



**PLANNING COMMISSION  
MINUTES**

**November 13, 2018**

**The Planning Commission convened in a regular meeting on November 13, 2018 @ 301 W. 2<sup>nd</sup> Street, Austin, TX 78701.**

**Chair Shieh called the Commission Meeting to order at 6:02 p.m.**

**Commission Members in Attendance:**

**Greg Anderson  
Yvette Flores  
Fayez Kazi – Vice-Chair  
Conor Kenny  
Karen McGraw  
Robert Schneider  
James Schissler  
Patricia Seeger  
Todd Shaw  
James Shieh - Chair  
Jeffrey Thompson  
Tracy Witte**

**Ann Teich – Ex-Officio**

**Absent:**

**Angela De Hoyos Hart**

**William Burkhardt – Ex- Officio  
Robert Mendoza – 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.

Motion to approve the minutes from October 23, 2018 was approved by Commissioner Seeger, seconded by Commissioner Schneider on a vote of 12-0. Commissioner De Hoyos Hart absent.

**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

Public Hearing closed.

Motion by Commissioner Seeger, seconded by Commissioner McGraw to grant Higher Density Single Family land use for NPA-2018-0016.01 - Sekrit Theater was approved on a vote of 8-3. Commissioners Kenny, Thompson, and Schissler vote nay. Vice-Chair Kazi abstained on the item. Commissioner De Hoyos Hart absent.

- 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

Public Hearing closed.

Motion by Commissioner Seeger, seconded by Commissioner McGraw to grant SF-6-CO combining district zoning and include Staff recommendation along with additional conditions for C14-2018-0074 - Sekrit Theater located at 1145/1147 Perry Road was approved on a vote of 8-3. Commissioners Kenny, Thompson, and Schissler vote nay. Vice-Chair Kazi abstained on the item. Commissioner De Hoyos Hart absent.

Additional Conditions:

Maximum of 22 new dwelling units at 11 units per acre.  
New units shall have footprints between 400 and 1,000 square feet (not including porches), and shall be one or two stories.

**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

Motion to grant Staff's request for postponement of this item to December 11, 2018 was approved on the consent agenda by Commissioner Seeger, seconded by Commissioner Schneider on a vote of 12-0. Commissioner De Hoyos Hart absent.

**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

Motion to grant Staff's request for postponement of this item to December 11, 2018 was approved on the consent agenda by Commissioner Seeger, seconded by Commissioner Schneider on a vote of 12-0. Commissioner De Hoyos Hart absent.

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

Motion to grant Staff's request for postponement of this item to November 27, 2018 was approved on the consent agenda by Commissioner Seeger, seconded by Commissioner Schneider on a vote of 12-0. Commissioner De Hoyos Hart absent.

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

Motion to grant Staff's request for postponement of this item to November 27, 2018 was approved on the consent agenda by Commissioner Seeger, seconded by Commissioner Schneider on a vote of 12-0. Commissioner De Hoyos Hart absent.

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: Thrower Design (Ron Thrower)  
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

Motion to grant Applicant's request for Indefinite Postponement of this item was approved on the consent agenda by Commissioner Seeger, seconded by Commissioner Schneider on a vote of 12-0. Commissioner De Hoyos Hart absent.

**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

Motion to grant Neighborhood’s request for postponement of this item to November 27, 2018 was approved on the consent agenda by Commissioner Seeger, seconded by Commissioner Schneider on a vote of 10-0. Vice-Chair Kazi recused on this item due to a conflict of interest, rendered professional services. Commissioner Schissler recused on this item due to a conflict of interest, rendered professional services. Commissioner De Hoyos Hart absent.

**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

Motion to grant Neighborhood’s request for postponement of this item to November 27, 2018 was approved on the consent agenda by Commissioner Seeger, seconded by Commissioner Schneider on a vote of 10-0. Vice-Chair Kazi recused on this item due to a conflict of interest, rendered professional services. Commissioner Schissler recused on this item due to a conflict of interest, rendered professional services. Commissioner De Hoyos Hart absent.

**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

Motion to grant Neighborhood’s request for postponement of this item to November 27, 2018 was approved on the consent agenda by Commissioner Seeger, seconded by Commissioner Schneider on a vote of 12-0. Commissioner De Hoyos Hart absent.

**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

Public Hearing closed.

Motion to grant Staff’s recommendation of GR-MU-NP combining district zoning for C14-2018-0131 - The Ridge at Walnut Creek located at 6020 Springdale Road was approved on the consent agenda by Commissioner Seeger, seconded by Commissioner Schneider on a vote of 12-0. Commissioner De Hoyos Hart absent.

**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

Public Hearing closed.

Motion to grant Staff’s recommendation of MF-4-NCCD-NP combining district zoning, (*changes to the Hyde Park NCCD*), and include additional conditions for C14-01-0046.03 - Helping Hand Home for Children located at 310 - 312 West 38th Street, 3803 - 3807 Avenue B was approved on the consent agenda by Commissioner Seeger, seconded by Commissioner Schneider on a vote of 12-0. Commissioner De Hoyos Hart absent.

**Additional conditions:**

Limit of 10 residents per residential structure.  
The fence must have a ratio of open space to solid material of not less than 1 to 0.25.

**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

Public Hearing closed.

Motion to grant Staff's recommendation for SP-2018-0017C - 2001 South 1st Street located at 501 West Johanna Street was approved on the consent agenda by Commissioner Seeger, seconded by Commissioner Schneider on a vote of 12-0. Commissioner De Hoyos Hart absent.

**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

Public Hearing closed.

Motion to grant Staff's recommendation for SPC-2018-0234A - Anthem Restaurant located at 91 Rainey Street was approved on the consent agenda by Commissioner Seeger, seconded by Commissioner Schneider on a vote of 12-0. Commissioner De Hoyos Hart absent.

- 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

Motion to grant Staff’s request for postponement of this item to November 27, 2018 was approved on the consent agenda by Commissioner Seeger, seconded by Commissioner Schneider on a vote of 10-0. Vice-Chair Kazi recused on this item due to a conflict of interest, rendered professional services. Commissioner Schissler recused on this item due to a conflict of interest, rendered professional services. Commissioner De Hoyos Hart absent.

- 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

Public Hearing closed.

Motion to grant Staff’s recommendation for SPC-2018-0342CX - AISD - T.A. Brown Elementary School located at 7801 Guadalupe Street was approved on the consent agenda by Commissioner Seeger, seconded by Commissioner Schneider on a vote of 10-0. Vice-Chair Kazi recused on this item due to a conflict of interest, rendered professional services. Commissioner Schissler recused on this item due to a conflict of interest, rendered professional services. Commissioner De Hoyos Hart absent.



**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

Public Hearing closed.

Motion to grant Staff's recommendation for SPC-2017-0322C - Waterloo Neighborhood Park located at 500 E 12th St was approved on the consent agenda by Commissioner Seeger, seconded by Commissioner Schneider on a vote of 12-0. Commissioner De Hoyos Hart absent.

**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

Public Hearing closed.

Motion to grant Staff's recommendation for C8S-73-074(VAC) - Plat Vacation of Harry Reininger Subdivision located at 6300 Sassman Road was approved on the consent agenda by Commissioner Seeger, seconded by Commissioner Schneider on a vote of 12-0. Commissioner De Hoyos Hart absent.

- 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

Public Hearing closed.

Motion to grant Staff's recommendation for C8J-2016-0188.1A - Mirabel Park, Phase 1 Easton Park Section 2C located at 6300 Sassman Road was approved on the consent agenda by Commissioner Seeger, seconded by Commissioner Schneider on a vote of 12-0. Commissioner De Hoyos Hart absent.

- 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

Public Hearing closed.

Motion to grant Staff's recommendation for C8-2017-0243.0A - Resubdivision of Lot 23, Block 5 Pleasant Hill Addition located at 206 Red Bird Lane was approved on the consent agenda by Commissioner Seeger, seconded by Commissioner Schneider on a vote of 12-0. Commissioner De Hoyos Hart absent.

**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

Public Hearing closed.

Motion by Commissioner Schissler, seconded by Commissioner Anderson to grant Staff's recommendation for C8-2017-0105.SH - Austin Gardens located at 5606 Harold Court / 5605 Hudson Street was approved on a vote of 12-0. Commissioner De Hoyos Hart absent.

**22. Subdivision** [C8-2018-0108 - Mount Moriah; District 1](#)

**Variance:**

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

Public Hearing closed.

Motion to grant Staff's recommendation for C8-2018-0108 - Mount Moriah located at 4907 Springdale Rd. was approved on the consent agenda by Commissioner Seeger, seconded by Commissioner Schneider on a vote of 12-0. Commissioner De Hoyos Hart absent.

**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

Public Hearing closed.

Motion to grant Staff's recommendation for C8-04-0043.01.1A.SH - Mueller Section 11 located in the Zach Scott Street and Tom Miller Street vicinity was approved on the consent agenda by Commissioner Seeger, seconded by Commissioner Schneider on a vote of 12-0. Commissioner De Hoyos Hart absent.

**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

Motion to grant disapproval of C8-2018-0184.0A - 3710 Govalle located at 3710 Govalle Avenue was approved on the consent agenda by Commissioner Seeger, seconded by Commissioner Schneider on a vote of 10-0. Vice-Chair Kazi recused on this item due to a conflict of interest, rendered professional services. Commissioner Schissler recused on this item due to a conflict of interest, rendered professional services. Commissioner De Hoyos Hart absent.

**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

Public Hearings closed.

Motion to disapprove items C-25 - C-29 was approved on the consent agenda by Commissioner Seeger, seconded by Commissioner Schnieder on a vote of 12-0. Commissioner De Hoyos Hart absent.

## **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)

Item withdrawn

**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)

Item withdrawn

**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

Motion to grant Neighborhood's request for postponement of this item to November 27, 2018 was approved on the consent agenda by Commissioner Seeger, seconded by Commissioner Schneider on a vote of 12-0. Commissioner De Hoyos Hart absent.

**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)

Motion by Commissioner Schissler, seconded by Commissioner Seeger to establish the Transportation Working Group was approved on a vote of 12-0. Commissioner De Hoyos Hart absent.

Motion to Chair Shieh, seconded by Commissioner Schissler to appoint by slate Chair Shieh, and Commissioners Kenny, Thompson and Schissler to the Working Group was approved on a vote of 12-0. Commissioner De Hoyos Hart absent.

**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

Jerry Rusthoven, Assistant Director, of Planning and Zoning Department discussed vertical mixed use.

## **G. PLANNING COMMISSION 2019 MEETING SCHEDULE**

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

Motion by Commissioner Anderson, seconded by Commissioner Seeger to meet every 2<sup>nd</sup> and 4<sup>th</sup> Tuesday; make-up day of December 17, 2019 at 5:00 p.m. for December 24, 2019 cancelled meeting. Motion approved on a vote of 12-0. Commissioner De Hoyos Hart absent.

## **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.*

## **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)

Commissioner Seeger stated Capital Metro provided a briefing on initiatives related to reducing community greenhouse gas emissions.

### [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**

**Chair Shieh adjourned the meeting without objection on Tuesday, November 13, 2018 at 9:03 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.