



Planning Commission

November 27, 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 November 13, 2018.

Facilitator: Scott Grantham, 512-974-3574

Attorney: Brent Lloyd, 512- 974-2974

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; Applicant postponement request to January 22, 2019.**
Staff: [Maureen Meredith](#), 512-974-2695
Planning and Zoning Department
- 2. 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; Staff postponement request to December 11, 2018.**
Staff: [Maureen Meredith](#), 512-974-2695
Planning and Zoning Department
- 3. 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; Staff postponement request to December 11, 2018.**
Staff: [Heather Chaffin](#), 512-974-2122
Planning and Zoning Department
- 4. 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.: **Recommended**
Staff: [Jeff Engstrom](#), 512-974-1621
Planning and Zoning Department

Facilitator: [Scott Grantham](#), 512-974-3574

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

5. **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.: **Recommended**
 Staff: [Heather Chaffin](#), 512-974-2122
 Planning and Zoning Department
6. **Plan Amendment:** [NPA-2018-0025.01 - Southwest Parkway and Vega Avenue; District 8](#)
 Location: 6113 Southwest Parkway, Barton Creek Watershed-Barton Springs Zone; East Oak Hill NP Area
 Owner/Applicant: St. Andrew's Episcopal School
 Agent: McLean & Howard, L.L.P. (Jeff Howard)
 Request: Neighborhood Mixed Use to Mixed Use land use
 Staff Rec.: **Recommended**
 Staff: [Sabina Mora](#), 512-974-1485
 Planning and Zoning Department
7. **Rezoning:** [C14-2018-0085 - Southwest Parkway and Vega Avenue; District 8](#)
 Location: 6113 Southwest Parkway, Barton Creek Watershed-Barton Springs Zone; East Oak Hill NP Area
 Owner/Applicant: St. Andrew's Episcopal School
 Agent: McLean & Howard, L.L.P. (Jeff Howard)
 Request: LR-MU-NP to GR-MU-CO-NP
 Staff Rec.: **Recommendation of GR-MU-CO-NP**
 Staff: [Scott Grantham](#), 512-974-3574
 Planning and Zoning Department
8. **Rezoning:** [C14-2018-0065 - Town Lake Circle I; District 3](#)
 Location: 2215 and 2315 Town Lake Circle; Lady Bird Lake Watershed; East Riverside / Oltorf Combined NP Area
 Owner/Applicant: FBZ Town Lake Circle LP
 Agent: Drenner Group (Leah Bojo)
 Request: ERC-NMU to ERC-CMU
 Staff Rec.: **Pending; Staff postponement request to January 22, 2019**
 Staff: [Scott Grantham](#), 512-974-3574
 Planning and Zoning Department

9. **Rezoning:** [C14-2018-0064 - Town Lake Circle II; District 3](#)
 Location: 2423 and 2439 Town Lake Circle, 2425 Elmton Drive, Lady Bird Lake and Country Club West Watersheds; East Riverside / Oltorf Combined NP Area
 Owner/Applicant: FBZ Town Lake Circle LP
 Agent: Drenner Group (Leah Bojo)
 Request: ERC-NMU to ERC-CMU
 Staff Rec.: **Pending; Staff postponement request to January 22, 2019**
 Staff: [Scott Grantham](#), 512-974-3574
 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:** [C14-2018-0090 - Denizen Two; District 9](#)
 Location: 1001 Cumberland Road, West Bouldin Creek Watershed; Galindo / South Lamar Combined NP Area
 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
12. **Rezoning:** [C14H-2018-0103 - Philip D. Creer House; District 9](#)
 Location: 1605 Gaston Avenue, Shoal Creek Watershed; Windsor Road / Central West Austin Combined NP Area
 Owner/Applicant: Nicole Kessler, owner
 Request: SF-3-NP to SF-3-H-NP
 Staff Rec.: **Recommended**
 Staff: [Steve Sadowsky](#), 512-974-6454
 Planning and Zoning Department

- 13. 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
- 14. 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, with conditions**
 Staff: [Heather Chaffin](#), 512-974-2122
 Planning and Zoning 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, with conditions**
 Staff: [Nikki Hoelter](#), 512-974-2863
 Development Services Department
- 16. Final Plat - Resubdivision:** [C8-2017-0183.0A - 4427 Gillis Subdivision; District 5](#)
 Location: 4427 Gillis Street, Williamson Creek Watershed; South Manchaca NP Area
 Owner/Applicant: Cantegra Investments, LLC
 Agent: Austin Civil Engineering
 Request: Request approval of a resubdivision of one lot into two.
 Staff Rec.: **Recommended**
 Staff: [Jeremy Siltala](#), 512-974-2945
 Development Services Department

Facilitator: [Scott Grantham](#), 512-974-3574

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

17. **Final Plat:** [C8-2018-0192.0A - Evergreen Subdivision; District 5](#)
Location: 1800 Evergreen Avenue, West Bouldin Creek Watershed; Zilker NP Area
Owner/Applicant: 1800 Evergreen Development LLC
Agent: Thompson Land Engineering, LLC (Cindy Garza)
Request: Approval of Evergreen Subdivision composed of 1 lot on 0.75 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
18. **Final Plat - Amended Plat:** [C8-2018-0190.0A - Mueller Section 1B-1 Subdivision, Amended Plat Lots 1 & 2; District 9](#)
Location: 4815-½ Mueller Blvd, Boggy Creek Watershed; RMMA
Owner/Applicant: Mueller Aldrich Street, LLC
Agent: Garza EMC (Kelley Fowler, P.E.)
Request: Approval of the Mueller Section 1B-1 Subdivision, Amended Plat Lots 1 & 2 Final Plat composed of 1 lot on 3.33 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
19. **Final Plat - Previously Unplatted:** [C8-2018-0203.0A - Vaquero Subdivision; District 5](#)
Location: 4215 South Lamar Boulevard, 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 1.3553 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
20. **Final Plat - Resubdivision:** [C8-2018-0194.0A - Chelsea Subdivision; District 9](#)
Location: 1601 Chelsea Lane, Harpers Branch Watershed; South River City NP Area
Owner/Applicant: TAJ Holdings, LP (Tatiana Jitkoff)
Agent: Sunland Group (Joel Bock)
Request: Approval of Chelsea Subdivision composed of 3 lots on 0.85 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department

21. **Final Plat - Resubdivision:** [C8-2018-0207.0A - Chow Bazaar; District 3](#)
- Location: 5601 East Ben White Boulevard Service Road, Carson Creek Watershed; Montopolis NP Area
- Owner/Applicant: Venkman, LP (Thomas Cripps)
- Agent: CEC-KBGE, LLC (Armando Potillo)
- Request: Approval of the Chow Bazaar composed of 2 lots on 3.6 acres
- Staff Rec.: **Disapproval**
- Staff: Development Services Department

D. NEW BUSINESS

1. [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.
2. [Initiation of Code Amendment related to East Riverside Corridor Hub Map](#)
Discuss and consider the initiation of an amendment to Title 25 of the Land Development Code to amend the East Riverside Corridor Hub Map to include additional properties. Staff: [Jerry Rusthoven](#), 512-974-3207, Planning and Zoning Department.
3. [Initiation of Code Amendment related to definition of mirrored glass.](#)
Discuss and consider the initiation of an amendment to Title 25 of the Land Development Code regarding the definition of mirrored glass. Staff: [Mark Walters](#), 512-974-7695 Planning and Zoning Department
4. [Initiation of Code Amendment related to fee waivers for certain Neighborhood Contact Team initiated neighborhood plan amendments.](#)
Discuss and consider the initiation of an amendment to Title 25 of the Land Development Code regarding fee waivers for Neighborhood Contact Team-initiated and SMART Housing-associated neighborhood plan amendments. Staff: [Mark Walters](#), 512-974-7695 Planning and Zoning Department

E. BRIEFINGS

1. **Briefing regarding Capital Metro Project Connect**
Briefing and discussion regarding Capital Metro - Project Connect.

Facilitator: [Scott Grantham](#), 512-974-3574
Attorney: [Brent Lloyd](#), 512- 974-2974

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. 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.

H. 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: [Scott Grantham](#), 512-974-3574

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

*Consent Agenda Meeting

*September 11, 2018
September 25, 2018
October 9, 2018
October 23, 2018
November 13, 2018
November 27, 2018
December 11, 2018