



## PLANNING COMMISSION AGENDA

**Tuesday, February 12, 2019**

The Planning Commission will convene at 6:00 PM on  
Tuesday, February 12, 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](#)  
[William Burkhardt](#) – Ex-Officio  
[Richard Mendoza](#) – Ex-Officio  
[Ann Teich](#) – Ex-Officio  
Vacancy

### **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: [Ivan Naranjo](#), 512-974-7649  
Attorney: [Erika Lopez](#), 512-974-3588  
Commission Liaison: [Andrew Rivera](#), 512-974-6508

## B. APPROVAL OF MINUTES

1. Approval of minutes from January 22, 2019.

## C. PUBLIC HEARINGS

- 1. 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; Postponement Request to March 26, 2019 by Staff**  
Staff: [Maureen Meredith](#), 512-974-2695  
Planning and Zoning Department
- 2. 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: 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; Postponement Request to March 26, 2019 by Staff**  
Staff: [Heather Chaffin](#), 512-974-2122  
Planning and Zoning Department
- 3. Rezoning:** [C14-2018-0141 - 1907 Inverness Zoning Change; District 5](#)  
Location: 1907 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
- 4. 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

Facilitator: [Ivan Naranjo](#), 512-974-7649

Attorney: [Erika Lopez](#), 512-974-3588

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

5. **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-4-NP, as amended  
 Staff Rec.: **Recommended**  
 Staff: [Scott Grantham](#), 512-974-3574  
 Planning and Zoning Department
6. **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: Throrer Design (Victoria Haase)  
 Request: SF-3-H to GO-MU-H-CO  
 Staff Rec.: **Recommended**  
 Staff: [Scott Grantham](#), 512-974-3574  
 Planning and Zoning Department
7. **Resubdivision:** [C8-2018-0147.0A - Resubdivision of Domain, Lot D-9; District 7](#)  
 Location: 2904 Palm Way; Walnut Creek Watershed, North Burnet TOD  
 Owner/Applicant: TR Domain, LLC  
 Agent: Stantec (Allison Lehman)  
 Request: Approval of the resubdivision of the Domain Lot D9 from 1 lot to 3 lots.  
 Staff Rec.: **Recommended**  
 Staff: [Don Perryman](#), 512-974-2786  
 Development Services Department
8. **Resubdivision:** [C8-2018-0039.0A - Stobaugh; District 7](#)  
 Location: 1200 Stobaugh Street; Waller Creek Watershed, Crestview NP Area  
 Owner/Applicant: Joseph Mueller  
 Agent: Civilitude LLC (Eyad Kasemi)  
 Request: Approval of the Resubdivision of Lots 12, 13 and a portion of Lot 11, Block E of the Northgate Addition plat, with a variance for three flag lots.  
 Staff Rec.: **Recommended**  
 Staff: [Steve Hopkins](#), 512-974-3175  
 Development Services Department

Facilitator: [Ivan Naranjo](#), 512-974-7649  
 Attorney: [Erika Lopez](#), 512-974-3588  
 Commission Liaison: [Andrew Rivera](#), 512-974-6508

9. **Resubdivision:** [C8-2018-0018.0A - Ford Place; District 5](#)  
 Location: 4424 Diane Drive; Williamson Creek Watershed, South Manchaca NP Area  
 Owner/Applicant: Waters Edge LLC (Richard Wagner)  
 Agent: Hector Avila  
 Request: Approval of the resubdivision of Lot 12, Block E of the Ford Place No. 2 plat, comprised of two lots on 0.273 acre.  
 Staff Rec.: **Recommended**  
 Staff: [Steve Hopkins](#), 512-974-3175  
 Development Services Department
10. **Resubdivision:** [C8-2018-0150.0A - University Hills; District 1](#)  
 Location: 2211 Vanderbilt Lane; Little Walnut Creek Watershed, Windsor Park NP Area  
 Owner/Applicant: Checklist Remodeling, LLC (Cassia Jimenez)  
 Agent: Prossner and Associates (Kurt Prossner)  
 Request: Approval of the resubdivision of Lot 1A of the Resubdivision of Lots 1 and 2, Block D of University Hills Section One, comprised of three lots on 0.72 acre.  
 Staff Rec.: **Recommended**  
 Staff: [Steve Hopkins](#), 512-974-3175  
 Development Services Department
11. **Preliminary Plan:** [C8-2018-0005 - Charles Schwab Campus; District 7](#)  
 Location: 2309 Gracy Farms Lane; Walnut Creek Watershed, North Burnet TOD  
 Owner/Applicant: CS Kinross Lake Parkway, LLC (Brian Colonna)  
 Agent: Garza EMC (John Pelham)  
 Request: Approval of the Preliminary Plan of Charles Schwab Campus, comprised of two lots on 50.4 acres.  
 Staff Rec.: **Recommended**  
 Staff: [Steve Hopkins](#), 512-974-3175  
 Development Services Department
12. **Site Plan - Compatibility Waiver:** [SP-2018-0186C - Office at Oak Springs; District 3](#)  
 Location: 3133 Oak Springs Drive; Boggy Creek Watershed, East MLK NP Area  
 Owner/Applicant: 3133 Oak Springs, LLC (Chris Krager)  
 Agent: Southwest Engineers, Inc.  
 Request: Approval of compatibility setback waivers for front and side setbacks.  
 Staff Rec.: **Recommended**  
 Staff: [Rosemary Avila](#), 512-974-2784  
 Development Services Department

Facilitator: [Ivan Naranjo](#), 512-974-7649  
 Attorney: [Erika Lopez](#), 512-974-3588  
 Commission Liaison: [Andrew Rivera](#), 512-974-6508

13. **Final Plat:** [C8-2018-0029.0A - AISD 51st Street; District 1](#)  
 Location: 4800 East 51st Street; Pecan Springs-Springdale NP Area, Fort Branch Watershed  
 Owner/Applicant: AISD  
 Agent: LJA Engineering (Joseph Sandoval)  
 Request: Approval of a variance to section 25-4-151 to not extend streets. This item is for variance only.  
 Staff Rec.: **Recommended**  
 Staff: [Natalia Rodriguez](#), 512-974-3099  
 Development Services Department
14. **Final Plat - Resubdivision:** [C8-2019-0014.0A - 6901 Guadalupe Street; District 4](#)  
 Location: 6901 Guadalupe Street, Waller Creek Watershed; Brentwood / Highland NP Area  
 Owner/Applicant: Ajon  
 Agent: Miguel Gonzales Jr., TBPE Firm No. 15437 (Miguel Gonzales Jr.)  
 Request: Approval of 6901 Guadalupe Street composed of 2 lots on 0.34 acres  
 Staff Rec.: **Disapproval**  
 Staff: Development Services Department
15. **Final Plat:** [C8-2019-0007.0A - Georgian Acres Resubdivision; District 4](#)  
 Location: 507 Middle Lane, Little Walnut Creek Watershed; Georgian Acres NP Area  
 Owner/Applicant: 2315 Townlake Circle, LP (Michel Issa)  
 Agent: Noble Surveying & Engineering Works (Tres Howland, III, P.E.); (Gabriel Morales)  
 Request: Approval of the Georgian Acres Resubdivision composed of 2 lots on 0.379 acres  
 Staff Rec.: **Disapproval**  
 Staff: Development Services Department

#### D. NEW BUSINESS

1. [Initiate Rezoning to Amend The East 11<sup>th</sup> Street NCCD](#)  
 Discuss and consider the initiation of a rezoning case to amend the 11<sup>th</sup> Street Neighborhood Conservation Combining District.  
 Staff: [Mark Walters](#), 512-974-7695, Planning and Zoning Department

Facilitator: [Ivan Naranjo](#), 512-974-7649  
 Attorney: [Erika Lopez](#), 512-974-3588  
 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. BOARDS, 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)

### [South Central Waterfront Advisory Board](#)

(Commissioner Schissler)

### 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: [Ivan Naranjo](#), 512-974-7649

Attorney: [Erika Lopez](#), 512-974-3588

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

**Speaker Testimony Time Allocation**

**PUBLIC HEARING**

<b>Speaker</b>	<b>Number</b>	<b>Time Allocated</b>
<b>Applicant / Agent</b>	1	5 min (Additional 3 minute rebuttal)
<b>Speakers For</b>	Up to 3	3 min.
<b>Speakers For</b>	Up to 16	1 min.
<b>Primary Speaker</b>	1	5 min.
<b>Speakers Against</b>	Up to 3	3 min.
<b>Speakers Against</b>	Up to 16	1 min.

**Speakers are limited to 10 minutes maximum.**

**POSTPONEMENT**

<b>Speaker</b>	<b>Number</b>	<b>Time Allocated</b>
<b>Primary Speaker Favoring Postponement</b>	1	3 min.
<b>Secondary Speaker Favoring Postponement</b>	1	2 min.
<b>Primary Speaker Opposing Postponement</b>	1	3 min.
<b>Secondary Speaker Opposing Postponement</b>	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