



PLANNING COMMISSION AGENDA

Tuesday, January 8, 2019

The Planning Commission will convene at 6:00 PM on
Tuesday, January 8, 2019 at Austin City Hall, Council Chambers
[301 W. Second Street, Austin, TX](#)

[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.**

Facilitator: [Heather Chaffin](#), 512-974-2122
Attorney: [Lee Simmons](#), 512- 974-2107
Commission Liaison: [Andrew Rivera](#), 512-974-6508

B. APPROVAL OF MINUTES

1. Approval of minutes from December 11, 2018.

C. PUBLIC HEARINGS

- 1. Plan Amendment:** [NPA-2018-0024.01 - Metric and 183; District 4](#)
Location: 8965 Research Blvd. NB, 9000 Metric Blvd., & 9100 Metric Blvd., North Burnet/Gateway NP Area; Little Walnut Creek Watershed
Owner/Applicant: Goodwill Industries of Central Texas (Mark Hiemstra (Chief Operating Officer)
Agent: Drenner Group, PC (Amanda Swor)
Request: Industry to High Density Mixed Use
Staff Rec.: **Recommended**
Staff: [Maureen Meredith](#), (512) 974-2695, Planning and Zoning Department
- 2. Rezoning:** [C14-2018-0001 - Metric and 183; District 4](#)
Location: 8965 Research Boulevard Northbound, 9000 Metric Boulevard, 9100 Metric Boulevard, North Burnet/Gateway NP Area; Little Walnut Creek Watershed
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.: **Recommended with conditions**
Staff: [Sherri Sirwaitis](#), 512-974-3057 Planning and Zoning Department
- 3. Plan Amendment:** [NPA-2018-0012.02.SH - 2107 Alamo; District 1](#)
Location: 2107 Alamo Street, Boggy Creek Watershed; Upper Boggy Creek NP Area
Owner/Applicant: Anmol Mehra
Agent: South Llano Strategies (Glen Coleman)
Request: Single Family to Multifamily use
Staff Rec.: **Not Recommended**
Staff: [Jeff Engstrom](#), 512 974-1621 Planning and Zoning Department

Facilitator: [Heather Chaffin](#), 512-974-2122

Attorney: [Lee Simmons](#), 512- 974-2107

Commission Liaison: [Andrew Rivera](#), 512-974-6508

4. **Rezoning:** [C14-2018-0100.SH - 2107 Alamo; District 1](#)
 Location: 2107 Alamo Street, Boggy Creek Watershed; Upper Boggy Creek NP Area
 Owner/Applicant: Anmol Mehra
 Agent: South Llano Strategies (Glen Coleman)
 Request: SF-3-NP to MF-4-CO-NP
 Staff Rec.: **Not Recommended**
 Staff: [Heather Chaffin](#), 512-974-2122
 Planning and Zoning Department
5. **Rezoning:** [C14-2018-0071 - Victory Medical Office; District 5](#)
 Location: 2109 Fort View Road, Williamson Creek Watershed; South Lamar NP Area
 Owner/Applicant: Eveann Investments, L.P. (William G. Franklin)
 Agent: Husch Blackwell, LLP (Nikelle Meade)
 Request: SF-3 to LO
 Staff Rec.: **Recommendation of NO-MU-CO, with conditons**
 Staff: [Sherri Sirwaitis](#), 512-974-3057
 Planning and Zoning Department
6. **Rezoning:** [C14-2018-0112 - 2408 Leon Street; District 9](#)
 Location: 2408 Leon Street, Waller Creek Watershed; West University NP Area
 Owner/Applicant: Arlington Capital Austin (Jacob Frumkin)
 Agent: Drenner Group, PC (Leah Bojo)
 Request: From MF-4-CO-NP to GO-MU-NP
 Staff Rec.: **Recommended**
 Staff: [Scott Grantham](#), 512-974-3574
 Planning and Zoning Department
7. **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: Thrower 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

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8. **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
9. **Rezoning:** [C814-97-0002.01 - Mary Vice Estates PUD Lot 27 Amendment #1; District 3](#)
Location: 6301 Circulo de Amistad, Carson Creek Watershed; Montopolis NP Area
Owner/Applicant: Austin Habitat for Humanity, Inc. (Andy Alarcon)
Agent: Husch Blackwell, LLP (Stacey Milazzo)
Request: PUD-NP to PUD-NP
Staff Rec.: **Recommendation Pending, Request for Indefinite Postponement**
Staff: [Sherri Sirwaitis](#), 512-974-3057
Planning and Zoning Department
10. **Preliminary Plan:** [C8-2017-0124 - Lightfield Preliminary Plan; District 1](#)
Location: 4902 Lott Avenue, Fort Branch Watershed; MLK-183 NP Area
Owner/Applicant: Dalor Limited Partnership
Agent: Southwest Engineers (Miguel Gonzales)
Request: Approval of a preliminary plan for 19 residential lots on 5.0 acres
Staff Rec.: **Recommended**
Staff: [Don Perryman](#), 512-974-2786
Development Services Department
11. **Final Plat:** [C8-2017-0124.1A - Lightfield Final Plat; District 1](#)
Location: 4902 Lott Avenue, Fort Branch Watershed; MLK-183 NP Area
Owner/Applicant: Dalor Limited Partnership
Agent: Southwest Engineers (Miguel Gonzales)
Request: Approval of a final plat for 19 residential lots on 5.0 acres
Staff Rec.: **Recommended**
Staff: [Don Perryman](#), 512-974-2786
Development Services Department

Facilitator: [Heather Chaffin](#), 512-974-2122
Attorney: [Lee Simmons](#), 512- 974-2107
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- 12. Aerial and Surface Encroachment:** [F# 9721-1607 – Aerial and Surface Encroachment](#)
 Location: East 4th Street and Attayac Street (Adjacent to 1304 East 4th Street)
 Owner/Applicant: Capital Metropolitan Transportation Authority
 Agent: Endeavor Real Estate Group (Megan Wanek)
 Request: Approval of an aerial and surface encroachment of a portion of East 4th Street and Attayac Street by an existing slab and eave, concrete steps and handrails near the intersection of East 4th Street and Attayac Street.
 Staff Rec.: **Recommended**
 Staff: [Andy Halm](#), 512- 974-7185
 Office of Real Estate Services
- 13. Preliminary Plan:** [C8-2018-0217 - Colton Bluff Preliminary Plan; District 2](#)
 Location: 7231 Colton Bluff Springs Road, Cottonmouth Creek Watershed
 Owner/Applicant: Colton Bluff LLC
 Agent: Carlson, Brigance & Doering, Inc. (Geoff Guerrero)
 Request: Approval of the Colton Bluff Preliminary Plan composed of 367 lots on 94.44 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
- 14. Final Plat:** [C8J-2018-0214.0A - Resubdivision of Quinta Ridge](#)
 Location: 2211 Westlake Pass, Lake Austin Watershed
 Owner/Applicant: Manor Road Properties (Marcos Guitierrez)
 Agent: Moncada Enterprises, LLC (Phil Moncada)
 Request: Approval of the Resubdivision of Quinta Ridge composed of 3 lots on 3.3 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
- 15. Final Plat:** [C8-2018-0224.0A - Woodward Industrial District Resubdivision of Part of Lot 54 & West 1/2 of Lot 55](#)
 Location: 303 Woodward Street, East Bouldin Creek Watershed; St. Edward’s NP Area
 Owner/Applicant: Woodward Street Holdings (Series of Urban ATX Development, LLC)
 Agent: Servant Engineering & Consulting, PLLC (Mauricio Quintero Rangel, P.E.)
 Request: Approval of the Woodward Industrial District Resubdivision of Part of Lot 54 & West 1/2 Lot of 55 composed of 2 lots on 0.36 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department

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- 16. Final Plat:** [C8-2018-0221.0A - Bluff Plaza; District 2](#)
 Location: 4400 East William Cannon Drive, Williamson Creek Watershed
 Owner/Applicant: LDG Development
 Agent: Costello, Inc. (Steven Buffum)
 Request: Approval of Bluff Plaza composed of 1 lot on 0.85 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
- 17. Final Plat:** [C8J-2018-0228.0A - Ol' Yeller Tract Subdivision; District 8](#)
 Location: 7707 Thomas Springs Road, Williamson Creek Watershed-Barton Springs Zone
 Owner/Applicant: Justin Mortinmer
 Agent: Perales Engineering (Jerry Perales)
 Request: Approval of the Ol' Yeller Tract Subdivision composed of 1 lot on 1.31 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
- 18. Final Plat - Resubdivision:** [C8-2018-0219.0A - Yellow Jacket Subdivision; District 3](#)
 Location: 2101 Yellow Jacket Lane, Carson Creek Watershed; Montopolis NP Area
 Owner/Applicant: Knepp Incorporated (Mike Knepp)
 Agent: Southwest Engineers (Henry Juarez)
 Request: Approval of Yellow Jacket Subdivision composed of 3 lots on 0.46 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
- 19. Site Plan - Conditional Use Permit:** [SPC-2017-0531A - The Vortex; District 3](#)
 Location: 2307 Manor Road, Boggy Creek Watershed; Upper Boggy Creek NP Area
 Owner/Applicant: The Vortex Repertory Company (Bonnie Cullum)
 Agent: Stansberry Engineering (Blayne Stansberry, P.E.)
 Request: Approval of a Conditional Use Permit for a cocktail lounge expansion
 Staff Rec.: **Recommended**
 Staff: [Christine Barton-Holmes](#), 974-2788
 Development Services Department

Facilitator: [Heather Chaffin](#), 512-974-2122
 Attorney: [Lee Simmons](#), 512- 974-2107
 Commission Liaison: [Andrew Rivera](#), 512-974-6508

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

E. 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.

F. 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: [Heather Chaffin](#), 512-974-2122

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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.

2019 PLANNING COMMISSION MEETING SCHEDULE

January 8, 2019	July 9, 2019
January 22, 2019	July 23, 2019
February 12, 2019	August 13, 2019
February 26, 2019	August 27, 2019
March 12, 2019	September 10, 2019
March 26, 2019	September 24, 2019
April 9, 2019	October 8, 2019
April 23, 2019	October 22, 2019
May 14, 2019	November 12, 2019
May 28, 2019	November 26, 2019
June 11, 2019	December 10, 2019
June 25, 2019	December 17, 2019