-0. Commissioner Seeger absent. One vacancy on the Commission.

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

Motion to grant Staff's request for indefinite postponement was approved on the consent agenda by Commissioner Schissler, seconded by Commissioner Thompson on a vote of 11-0. Commissioner Seeger absent. One vacancy on the Commission.

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

Public Hearing closed.

Motion to grant Staff's recommendation of LO-MU-CO combining district zoning for C14-2018-0072 - 1700 West Avenue located at 1700 West Avenue was approved on the consent agenda by Commissioner Schissler, seconded by Commissioner Thompson on a vote of 11-0. Commissioner Seeger absent. One vacancy on the Commission.

- 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

Public Hearing closed.

Motion to grant Staff's recommendation for C8-2017-0185.0A - Bergstrom Storage Subdivision located at 530 Bastrop Highway Southbound was approved on the consent agenda by Commissioner Schissler, seconded by Commissioner Thompson on a vote of 11-0. Commissioner Seeger absent. One vacancy on the Commission.

- 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

Public Hearing closed.

Motion to grant Staff's recommendation for C8-2017-0258.0A - Resubdivision of Lot 5, Lot 4 and a Portion of Lot 3, Block 16 J.H. Patterson Subdivision located at 1517 East 12th Street was approved on the consent agenda by Commissioner Schissler, seconded by Commissioner Thompson on a vote of 11-0. Commissioner Seeger absent. One vacancy on the Commission.

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

No actions taken due to notification error.

11. Site Plan - Waterfront Overlay variance: **SP-2013-0101C - Rainey Street Residential; District 9**
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

No actions taken due to notification error.

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 - [C8-2018-0144.0A - Center Addition; District 9](#)
Previously
Unplatted:**

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

Public Hearings closed.

Motion to disapprove items C-12 and C-13 was approved on the consent agenda by Commissioner Schissler, seconded by Commissioner Thompson on a vote of 11-0. Commissioner Seeger absent. One vacancy on the Commission.

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

No discussion occurred on this item.

E. FUTURE AGENDA ITEMS

F COMMITTEES & WORKING GROUPS UPDATES

[Codes and Ordinances Joint Committee](#)
(Vice-Chair Kazi and Commissioners McGraw, Schissler, and Seeger)

No report provided.

[Comprehensive Plan Joint Committee](#)
(Commissioners Flores, Kenny, Schissler and Shaw)

No report provided.

[Joint Sustainability Committee](#)
(Chair Shieh and Commissioner Seeger)

No report provided.

[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)

No report provided.

ADJOURNMENT

Chair Shieh adjourned the meeting without objection on Tuesday September 11, 2018 at 6:15 p.m.

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 4 days before the meeting date. Please call Jerry Rusthoven at Planning & Zoning Department, at 512-974-3207, for additional information; TTY users route through Relay Texas at 711.