



Planning Commission

December 11, 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 27, 2018.

Facilitator: Wendy Rhoades, 512-974-7719

Attorney: Lee Simmons, 512-974-2107

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.: **Indefinite Postponement request by Staff**
Staff: [Maureen Meredith](#), 512-974-2695
Planning and Zoning Department
- 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.: **Indefinite Postponement request by Staff**
Staff: [Wendy Rhoades](#), 512-974-7719
Planning and Zoning Department
- 3. Plan Amendment:** [NPA-2018-0021.01 - 5101 East Oltorf; District 3](#)
Location: 5101 East Oltorf Street, Country Club West Watershed; East Riverside/Oltorf Combined NP Area
Owner/Applicant: Charitable Holdings, II (Michael Nellis)
Agent: Armbrust & Brown, PLLC (Richard T. Suttle, Jr.)
Request: Commercial to Mixed Use land use
Staff Rec.: **Pending; Request for Postponement by Staff to January 22, 2019**
Staff: [Kathleen Fox](#), 512-974-7877
Planning and Zoning Department
- 4. Rezoning:** [C14-2018-0080 - 5101 East Oltorf; District 3](#)
Location: 5101 East Oltorf Street, Country Club West Watershed; East Riverside/Oltorf Combined NP Area
Owner/Applicant: Charitable Holdings, II (Michael Nellis)
Agent: Armbrust & Brown, PLLC (Richard T. Suttle, Jr.)
Request: GR-CO-NP to CS-MU-CO-NP
Staff Rec.: **Pending; Request for Postponement by Staff to January 22, 2019**
Staff: [Wendy Rhoades](#), 512-974-7719
Planning and Zoning Department

Facilitator: Wendy Rhoades, 512-974-7719

Attorney: Lee Simmons, 512-974-2107

5. **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 by Staff to January 22, 2019**
 Staff: [Maureen Meredith](#), 512-974-2695
 Planning and Zoning Department
6. **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 by Staff to January 22, 2019**
 Staff: [Heather Chaffin](#), 512-974-2122
 Planning and Zoning Department
7. **Plan Amendment:** [**NPA-2018-0016.03 - 1103 Cherico Street; District 3**](#)
 Location: 1103 Cherico Street, Boggy Creek Watershed; Govalle / Johnston Terrace Combined NP Area
 Owner/Applicant: Austin Land Development, LLC
 Agent: Permit Partners, LLC (David Cancialosi)
 Request: Single Family to Higher Density Single Family land use
 Staff Rec.: **Pending; Postponement by Staff to January 22, 2019**
 Staff: [Maureen Meredith](#), 512-974-2695
 Planning and Zoning Department
8. **Rezoning:** [**C14-2018-0093 - 1103 Cherico Sreet; District 3**](#)
 Location: 1103 Cherico Street, Boggy Creek Watershed; Govalle / Johnston Terrace Combined NP Area
 Owner/Applicant: Austin Land Development, LLC
 Agent: Permit Partners, LLC (David Cancialosi)
 Request: SF-3-NP to SF-5-NP
 Staff Rec.: **Pending; Postponement by Staff to January 22, 2019**
 Staff: [Heather Chaffin](#), 512-974-2122
 Planning and Zoning Department

- 9. Rezoning:** [C14-2018-0001 - Metric and 183; District 4](#)
Location: 8965 Research Boulevard Northbound, 9000 Metric Boulevard, 9100 Metric Boulevard, Little Walnut Creek Watershed; North Burnet/Gateway NP Area
Owner/Applicant: Goodwill Industries of Central Texas (Mark Hiemstra)
Agent: Drenner Group, PC (Amanda Swor)
Request: NBG-CI-NP to NBG-CMU-NP
Staff Rec.: **Pending; Postponement by Staff to January 8, 2019**
Staff: [Sherri Sirwaitis](#), 512-974-3057
Planning and Zoning Department
- 10. Rezoning:** [C14-2018-0115 - Sigma Chi Fraternity; District 9](#)
Location: 2701 Nueces Street, Waller Creek Watershed; West University NP Area
Owner/Applicant: Alpha Nu Chapter of Sigma Chi (Linden Welsch)
Agent: Throrer Design (Victoria Haase)
Request: From MF-4-CO-NP to MF-6-CO-NP
Staff Rec.: **Recommendation of MF-6-NP**
Staff: [Scott Grantham](#), 512-974-3574
Planning and Zoning Department
- 11. Zoning:** [C814-2012-0152.02 - Pilot Knob PUD - 2nd Amendment; District 2](#)
Location: 7612, 7725, 7901, and 8100-½ Colton Bluff Springs Road; 7600, 7604, 7608, 7612, 7700, 7704, and 7708 Hillock Terrace; 8321 Thaxton Road; 8100 Sassman Road, Cottonmouth Creek, Marble Creek, North Fork Dry Creek, South Fork Dry Creek Watersheds; Pilot Knob MUD
Owner/Applicant: Taylor Morrison of Texas, Inc., Pacesetter Homes, LLC; CND-Easton Park, LLC and Carma Easton, LLC
Agent: Armbrust & Brown, PLLC (Richard T. Suttle, Jr.)
Request: Unzoned to PUD, to add 7 tracts of land totaling 165.902 acres to the Pilot Knob PUD
Staff Rec.: **Recommended**
Staff: [Wendy Rhoades](#), 512-974-7719
Planning and Zoning Department

- 12. Municipal Utility District:** [C12M-2018-0004 - Lazy Nine MUD 1A](#)
Location: Located in western Travis County south of State Highway 71 West, west of the City of Bee Cave, Lake Travis and Little Barton Creek Watersheds
Owner/Applicant: A3 Texas Holdem LLC (Brett Ames)
Agent: BGE, Inc. (Seth Mearig)
Request: City consent to the annexation of approximately 124 acres into the Lazy Nine MUD 1A
Staff Rec.: **Recommended**
Staff: [Virginia Collier](#), 512-974-2022
Planning and Zoning Department
- 13. Subdivision:** [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 the preliminary plan composed of five lots on 6.378 acres.
Staff Rec.: **Recommended**
Staff: [Cesar Zavala](#), 512-974-3404,
Development Services Department
- 14. Resubdivision with a variance:** [C8-2018-0046.0A - Resubdivision of Lot 1 and Lot 2, Block F, Northgate Addition; District 7](#)
Location: 1101 Stobaugh St., Boggy Creek Watershed; Crestview NP Area
Owner/Applicant: Joidemar Souza and Marta Souza
Agent: SCE Solutions (Marco Castaneda, P.E.)
Request: Approve the resubdivision of two lots into a five lot subdivision on 1.002 acres with a variance request from L.D.C. 25-4-175 to allow a flag lot configuration.
Staff Rec.: **Recommended**
Staff: Cesar Zavala, 512-974-3404, cesar.zavala@austintexas.gov
Planning and Zoning Department

15. **Alley Vacation:** [F#10048-1810 - Alley Vacation \(689 SF PORTION\) West 17th Street](#)
 Location: Between W. 17th Street and W. 18th Street, and Guadalupe Street and San Antonio Street;
 Owner/Applicant: Stephen McNally
 Agent: Armbrust & Brown, PLLC (Michael Whellan)
 Request: Vacation of 689 square foot portion out of a 20-ft wide tract of land, known as the alley right-of-way between W. 17th Street and W. 18th Street and extending from Guadalupe Street to San Antonio Street
 Staff Rec.: **Recommended with conditions**
 Staff: Kim Vasquez, 512-974-9241
 Office of Real Estate Services
16. **Alley Vacation:** [F#10049-1810 - Alley Vacation \(4,857 SF PORTION\) West 17th Street](#)
 Location: Between W. 17th Street and W. 18th Street, and Guadalupe Street and San Antonio Street
 Owner/Applicant: Travis Hotel Group LLC
 Agent: Armbrust & Brown, PLLC (Michael Whellan)
 Request: Vacation of 4,857 SF portion out of a 20-ft wide tract of land, known as the alley right-of-way between W. 17th Street and W. 18th Street and extending from Guadalupe St. to San Antonio St.
 Staff Rec.: **Recommended with conditions**
 Staff: Kim Vasquez, 512-974-9241
 Office of Real Estate Services
17. **Final Plat - Resubdivision:** [C8-2018-0210.0A - 600 Kemp Street; District 3](#)
 Location: 600 Kemp Street, Country Club East Watershed; Montopolis NP Area
 Owner/Applicant: Home Trees LLC
 Agent: Jones Carter (David Peek)
 Request: Approval of 600 Kemp Street composed of 10 lots on 5.36 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
18. **Final Plat - Resubdivision:** [C8-2018-0211.0A - Cherico Subdivision; District 3](#)
 Location: 3409 Neal Street, Boggy Creek Watershed; Govalle NP Area
 Owner/Applicant: Kerensa Una
 Agent: Permit Partners, LLC (Jennifer Hanlen)
 Request: Approval of Cherico Subdivision composed of 2 lots on 0.4421 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department

D. NEW BUSINESS

1. [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

E. BRIEFINGS

1. [Briefing Regarding Future of Small Area Planning](#)

Briefing and discussion regarding Small Area Planning

Staff: [Matt Dugan](#), 512-974-7665, Planning and Zoning Department

2. [Briefing Regarding the University Neighborhood Overlay District](#)

Briefing and discussion regarding the University Neighborhood Overlay District

Staff: [Mark Walters](#), 512-974-7695, Planning and Zoning Department

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.

Facilitator: Wendy Rhoades, 512-974-7719

Attorney: Lee Simmons, 512-974-2107

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)

Transportation Working Group

(Chair Shieh and Commissioners Kenny, Schissler and Thompson)

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: Wendy Rhoades, 512-974-7719

Attorney: Lee Simmons, 512-974-2107

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