



PLANNING COMMISSION AGENDA

Tuesday, January 22, 2019

The Planning Commission will convene at 6:00 PM on
Tuesday, January 22, 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: [Scott Grantham](#), 512-974-3574
Attorney: [Lee Simmons](#), 512-974-2107
Commission Liaison: [Andrew Rivera](#), 512-974-6508

B. APPROVAL OF MINUTES

1. Approval of minutes from January 8, 2019.

C. PUBLIC HEARINGS

- 1. Plan Amendment:** [NPA-2017-0021.01 - East Riverside/Oltorf FLUM Amendment; District 3](#)
Location: 4530 East Ben White Boulevard, 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; Staff postponement request fo March 12, 2019**
Staff: [Maureen Meredith](#), 512-974-2695
Planning and Zoning Department
- 2. Plan Amendment:** [NPA-2018-0021.02 - Skyline Oltorf Mixed Use; District 3](#)
Location: 5208 and 5010 East Oltorf Street and 2424 Riverside Farms Road, Country Club West Watershed; East Riverside / Oltorf Combined NP Area
Owner/Applicant: ADD Land, Ltd. and Charitable Holdings II
Agent: Armbrust & Brown, PLLC (Richard T. Suttle, Jr. and Ferris Clements)
Request: Office and Rural Residential to Mixed Use land use
Staff Rec.: **Pending; Staff postponement request fo March 12, 2019**
Staff: [Kathleen Fox](#), 512-974-7877
Planning and Zoning Department
- 3. Plan Amendment:** [NPA-2018-0016.04 - Springdale Farms; District 3](#)
Location: 735 Springdale Road, Boggy Creek Watershed; Govalle / Johnston Terrace Combined NP Area
Owner/Applicant: PSW - Springdale, LLC
Agent: PSW Homes, LLC (Jarred Corbell)
Request: Single Family to Mixed Use land use
Staff Rec.: **Indefinite postponement request by Applicant.**
Staff: [Maureen Meredith](#), 512-974-2695
Planning and Zoning Department

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

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

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

4. **Plan Amendment:** [NPA-2018-0005.01 - 1501 Airport Commerce; District 3](#)
Location: 1501 Airport Commerce Drive, Carson Creek Watershed; Montopolis NP Area
Owner/Applicant: W2 Hill ACP II LP
Agent: Drenner Group (Amanda Swor)
Request: Commercial to Mixed Use land use
Staff Rec.: **Pending; Staff postponement request fo March 12, 2019**
Staff: [Jesse Gutierrez](#), 512-974-1606
Planning and Zoning Department
5. **Plan Amendment:** [NPA-2018-0005.02 - Mary Vice Estates PUD Lot 27 Amendment; District 3](#)
Location: 6301 Circulo De Amistad, Carson Creek and Country Club West Watersheds; Montopolis NP Area
Owner/Applicant: Habitat for Humanity, Inc.
Agent: Husch Blackwell LLP (Stacey L. Milazzo)
Request: Commercial to Mixed Use land use
Staff Rec.: **Pending; Staff postponement request fo March 12, 2019**
Staff: [Jesse Gutierrez](#), 512-974-1606
Planning and Zoning Department
6. **Plan Amendment:** [NPA-2018-0021.01 - 5101 East Oltorf; District 3](#)
Location: 5101 East Oltorf Street, Country Club West Watershed; East Riverside / Oltorf Combined (Parker Lane) NP Area
Owner/Applicant: Charitable Holdings II (Michael Nellis)
Agent: Armbrust & Brown, PLLC (Richard T. Suttle, Jr. and Ferris Clements)
Request: Commercial to Mixed Use land use
Staff Rec.: **Pending; Applicant postponement request fo March 12, 2019**
Staff: [Kathleen Fox](#), 512-974-7877
Planning and Zoning Department
7. **Rezoning:** [C14-2018-0080 - 5101 East Oltorf; District 3](#)
Location: 5101 East Oltorf Street, Country Club West Watershed; East Riverside / Oltorf Combined (Parker Lane) 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; Applicant postponement request fo March 12, 2019**
Staff: [Wendy Rhoades](#), 512-974-7719
Planning and Zoning Department

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

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

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

8. **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: Metcalfe Wolff Stuart & Williams, LLP (Michele Rogerson Lynch)
Request: Commercial to Mixed Use land use
Staff Rec.: **Pending; Staff postponement request to February 12, 2019**
Staff: [Maureen Meredith](#), 512-974-2695
Planning and Zoning Department
9. **Rezoning:** [C14-2017-0138 - 3232 & 3306 E. Cesar Chavez Street; District 3](#)
Location: 3232 & 3306 E. Cesar Chavez Street, Colorado River Watershed
Owner/Applicant: The Betty Sue Kurtz Trust and The Thelma Ann Zirkelbach Trust
Agent: Metcalfe Wolff Stuart & Williams, LLP (Michele Rogerson Lynch)
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 February 12, 2019.**
Staff: [Heather Chaffin](#), 512-974-2122
Planning and Zoning Department
10. **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.: **Recommended; Postponement request by the Applicant to March 12, 2019**
Staff: [Maureen Meredith](#), 512-974-2695
Planning and Zoning Department
11. **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.: **Recommended; Postponement request by the Applicant to March 12, 2019**
Staff: [Heather Chaffin](#), 512-974-2122
Planning and Zoning Department

Facilitator: [Scott Grantham](#), 512-974-3574
Attorney: [Lee Simmons](#), 512-974-2107
Commission Liaison: [Andrew Rivera](#), 512-974-6508

12. **Plan Amendment:** [NPA-2018-0021.03 - Colop 2; District 3](#)
Location: 5107 East Riverside Drive, Country Club West Watershed; East Riverside / Oltorf Combined (Pleasant Valley) NP Area
Owner/Applicant: Francisco and Elizabeth Colop
Agent: Bennett Consulting (Rodney Bennett)
Request: Single Family to Mixed Use/Office
Staff Rec.: **Recommended**
Staff: [Maureen Meredith](#), 512-974-2695
Planning and Zoning Department
13. **Rezoning:** [C14-2018-0088 - Colop 2; District 3](#)
Location: 5107 East Riverside Drive, Country Club West Watershed; East Riverside / Oltorf Combined (Pleasant Valley) NP Area
Owner/Applicant: Francisco and Elizabeth Colop
Agent: Bennett Consulting (Rodney Bennett)
Request: SF-2 to LO-MU-CO-NP
Staff Rec.: **Recommended, with conditions**
Staff: [Scott Grantham](#), 512-974-3574
Planning and Zoning Department
14. **Rezoning:** [C14-2018-0141 - 1903 Inverness Zoning Change; District 5](#)
Location: 1903 Inverness Boulevard, Williamson Creek Watershed; South Manchaca Combined (South Manchaca) NP Area
Owner/Applicant: Marquee Investments, LLC (Alex Bahrami)
Agent: Austex Building Consultants (Jonathan Perlstein)
Request: SF-3-NP to LO-MU-NP
Staff Rec.: **Recommended**
Staff: [Wendy Rhoades](#), 512-974-7719
Planning and Zoning Department
15. **Rezoning:** [C14-2018-0064 - Town Lake Circle II; District 3](#)
Location: 2423 and 2439 Town Lake Circle, 2425 Elmont 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.: **Recommended, with conditions**
Staff: [Scott Grantham](#), 512-974-3574
Planning and Zoning Department

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

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

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

16. **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.: **Recommended, with conditions**
Staff: [Scott Grantham](#), 512-974-3574
Planning and Zoning Department
17. **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
18. **Rezoning:** [C14-2018-0120 - Herblin-Shoe Historic Mixed Use Rezoning; District 9](#)
Location: 712 West 16th Street, Shoal Creek Watershed; Downtown NP Area
Owner/Applicant: Historic 712 Cherry Street LLC (Bill Pewitt)
Agent: Thrower Design (Victoria Haase)
Request: SF-3-H to GO-MU-H-CO
Staff Rec.: **Recommended; Staff request for postponement to February 12, 2019**
Staff: [Scott Grantham](#), 512-974-3574
Planning and Zoning Department
19. **Rezoning:** [C14-2018-0123 - 4004 Clawson Road; District 5](#)
Location: 4004 Clawson Road, West Bouldin Creek Watershed; South Lamar NP Area
Owner/Applicant: James Young
Agent: James Young
Request: SF-3 to SF-6
Staff Rec.: **Recommended**
Staff: [Scott Grantham](#), 512-974-3574
Planning and Zoning Department

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

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

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

20. **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
21. **MUD Consent Agreement Amendment:** [C12M-2018-0145 - Senna Hills MUD Consent Agreement Amendment; Austin ETJ](#)
 Location: 10900 Senna Hills Drive, Barton Creek Watershed-Barton Springs Zone
 Owner/Applicant: Senna Hills Ltd.
 Agent: Drenner Group (Leah Bojo)
 Request: Revise the MUD Land Plan to: 1) change two tracts from school and irrigation to office use and 2) update the land use allocation table to reflect the actual built-out conditions.
 Staff Rec.: **Denial of the request to amend the consent agreement as proposed**
 Staff: [Virginia Collier](#), 512-974-2022
 Planning and Zoning Department
22. **Final Plat with Preliminary:** [C8J-2016-0188.2A - Mirabel Park Phase 2, Easton Park Section 2C](#)
 Location: 8304 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 final plat consisting of 141 lots on 44.871 acres.
 Staff Rec.: **Recommended**
 Staff: [Sue Welch](#), 512-854-7637
 Travis County TNR - Single Office
23. **Site Plan - Extended Expiration for Phases:** [SP-2017-0451C - Easton Park Section 1B, Lot 3; District 2](#)
 Location: 7417 McKinney Falls Parkway, Cottonmouth Creek Watershed, Pilot Knob MUD
 Owner/Applicant: Carma Easton, LLC (Luke Gosda)
 Agent: Kitchen Table Civil Solutions (Jonathan Fleming)
 Request: Approval of an additional 2 years beyond the standard 3 year expiration, for the completion of multiple phases.
 Staff Rec.: **Recommended**
 Staff: [Jonathan Davila](#), 512-974-2414
 Development Services Department

Facilitator: [Scott Grantham](#), 512-974-3574
 Attorney: [Lee Simmons](#), 512-974-2107
 Commission Liaison: [Andrew Rivera](#), 512-974-6508

24. **Final Plat:** [C8-2019-0001.0A - 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 the Evergreen Subdivision composed of 1 lot on 0.75 acres.
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
25. **Final Plat - Resubdivision:** [C8-2019-0003.0A - 1116 Lott; District 1](#)
 Location: 1116 Lott Avenue, Fort Branch Watershed; MLK-183 / East MLK Combined NP Area
 Owner/Applicant: Liza Barry
 Agent: Perales Engineering LLC (Jerry Perales, P.E.)
 Request: Approval of the 1116 Lott Final Plat composed of 4 lots on 0.98 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
26. **Site Plan - Conditional Use:** [SPC-02-0034C\(R2\) - Town Lake Park Cultural Landscape Phase Two; District 9](#)
 Location: 1006 Barton Springs Road, Lady Bird Lake; Bouldin Creek NP Area
 Owner/Applicant: City of Austin
 Agent: Candace Craig (Dunaway Associates)
 Request: Approve the revision to the current site plan to addition of hardscape and play areas.
 Staff Rec.: **Recommended**
 Staff: [Clarissa Davis](#), 512-974-2695
 Development Services Department

D. BRIEFINGS

1. [Briefing regarding Transit Oriented Development](#)
 Briefing and discussion regarding Transit Oriented Development
 Staff: [Anne Milne](#), 512-974-2868, Planning and Zoning Department

E. NEW BUSINESS

1. [Initiation of Code Amendment related to Planned Development Area Combining Districts](#)
 Discuss and consider the initiation of an amendment to Title 25 of the Land Development Code regarding Planned Development Area combining districts. Staff: [Jerry Rusthoven](#), 512-974-3207, Planning and Zoning Department.

Facilitator: [Scott Grantham](#), 512-974-3574
 Attorney: [Lee Simmons](#), 512-974-2107
 Commission Liaison: [Andrew Rivera](#), 512-974-6508

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)

HLC – Design Guidelines Working Group

(Commissioner McGraw)

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

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

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

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