



**PLANNING COMMISSION  
MINUTES**

**September 25, 2018**

**The Planning Commission convened in a regular meeting on September 25, 2018 @ 301 W. 2<sup>nd</sup> Street, Austin, TX 78701.**

**Chair Shieh called the Commission Meeting to order at 6:05 p.m.**

**Commission Members in Attendance:**

**Greg Anderson  
Angela De Hoyos Hart  
Yvette Flores  
Fayez Kazi – Vice-Chair  
Karen McGraw  
James Schissler  
Todd Shaw  
James Shieh - Chair  
Jeffrey Thompson  
Tracy Witte**

**William Burkhardt – Ex-Officio**

**Absent:**

**Conor Kenny  
Patricia Seeger**

**Ann Teich – Ex-Officio  
Robert Mendoza – Ex-Officio**

**1 Vacancy on the Commission**

**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.**

Nicki Fowler and the Pack 20 Cub Scouts:

James Shieh – Discussed affordability, parks and hike and bike trails.

Lee Worsham – Thanked the Commission for their service.

Henry Shutter – Discussed the need for more apartments and homeless shelters.

Gabriel Fowler – Discussed the importance of historic preservation.

Dash Wilcox – Discussed the need for additional multifamily housing.

## B. APPROVAL OF MINUTES

1. Approval of minutes from September 11, 2018.

Motion to approve the minutes from September 11, 2018 was approved on the consent agenda by Commissioner Anderson, seconded by Commissioner Flores on a vote of 10-0. Commissioners Kenny and Seeger. One vacancy on the Commission.

## C. PUBLIC HEARINGS

### 1. Plan Amendment: [NPA-2018-0016.02 - PAZ Veterinary; District 3](#)

Location:	3300 East 7th Street, Boggy Creek Watershed; Govalle/Johnston Terrace Combined NP Area
Owner/Applicant:	3301 Gonzales, LLC (Thomas Joseph)
Agent:	Alice Glasco Consulting (Alice Glasco)
Request:	From Office to Commercial land use
Staff Rec.:	<b>Postponement request by the Staff to October 9, 2018</b>
Staff:	<a href="#"><u>Maureen Meredith</u></a> , 512-974-2695 Planning and Zoning Department

Motion to grant Staff's request for postponement of this item to October 9, 2018 was approved on the consent agenda by Commissioner Anderson, seconded by Commissioner Flores on a vote of 10-0. Commissioners Kenny and Seeger absent. One vacancy on the Commission.

**2. Rezoning:** [C14-2018-0081 - PAZ Veterinary; District 3](#)

Location: 3300 East 7th Street, Boggy Creek Watershed; Govalle/Johnston Terrace Combined NP Area  
Owner/Applicant: 3301 Gonzales, LLC (Thomas Joseph)  
Agent: Alice Glasco Consulting (Alice Glasco)  
Request: GO-NP to GR-NP  
Staff Rec.: **Postponement request by the Staff to October 9, 2018**  
Staff: [Heather Chaffin](#), 512-974-2122  
Planning and Zoning Department

Motion to grant Staff’s request for postponement of this item to October 9, 2018 was approved on the consent agenda by Commissioner Anderson, seconded by Commissioner Flores on a vote of 10-0. Commissioners Kenny and Seeger absent. One vacancy on the Commission.

**3. Plan Amendment:** [NPA-2018-0028.01 - Dessau Homes; District 1](#)

Location: 10300 Dessau Road, Walnut Creek Watershed; Heritage Hills/Windsor Hills Combined (Windsor Hills) NP Area  
Owner/Applicant: Central Texas Group, LLC (Preya Sundaram)  
Agent: Preya Sundarm  
Request: From Single Family to Higher Density Single Family land use  
Staff Rec.: **Recommended**  
Staff: [Maureen Meredith](#), 512-974-2695  
Planning and Zoning Department

Public Hearing closed.

Motion to grant staff’s recommendation for Higher Density Single Family land use for NPA-2018-0028.01 - Dessau Homes was approved on a vote of 8-2. Commissioners McGraw and Witte voting nay on this item. Commissioners Kenny and Seeger absent. One vacancy on the Commission.

**4. Rezoning:** [C14-2018-0075 - Dessau Homes; District 1](#)

Location: 10300 Dessau Road, Walnut Creek Watershed; Heritage Hills/Windsor Hills Combined (Windsor Hills) NP Area  
Owner/Applicant: Central Texas Group, LLC (Preya Sundaram)  
Agent: Preya Sundarm  
Request: SF-3 to-NP to SF-6-NP  
Staff Rec.: **Recommended**  
Staff: [Heather Chaffin](#), 512-974-2122  
Planning and Zoning Department

Public Hearing closed.

Motion to grant SF-6-CO-NP combining district zoning for 10300 Dessau Road located at 10300 Dessau Road was approved on a vote of 8-2. Commissioners McGraw and Witte voting nay on this item. Commissioners Kenny and Seeger absent. One vacancy on the Commission.

Conditional Overlay:

Property shall not exceed 18 dwelling units.

**5. Plan Amendment:** [NPA-2017-0018.01 - Burnet Lane; District 7](#)

Location: 2106 and 2108 Payne Avenue & 6431 Burnet Lane, Shoal Creek Watershed; Brentwood/Highland Combined NP Area  
Owner/Applicant: ARCH Properties Inc., Trustee  
Agent: Drenner Group (Amanda Swor)  
Request: Single Family and Mixed Use/Office land uses to Mixed Use land use  
Staff Rec.: **Applicant requests an indefinite postponement.**  
Staff: [Maureen Meredith](#), 512-974-2695  
Planning and Zoning Department

Motion to grant Applicant's request for indefinite postponement of this item was approved on the consent agenda by Commissioner Anderson, seconded by Commissioner Flores on a vote of 10-0. Commissioners Kenny and Seeger absent. One vacancy on the Commission.

**6. 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 request by the Staff to October 23, 2018**  
Staff: [Maureen Meredith](#), 512-974-2695  
Planning and Zoning Department

Motion to grant Staff's request for postponement of this item to October 23, 2018 was approved on the consent agenda by Commissioner Anderson, seconded by Commissioner Flores on a vote of 10-0. Commissioners Kenny and Seeger absent. One vacancy on the Commission.

**7. 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 request by the Staff to October 23, 2018**  
Staff: [Heather Chaffin](#), 512-974-2122  
Planning and Zoning Department

Motion to grant Staff's request for postponement of this item to October 23, 2018 was approved on the consent agenda by Commissioner Anderson, seconded by Commissioner Flores on a vote of 10-0. Commissioners Kenny and Seeger absent. One vacancy on the Commission.

**8. 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; Postponement request by the Staff to November 13, 2018**  
Staff:                        [Wendy Rhoades](#), 512-974-7719  
                                  Planning and Zoning Department

Motion to grant Staff's request for postponement of this item to November 13, 2018 was approved on the consent agenda by Commissioner Anderson, seconded by Commissioner Flores on a vote of 10-0. Commissioners Kenny and Seeger absent. One vacancy on the Commission.

**9. Rezoning:**                    [C14-2018-0042 – Red Bluff Rezoning; District 3](#)

Location:                    4713 East Cesar Chavez Street, Colorado River Watershed; Govalle/Johnston Terrace Combined NP Area  
Owner/Applicant:        Red Bluff Partners, LLC (Andrew Ashmore)  
Agent:                      Armbrust & Brown, PLLC (Amanda Morrow)  
Request:                    CS-MU-CO-NP to CS-MU-CO-NP, to change a condition of zoning  
Staff Rec.:                **Recommended**  
Staff:                        [Heather Chaffin](#), 512-974-2122  
                                  Planning and Zoning Department

Public Hearing closed.

Motion to grant Staff's recommendation of CS-MU-CO-NP combining district zoning to change a condition of zoning, located at 4713 East Cesar Chavez Street was approved on the consent agenda by Commissioner Anderson, seconded by Commissioner Flores on a vote of 10-0. Commissioners Kenny and Seeger absent. One vacancy on the Commission.

**10. Rezoning:**                    [C14H-1981-0018 - Kenney House; District 9](#)

Location:                    611 W. 22nd Street, Shoal Creek Watershed; West University NP Area  
Owner/Applicant:        Mike McHone  
Request:                    Remove the H zoning from a portion of the property; the base zoning for this tract will remain the same.  
Staff Rec.:                **Recommended**  
Staff:                        [Steve Sadowsky](#), 512-974-6454  
                                  Planning and Zoning Department

Public Hearing closed.

Motion by Commissioner Anderson, seconded by Commissioner De Hoyos Hart to grant Staff's recommendation to remove H district zoning from a portion of the property located at 611 W. 22nd Street and recommend reimbursement of property taxes of the subject portion, was approved on a vote of 9-1. Commissioner McGraw voted nay on this item. Commissioners Kenny and Seeger absent. One vacancy on the Commission.

- 11. Site Plan -** [SPC-2018-0054A - Guadalupe-Saldana Netzero Subdivision;](#)  
**Conditional Use:** [District 3](#)  
Location: 1200 Paul Teresa Saldana Street, Boggy Creek Watershed;  
Govalle/Johnston Combined Terrace NP Area  
Owner/Applicant: Guadalupe-Saldana Affordable Homes  
Agent: Jones and Carter (Gemsong Ryan)  
Request: Approval of a conditional use to operate a child care facility.  
Staff Rec.: **Recommended**  
Staff: [Clarissa Davis](#), 512-974-1423  
Development Services Department

Public Hearing closed.

Motion to grant Staff's recommendation for SPC-2018-0054A - Guadalupe-Saldana Netzero Subdivision located at 1200 Paul Teresa Saldana Street was approved on the consent agenda by Commissioner Anderson, seconded by Commissioner Flores on a vote of 8-0. Vice-Chair Kazi recused on this item due to conflict of interest (rendered professional services). Commissioner Schissler recused on this item due to conflict of interest (rendered professional services). Commissioners Kenny and Seeger absent. One vacancy on the Commission.

- 12. Site Plan -** [SP-2013-0101C - Rainey Street Residential; District 9](#)  
**Waterfront**  
**Overlay variance:**  
Location: 70 Rainey St., Waller Creek Watershed; Downtown Master Plan  
Owner/Applicant: 70 Rainey Street Owner LLC (CJ Sackman)  
Agent: Armbrust & Brown, PLLC (Richard Suttle)  
Request: The applicant is seeking approval of a variance from the 20% reflectivity provision related to mirrored or glare producing glass as regulated in the Waterfront Overlay design regulations [Land Development Code 25-2-721(E)(1)] to allow glass with a 31% reflectivity  
Staff Rec.: **Recommended**  
Staff: [Donna Galati](#), 512-974-2733  
Development Services Department

Public Hearing closed.

Motion by Commissioner De Hoyos Hart, seconded by Commissioner Schissler to grant Staff's recommendation for SP-2013-0101C - Rainey Street Residential located at 70 Rainey St., was approved on a vote of 8-1. Commissioner Witte voted nay. Commissioner McGraw abstained from this item. Commissioners Kenny and Seeger absent. One vacancy on the Commission.

**13. Resubdivision:**            **[C8J-2017-0203.1A - Village at Northtown Section 3 Resubdivision Lot 5 Block C](#)**

Location:                    John Henry Faulk Road, closest to 15000 Harris Ridge Boulevard, Harris Branch Watershed; Northtown MUD  
Owner/Applicant:        Village at Northtown, Ltd. (Clifton Lind)  
Agent:                      LJA Engineering, Inc. (Walter Hoysa)  
Request:                    Approval of the Village at Northtown Section 3 Resubdivision of Lot 5 Block C Final Plat consisting of 151 lots on 36.69 acres.  
Staff Rec.:                **Recommended**  
Staff:                        [Sarah Sumner](#), 512-854-7687  
Single Office

Public Hearing closed.

Motion to grant Staff’s recommendation for C8J-2017-0203.1A - Village at Northtown Section 3 Resubdivision Lot 5 Block C located at John Henry Faulk Road was approved on the consent agenda by Commissioner Anderson, seconded by Commissioner Flores on a vote of 10-0. Commissioners Kenny and Seeger absent. One vacancy on the Commission.

**14. Resubdivision:**            **[C8-2017-0152.0A - Jobe House Resubdivision; District 1](#)**

Location:                    1113 East 9th Street, Lady Bird Lake Watershed; Central East Austin NP Area  
Owner/Applicant:        Guadalupe Neighborhood Development Corp. (Mark Rodgers)  
Agent:                      Civiltude, LLC (Fayez Kazi)  
Request:                    Approve the resubdivision of one lot and part of another lot into two lots on 0.313 acres.  
Staff Rec.:                **Recommended**  
Staff:                        [Sylvia Limon](#), 512-974-2767  
Development Services Department

Public Hearing closed.

Motion to grant Staff’s recommendation for C8-2017-0152.0A - Jobe House Resubdivision located at 1113 East 9th Street, was approved on the consent agenda by Commissioner Anderson, seconded by Commissioner Flores on a vote of 8-0. Vice-Chair Kazi recused on this item due to conflict of interest (rendered professional services). Commissioner Schissler recused on this item due to conflict of interest (rendered professional services). Commissioners Kenny and Seeger absent. One vacancy on the Commission.

**15. Resubdivision:** [C8-2017-0170.0A - Second Resubdivision of a Portion of Lot 8, Block A, Eastover; District 1](#)

Location: 3611 Munson Street, Boggy Creek Watershed; MLK NP Area  
Owner/Applicant: MX3 Homes, LLC (Sal Martinez)  
Agent: Southwest Engineers, Inc. (Travis Flake)  
Request: Approve a variance from LDC 25-4-175 to allow a flag lot and the resubdivision of part of one lot into two lots on 0.25 acres.  
Staff Rec.: **Recommended**  
Staff: [Sylvia Limon](#), 512-974-2767  
Development Services Department

Public Hearing closed.

Motion to grant Staff's recommendation for C8-2017-0170.0A - Second Resubdivision of a Portion of Lot 8, Block A, Eastover located at 3611 Munson Street, was approved on the consent agenda by Commissioner Anderson, seconded by Commissioner Flores on a vote of 8-0. Commissioners McGraw and Witte voted nay. Commissioners Kenny and Seeger absent. One vacancy on the Commission.

**16. Final Plat with Preliminary:** [C8-04-0043.10.2A.SH - Mueller Section 1B-2 Subdivision; District 9](#)

Location: 1527-1/2 Barbara Jordan Boulevard, Boggy Creek Watershed; RMMA  
Owner/Applicant: City of Austin, Economic Development Department (Pamela Hefner)  
Agent: Stantec Consulting Services (Hillary Paris)  
Request: Approval of the Mueller Section 1B-2 Subdivision composed of 2 lots on 9.02 acres  
Staff Rec.: **Recommended**  
Staff: [Don Perryman](#), 512-974-2786  
Development Services Department

Public Hearing closed.

Motion to grant Staff's recommendation for C8-04-0043.10.2A.SH - Mueller Section 1B-2 Subdivision located at 1527-1/2 Barbara Jordan Boulevard, was approved on the consent agenda by Commissioner Anderson, seconded by Commissioner Flores on a vote of 10-0. Commissioners Kenny and Seeger absent. One vacancy on the Commission.

**17. Final Plat - Amended Plat:** [C8-2018-0152.0A - Hyde Park Amended Plat of Lots A & B Resubdivision of Lots 17-24 Block 21; District 9](#)

Location: 4204 Avenue G, Waller Creek Watershed; Hyde Park NCCD  
Owner/Applicant: W. Amon & Carol Cohen Burton Jr.  
Agent: Masterplan (Karen Wunsch)  
Request: Approval of the Hyde Park Amended Plat of Lots A & B Resubdivision of Lots 17-24 Block 21 Final Plat composed of 2 lots on 0.3988 acres  
Staff Rec.: **Disapproval**  
Staff: Development Services Department



- 18. Final Plat - Resubdivision:** [C8-2018-0150.0A - University Heights Resubdivision of Lot 1-A of Lots 1 and 2; District 1](#)  
 Location: 2211 Vanderbilt Lane, Little Walnut Creek Watershed; Windsor Park / University Hills Combined NP Area  
 Owner/Applicant: Checklist Remodeling, LLC (Cassia Jimenez)  
 Agent: Prossner and Associates (Kurt M. Prossner, P.E.)  
 Request: Approval of the University Heights Resubdivision of Lot 1-A of Lots 1 and 2 Final Plat composed of 3 lots on 0.73 acres  
 Staff Rec.: **Disapproval**  
 Staff: Development Services Department
- 19. Final Plat - Resubdivision:** [C8-2018-0147.0A - Domain Lot D9 Subdivision](#)  
 Location: 2904 Palm Way, Walnut Creek Watershed; North Burnet/Gateway Combined NP Area  
 Owner/Applicant: TR Domain, LLC/Tier Reit (Greg Brooke)  
 Agent: Stantec Consulting Services (Allison Lehman)  
 Request: Approval of the Domain Lot D9 Subdivision composed of 4 lots on 44.83 acres  
 Staff Rec.: **Disapproval**  
 Staff: [Don Perryman](#), 512-974-2786  
 Development Services Department

Public Hearing closed.

Motion to disapprove Items C-17 – C-19 was approved on the consent agenda by Commissioner Anderson, seconded by Commissioner Flores on a vote of 10-0. Commissioners Kenny and Seeger absent. One vacancy on the Commission.

**D. PRESENTATION**

**1. [Extension of East 11th and 12th Streets Urban Renewal Plan Termination Date](#)**

Presentation and discussion regarding the extension of the East 11th and 12th Streets Urban Renewal Plan termination date. Staff: [Sandra Harkins](#), Project Coordinator, Neighborhood Housing and Community Development, 512-974-3128.

Presentation conducted by Sandra Harkins Project Coordinator, Neighborhood Housing and Community Development, 512-974-3128.

## **E. 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

No discussion occurred on this item.

## **F. FUTURE AGENDA ITEMS**

## **G. COMMITTEES & WORKING GROUPS UPDATES**

### [Codes and Ordinances Joint Committee](#)

(Vice-Chair Kazi and Commissioners McGraw, Schissler, and Seeger)

Vice Chair Kazi stated the Committee discussed a Code amendment regarding mirrored glass and a Code amendment regarding fee waivers associated with plan amendments.

### [Comprehensive Plan Joint Committee](#)

(Commissioners Flores, Kenny, Schissler and Shaw)

No report provided.

### [Joint Sustainability Committee](#)

(Chair Shieh and Commissioner Seeger)

No report provided.

### [Small Area Planning Joint Committee](#)

(Chair Shieh and Commissioners Anderson and Thompson)

Chair Shieh stated the Committee discussed including an ex-officio and reviewed the glass glare variance.

### [Planning Commission Operating Model Working Group](#)

(Chair Shieh, and Commissioners De Hoyos Hart, McGraw and Seeger)

Chair Shieh stated Commissioner De Hoyos Hart continues to compile feedback.

## **ADJOURNMENT**

**Chair Shieh adjourned the meeting without objection on Tuesday, September 25, 2018 at 8:30 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.