



Planning Commission

November 13, 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

Robert Schneider

Patricia Seeger – Secretary

Todd Shaw

James Shieh – Chair

Jeffrey Thompson

Tracy Witte

William Burkhardt – Ex-Officio

Richard Mendoza – Ex-Officio

Ann Teich – Ex-Officio

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

1. Approval of minutes from October 23, 2018.

Facilitator: Anaiah Johnson, 512-974-2932

Attorney: Brent Lloyd, 512- 974-2974

C. PUBLIC HEARINGS

- 1. 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: [Mark Walters](#), 512-974-7695
Planning and Zoning Department
- 2. 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
- 3. 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: [Mark Walters](#), 512-974-7695
Planning and Zoning Department
- 4. 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

Facilitator: [Anaiah Johnson](#), 512-974-2932

Attorney: [Brent Lloyd](#), 512- 974-2974

5. **Plan Amendment:** [NPA-2018-0012.01 - 3200 Merrie Lynn Avenue; District 9](#)
 Location: 3200 Merrie Lynn Avenue, Boggy Creek Watershed; Upper Boggy Creek NP Area
 Owner/Applicant: 3200 Merrie Lynn, LLC (David Kanne)
 Agent: Drenner Group (Amanda Swor)
 Request: Multifamily to Mixed-Use/Office land use
 Staff Rec.: **Pending. Staff requests postponement to November 27, 2018**
 Staff: [Jeff Engstrom](#), 512-974-1621
 Planning and Zoning Department
6. **Rezoning:** [C14-2018-0087 - 3200 Merrie Lynn Avenue; District 9](#)
 Location: 3200 Merrie Lynn Avenue, Boggy Creek Watershed; Upper Boggy Creek NP Area
 Owner/Applicant: 3200 Merrie Lynn, LLC (David Kanne)
 Agent: Drenner Group (Amanda Swor)
 Request: MF-4-NP to LO-MU-NP
 Staff Rec.: **Pending. Staff requests postponement to November 27, 2018**
 Staff: [Heather Chaffin](#), 512-974-2122,
 Planning and Zoning Department
7. **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; Request for Indefinite Postponement by the Applicant**
 Staff: [Wendy Rhoades](#), 512-974-7719
 Planning and Zoning Department
8. **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-NP to CS-MU-NP
 Staff Rec.: **Recommended, with conditions**
 Staff: [Heather Chaffin](#), 512-974-2122
 Planning and Zoning Department

- 9. 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 modify conditions of a restrictive covenant.
- Staff Rec.: **Recommended**
- Staff: [Heather Chaffin](#), 512-974-2122
Planning and Zoning Department
- 10. Rezoning:** [C14-2018-0090 - Denizen Two; District 9](#)
- Location: 1001 Cumberland Road, West Bouldin Creek Watershed; Galindo / South Lamar Combined NP Area (Suspended)
- Owner/Applicant: Salvation Army (Andrew Kelly)
- Agent: Alice Glasco Consulting (Alice Glasco)
- Request: SF-6-CO to SF-6-CO, to change a condition of zoning
- Staff Rec.: **Recommended**
- Staff: [Heather Chaffin](#), 512-974-2122
Planning and Zoning Department
- 11. Rezoning:** [C14-2018-0131 - The Ridge at Walnut Creek; District 3](#)
- Location: 6020 Springdale Road, Little Walnut Creek Watershed; East MLK Combined NP Area
- Owner/Applicant: 6020 Springdale Trust (Russel Spillers)
- Agent: Texas Engineering Solutions (Justin Lange)
- Request: GR-NP to GR-MU-NP
- Staff Rec.: **Recommended**
- Staff: [Heather Chaffin](#), 512-974-2122
Planning and Zoning Department
- 12. Rezoning:** [C14-01-0046.03 - Helping Hand Home for Children; District 9](#)
- Location: 310 - 312 West 38th Street, 3803 - 3807 Avenue B, Waller Creek Watershed; Hyde Park NP Area
- Owner/Applicant: Helping Hand Home For Children (Ted Keyser)
- Agent: Armbrust & Brown, PLLC (Jewels Cain)
- Request: SF-3-NCCD-NP and MF-4-NCCD-NP to MF-4-NCCD-NP; changes to the Hyde Park NCCD
- Staff Rec.: **Recommended**
- Staff: [Scott Grantham](#), 512-974-3574
Planning and Zoning Department

Facilitator: [Anaiah Johnson](#), 512-974-2932

Attorney: [Brent Lloyd](#), 512- 974-2974

13. **Administrative Site Plan - Environmental Variance:** [SP-2018-0017C - 2001 South 1st Street; District 9](#)
Location: 501 West Johanna Street, East Bouldin Creek Watershed; Bouldin Creek NP Area
Owner/Applicant: Austin Wellspring MGT LLC
Agent: PSW Real Estate
Request: Applicant requests a variance from 25-8-261 to allow a driveway to be constructed in the critical water quality zone.
Staff Rec.: **Recommended**
Staff: [Jeremy Siltala](#), 512-974-2945
Development Services Department
14. **Site Plan - Conditional Use Permit:** [SPC-2018-0234A - Anthem Restaurant; District 9](#)
Location: 91 Rainey Street, Lady Bird Lake Watershed; Downtown Master Plan (Rainey Street District)
Owner/Applicant: Nicholas Hogan
Agent: Lenworth Consulting LLC (Nash Gonzales)
Request: Request approval of a conditional use permit to allow a cocktail lounge use in the Rainey Street district.
Staff Rec.: **Recommended**
Staff: [Nikki Hoelter](#), 512-974-2863
Development Services Department
15. **Site Plan - Conditional Use Permit:** [SPC-2018-0253CX - AISD - Govalle Elementary School; District 3](#)
Location: 3601 Govalle Avenue, Boggy Creek Watershed; Govalle/Johnston Terrace Combined NP Area
Owner/Applicant: Austin Independent School District
Agent: PBK (Luis Salazar)
Request: Request approval of a conditional use site plan because the site is zoned P, public and over an acre. [LDC Sec. 25-2-625(D)(2)]
Staff Rec.: **Recommended**
Staff: [Nikki Hoelter](#), 512-974-2863
Development Services Department

- 16. Site Plan - Conditional Use Permit:** [SPC-2018-0342CX - AISD - T.A. Brown Elementary School; District 4](#)
- Location: 7801 Guadalupe Street, Buttermilk Branch Watershed; Highland NP Area
 Owner/Applicant: Austin Independent School District
 Agent: Garza EMC (Darren Huckert)
 Request: Request approval of a conditional use site plan because the site is zoned P, public and over an acre. [LDC Sec. 25-2-625(D)(2)]
- Staff Rec.: **Recommended**
 Staff: [Nikki Hoelter](#), 512-974-2863
 Development Services Department
- 17. Site Plan - Conditional Use Permit:** [SPC-2017-0322C - Waterloo Neighborhood Park; District 1](#)
- Location: 500 E 12th St., Waller Creek Watershed; Downtown Master Plan
 Owner/Applicant: City of Austin Parks and Recreation (Terry Jungman, Jr.)
 Agent: Big Red Dog Engineering (Thomas Lombardi, Jr., P.E.)
 Request: Approval of a Conditional Use Site Plan for Waterloo Neighborhood Park in (P) Public zoning, on 10.58 acres.
- Staff Rec.: **Recommended**
 Staff: [Donna Galati](#), 512-974-2733
 Development Services Department
- 18. Plat Vacation:** [C8S-73-074\(VAC\) - Plat Vacation of Harry Reininger Subdivision](#)
- Location: 6300 Sassman Road, South Fork Dry Creek Watershed; Pilot Knob MUD
 Owner/Applicant: Carma Easton LLC (Luke Gosda)
 Agent: Kitchen Table Civil Solutions (Jonathan Fleming)
 Request: Approval of the plat vacation of Harry Reininger Subdivision
- Staff Rec.: **Recommended**
 Staff: [Sue Welch](#), 512-854-7637
 Travis County - TNR/Single Office
- 19. Final Plat with a Preliminary Plan:** [C8J-2016-0188.1A - Mirabel Park, Phase 1 Easton Park Section 2C](#)
- Location: 6300 Sassman Road, South Fork Dry Creek Watershed; Pilot Knob MUD
 Owner/Applicant: Carma Easton LLC (Luke Gosda)
 Agent: Kitchen Table Civil Solutions (Jonathan Fleming)
 Request: Approval of Mirabel Park, Phase 1 Easton Park Section 2C Final Plat composed of 157 lots on 42.793 acres.
- Staff Rec.: **Recommended**
 Staff: [Sue Welch](#), 512-854-7637
 Travis County - TNR/Single Office

20. **Final Plat - Resubdivision:** [C8-2017-0243.0A - Resubdivision of Lot 23, Block 5 Pleasant Hill Addition; District 2](#)
 Location: 206 Red Bird Lane, Williamson Creek Watershed; South Congress Combined (West Congress) NP Area
 Owner/Applicant: Redbird Bluebird Partners, LLC (Justin Poses)
 Agent: Redbird Bluebird Partners, LLC (Justin Poses)
 Request: Approve the resubdivision of one lot into 3 lots on 0.500 acres.
 Staff Rec.: **Recommended**
 Staff: [Sylvia Limon](#), 512-974-2767
 Development Services Department
21. **Preliminary Plan:** [C8-2017-0105.SH - Austin Gardens; District 1](#)
 Location: 5606 Harold Court / 5605 Hudson Street, Fort Branch Watershed; M.L.K. - 183 NP Area
 Owner/Applicant: Interlocal Investments LLC
 Agent: Perales Engineering (Jerome Perales)
 Request: Approval of the preliminary plan composed of 26 lots on 3.4 acres
 Staff Rec.: **Recommended**
 Staff: [Cesar Zavala](#), 512-974-3404
 Development Services Department
22. **Subdivision Variance:** [C8-2018-0108 - Mount Moriah; District 1](#)
 Location: 4907 Springdale Rd., Fort Branch Watershed; Pecan Springs - Springdale NP Area
 Owner/Applicant: Greater Mount Moriah Primitive Baptist Church
 Agent: LJA Engineering, Inc. (Danny Miller, P.E.)
 Request: Approval of a variance from L.D.C. Section 25-4-151 Street Alignment and Connectivity to not extend a road.
 Staff Rec.: **Recommended**
 Staff: [Ivan Naranjo](#), 512-974-7649
 Development Services Department
23. **Final Plat with Preliminary Plan:** [C8-04-0043.01.1A.SH - Mueller Section 11; District 9](#)
 Location: Zach Scott Street and Tom Miller Street vicinity, Tannehill Branch Watershed; RMMA
 Owner/Applicant: City of Austin Economic Development, Pam Hefner
 Agent: Stantec Consulting (Hillary Paris)
 Request: Approval of the Mueller Section 11 final plat consisting of 398 lots on 36.7 acres.
 Staff Rec.: **Recommended**
 Staff: [Don Perryman](#), 512-974-2786
 Development Services Department

24. **Final Plat:** [C8-2018-0184.0A - 3710 Govalle; District 3](#)
 Location: 3710 Govalle Avenue, Boggy Creek Watershed; Govalle NP Area
 Owner/Applicant: Matthew Ross
 Agent: Civiltude (Christina Wait)
 Request: Approval of the 3710 Govalle plat composed of 2 lots on 0.33 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
25. **Final Plat:** [C8-2018-0177.0A - Final Plat of Granada Subdivision; District 4](#)
 Location: 504 E Wonsley Drive, Little Walnut Creek Watershed; Georgian Acres NP Area
 Owner/Applicant: Parsons Dorothy Shay
 Agent: Lisa Foret; Garrett-Ihnen Civil Engineering (Jason Rodgers); Granada Land, LLC (Sam Kumar)
 Request: Approval of the final plat of Granada Subdivision composed of 1 lot on 8.04 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
26. **Final Plat:** [C8-2018-0025.1A - AISD - Loyola Final Plat; District 1](#)
 Location: 5301 Loyola Lane, Little Walnut Creek Watershed; University Hills/Windsor Park Combined NP Area
 Owner/Applicant: Austin Independent School District (Paul Turner)
 Agent: LJA Engineering & Surveying, Inc. (Jeremy Reyes)
 Request: Approval of the AISD - Loyola Final Plat composed of 99 lots on 30.46 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
27. **Preliminary Plan:** [C8-2018-0186 - 97 Acres East Riverside and Pleasant Valley; District 3](#)
 Location: 1225 South Pleasant Valley Road, Country Club West Watershed; Pleasant Valley, East Riverside / Oltorf Combined NP Area
 Owner/Applicant: Pleasant Valley Sportsplex of Austin (Gerald Daugherty)
 Agent: KBGE (Jennifer Garcia)
 Request: Approval of the 97 Acres East Riverside and Pleasant Valley Preliminary Plan composed of 16 lots on 97.02 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department

28. **Final Plat - Resubdivision:** [C8-2018-0175.0A - Theodore Low Heights Subdivision Resubdivision of Lot 32; District 5](#)
 Location: 3204 Clawson Road, West Bouldin Creek Watershed; South Lamar NP Area
 Owner/Applicant: Cartwright Jan
 Agent: Hector Avila
 Request: Approval of Theodore Low Heights Subdivision Resubdivision of Lot 32 composed of 4 lots on 0.99 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
29. **Final Plat - Resubdivision:** [C8-2018-0189.0A - Perry Estate; District 9](#)
 Location: 710 East 41st Street, Waller Creek Watershed; Hancock NP Area
 Owner/Applicant: 4100 Red River Holdings LLC
 Agent: Big Red Dog Engineering Consulting (Brittany Lankford)
 Request: Approval of Perry Estate composed of 2 lots on 9.86 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department

D. NEW BUSINESS

1. **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 either by zoning change or conditional use permit anywhere 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)
2. **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 amendment to allow Multifamily Residential use and Condominium Residential use as either permitted uses or conditional uses in all commercial zoning districts. (Co-Sponsors: Commissioners Thompson and Anderson)
3. [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

4. **Transportation Working Group**

Discuss and consider establishing a working group tasked with studying transportation-related issues and potentially making recommendations to the commission. (Co-Sponsors: Commissioner Kenny and Chair Shieh)

F. 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

G. PLANNING COMMISSION 2019 MEETING SCHEDULE

1. Discussion and possible adoption of the Planning Commission meeting schedule for calendar year 2019.

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.

Facilitator: [Anaiah Johnson](#), 512-974-2932

Attorney: [Brent Lloyd](#), 512- 974-2974

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)

[Small Area Planning Joint Committee](#)

(Chair Shieh and Commissioners Anderson and Thompson)

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: [Anaiah Johnson](#), 512-974-2932

Attorney: [Brent Lloyd](#), 512- 974-2974

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

January 9, 2018	July 10, 2018
January 23, 2018	July 24, 2018
*February 13, 2018	August 14, 2018
February 27, 2018	August 28, 2018
March 13, 2018	September 11, 2018
March 27, 2018	September 25, 2018
April 10, 2018	October 9, 2018
* April 24, 2018	October 23, 2018
May 8, 2018	November 13, 2018
*May 22, 2018	November 27, 2018
June 12, 2018	December 11, 2018
June 26, 2018	

*Consent Agenda Only Meetings