



**PLANNING COMMISSION
MINUTES**

October 9, 2018

The Planning Commission convened in a regular meeting on October 9, 2018 @ 301 W. 2nd Street, Austin, TX 78701.

Vice-Chair Kazi called the Commission Meeting to order at 6:02 p.m.

Commission Members in Attendance:

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

William Burkhardt – Ex- Officio

Absent:

**James Shieh - Chair
Tracy Witte**

**Ann Teich – Ex-Officio
Robert Mendoza – 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.**

- 1) Mr. Ron Thrower – Mr. Thrower discussed the need for a code amendment related to Section 25-2-567 (*Special Requirements for Affordable Housing in Certain Multifamily Districts*) and sections related to Vertical Mixed Use.

B. APPROVAL OF MINUTES

1. Approval of minutes from September 25, 2018.

Motion to approve minutes from September 25, 2018 was approved on the consent agenda by Commissioner Seeger, seconded by Commissioner McGraw on a vote of 10-0. Chair Shieh and Commissioner Witte absent. One vacancy on the Commission.

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, Maureen.meredith@austintexas.gov
Planning and Zoning Department

Motion to grant staff's request for postponement of this item to November 13, 2018 was approved on the consent agenda by Commissioner Seeger, seconded by Commissioner McGraw on a vote of 10-0. Chair Shieh and Commissioner Witte absent. One vacancy on the Commission.

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, wendy.rhoades@austintexas.gov
Planning and Zoning Department

Motion to grant staff's request for postponement of this item to November 13, 2018 was approved on the consent agenda by Commissioner Seeger, seconded by Commissioner McGraw on a vote of 10-0. Chair Shieh and Commissioner Witte absent. One vacancy on the Commission.

- 3. Rezoning:** [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, Maureen.meredith@austintexas.gov

Motion to grant Applicant's request for postponement of this item to October 23, 2018 was approved on the consent agenda by Commissioner Seeger, seconded by Commissioner McGraw on a vote of 10-0. Chair Shieh and Commissioner Witte absent. One vacancy on the Commission.

- 4. Plan Amendment:** [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: 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, Maureen.meredith@austintexas.gov
Planning and Zoning Department

Motion to grant Applicant's request for postponement of this item to October 23, 2018 was approved on the consent agenda by Commissioner Seeger, seconded by Commissioner McGraw on a vote of 10-0. Chair Shieh and Commissioner Witte absent. One vacancy on the Commission.

- 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, maureen.meredith@austintexas.gov
Planning and Zoning Department

Public Hearing closed.

Motion to grant staff's recommendation of Commercial land use for NPA-2018-0016.02 - PAZ Veterinary located at 3300 East 7th Street & 3311 Gonzales Street was approved on the consent agenda by Commissioner Seeger, seconded by Commissioner McGraw on a vote of 10-0. Chair Shieh and Commissioner Witte absent. One vacancy on the Commission.

- 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, heather.chaffin@austintexas.gov
 Planning and Zoning Department

Public Hearing closed.

Motion to grant staff’s recommendation of GR-NP combining district zoning was approved on the consent agenda by Commissioner Seeger, seconded by Commissioner McGraw on a vote of 10-0. Chair Shieh and Commissioner Witte absent. One vacancy on the Commission.

- 7. Rezoning:** [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

Motion to grant Neighborhood’s request for postponement of this item to November 13, 2018 was approved on the consent agenda by Commissioner Seeger, seconded by Commissioner McGraw on a vote of 10-0. Chair Shieh and Commissioner Witte absent. One vacancy on the Commission.

- 8. Rezoning:** [C14-2018-0074 - Sekrit Theater; District 3](#)
 Location: 1145/1147 Perry Road, Boggy Creek Watershed; Govalle/Johnston
 Owner/Applicant: Terrace Combined NP Area
 Agent: Beau Reichert
 Request: Matt Lewis
 Staff Rec.: SF-3-NP to SF-6-NP
 Staff: **Recommended**

Motion to grant Neighborhood’s request for postponement of this item to November 13, 2018 was approved on the consent agenda by Commissioner Seeger, seconded by Commissioner McGraw on a vote of 10-0. Chair Shieh and Commissioner Witte absent. One vacancy on the Commission.

- 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.: **Recommended**
- Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov
Planning and Zoning Department

Motion to grant staff’s request for postponement of this item to October 23, 2018 was approved on the consent agenda by Commissioner Seeger, seconded by Commissioner McGraw on a vote of 10-0. Chair Shieh and Commissioner Witte absent. One vacancy on the Commission.

- 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, nikki.hoelter@austintexas.gov
Development Services Department

Public Hearing closed.

Motion to grant staff’s recommendation for SP-2012-0379C(XT3) - South Shore Retail located at 1920 E. Riverside Drive was approved on the consent agenda by Commissioner Seeger, seconded by Commissioner McGraw on a vote of 10-0. Chair Shieh and Commissioner Witte absent. One vacancy on the Commission.

- 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

Public Hearing closed.

Motion by Commissioner Anderson, seconded by Commissioner De Hoyos Hart to grant staff's recommendation and include Environmental Commission recommendations for SP-2018-0015C-Heritage Tree Variance located at 710 E. 3rd Street. Motion approved on a vote of 8-2. Commissioners McGraw and Seeger voted nay. Chair Shieh and Commissioner Witte absent. One vacancy on the Commission.

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, cesar.zavala@austintexas.gov
 Planning and Zoning Department

Public Hearing closed.

Motion to grant staff's recommendation for C8-2017-0227.0A - Resubdivision of Lot 3, Block 1, Marlo Heights, Section 1 located at 3507 Pecan Springs Rd. was approved on the consent agenda by Commissioner Seeger, seconded by Commissioner McGraw on a vote of 10-0. Chair Shieh and Commissioner Witte absent. One vacancy on the Commission.

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, cesar.zavala@austintexas.gov
 Planning and Zoning Department

Public Hearing closed.

Motion to grant staff's recommendation for C8-2018-0034.0A - East Braker Corner Market located at 861 E. Braker Lane, was approved on the consent agenda by Commissioner Seeger, seconded by Commissioner McGraw on a vote of 9-0. Commissioner Schissler recused on this matter due to a conflict of interest (Rendered professional services). Chair Shieh and Commissioner Witte absent. One vacancy on the Commission.

14. Resubdivision: [C8-2018-0016.0A - Travis Heights: District 9](#)
Location: 1119 Mission Ridge, Lady Bird Lake Watershed; South River City NP
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, steve.hopkins@austintexas.gov
Development Services Department

Public Hearing closed.

Motion to grant staff's recommendation for C8-2018-0016.0A - Travis Heights located at 1119 Mission Ridge, was approved on the consent agenda by Commissioner Seeger, seconded by Commissioner McGraw on a vote of 10-0. Chair Shieh and Commissioner Witte absent. One vacancy on the Commission.

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

Public Hearing closed.

Motion to grant staff's recommendation for C8-2018-0096.0A - Domain Lot D10 Subdivision located at 11815 Alterra Parkway, was approved on the consent agenda by Commissioner Seeger, seconded by Commissioner McGraw on a vote of 10-0. Chair Shieh and Commissioner Witte absent. One vacancy on the Commission.

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 Watershed
Owner/Applicant: 2013 Austin E. 12th Street, LP
Agent: Brian Baird
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

Public Hearing closed.

Motion to grant staff's recommendation for C8-2017-0257.0A - Resubdivision of Lots 7-8, Block 15 Patterson Subdivision located at 1603-1611 E. 12th Street,, was approved on the consent agenda by Commissioner Seeger, seconded by Commissioner McGraw on a vote of 10-0. Chair Shieh and Commissioner Witte absent. One vacancy on the Commission.

17. Final Plat - Resubdivision: [C8-2018-0169.0A - 1116 Lott Ave; District 1](#)
Location: 1116 Lot Avenue, Ford Branch Watershed; MLK NP Area
Owner/Applicant: Liza Barry
Agent: Jerry Perales, P.E., Perales Engineering, LLC
Request: Approval of 1116 Lott Ave composed of 4 lots on 0.9804 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department

18. Final Plat - Resubdivision: [C8-2018-0157.0A - 4201 Clawson Road; District 5](#)
Location: 4201 Clawson Road, West Bouldin Creek Watershed; South Lamar NP Area
Owner/Applicant: A New Hope Investments, LLC
Agent: Hector Avila
Request: 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 Westbound, Barton Creek Watershed-Barton Springs Zone; 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 - Resubdivision:** [C8-2018-0158.0A - Violet Crown Heights, Resubdivision of Lot 6 and the West 40' of Lot 7; District 7](#)
 Location: 1410 Karen Avenue, Shoal Creek Watershed; Brentwood NP Area
 Owner/Applicant: Denise Bermudez
 Agent: Servant Engineering & Consulting, PLLC (Mauricio Quintero Rangel, P.E.)
 Request: 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 Section 2 Block I Resubdivision Lots 8, 9 & E25 ; District 7](#)
 Location: 1504 Ruth Avenue, Shoal Creek Watershed; Brentwood NP Area
 Owner/Applicant: David Whitworth Development Company (David Whitworth)
 Agent: David Whitworth Development Company (David Whitworth)
 Request: Approval Violet Crown Heights Section 2 Block I Resubdivision Lots 8, 9 & E25 composed of 3 lots on 0.57 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
22. **Final Plat - Previously Unplatted:** [C8-2018-0166.0A.SH - Govalle Terrace; District 3](#)
 Location: 5225 Jain Lane, Boggy Creek Watershed
 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
23. **Final Plat - Resubdivision:** [C8-2018-0161.0A - Northgate Addition Resubdivision of Lot 7 Block B; District 7](#)
 Location: 1211 Taulbee Lane, Waller Creek Watershed; Crestview NP Area
 Owner/Applicant: Jack Robertson
 Agent: Stantec Consulting Services Inc. (Juan Martinez)
 Request: 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

Motion to disapprove Items C-17 – C-23 was approved on the consent agenda by Commissioner Seeger, seconded by Commissioner McGraw on a vote of 10-0. Chair Shieh and Commissioner Witte absent. One vacancy on the Commission.

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

Presentation conducted by [Erica Leak](#), 512-974-9375 and [Jonathan Tomko](#), 512-974-1057, Neighborhood Housing and Community Development

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

Motion to defer small area planning briefing to Small Area Planning Joint Committee for further discussion prior to presentation before the Planning Commission approved by unanimous consent.

F. FUTURE AGENDA ITEMS

Briefing on backup provided for subdivision applications (Planning Commission)

G. COMMITTEES & WORKING GROUPS UPDATES

[Codes and Ordinances Joint Committee](#)

(Vice-Chair Kazi and Commissioners McGraw, Schissler, and Seeger)

Commissioner Seeger stated the Committee reviewed a code amendment related to waiver of fees for NPAs initiated by Contact Teams. Also reviewed mirrored glass code amendment.

[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)

Commissioner Thompson stated Susana Almanza provided a presentation on the East Riverside Corridor.

Planning Commission Operating Model Working Group
(Chair Shieh, and Commissioners De Hoyos Hart, McGraw and Seeger)

Vice-Chair Kazi stated he received correspondence from Commissioner De Hoyos Hart that the working group continues to compile and discuss proposed rules.

ADJOURNMENT

Vice-Chair Kazi adjourned the meeting without objection on Tuesday October 9, 2018 at 8:22 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.