



**PLANNING COMMISSION
MINUTES**

January 8, 2019

The Planning Commission convened in a regular meeting on January 8, 2019 @ 301 W. 2nd Street, Austin, TX 78701.

Chair Shieh called the Commission Meeting to order at 6:03 p.m.

Commission Members in Attendance:

**Greg Anderson
Yvette Flores
Conor Kenny
Robert Schneider
James Schissler
Todd Shaw
James Shieh – Chair
Jeffrey Thompson
Tracy Witte**

Absent:

**Fayez Kazi – Vice-Chair
Angela De Hoyos Hart
Karen McGraw
Patricia Seeger**

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

- 1) Mr. Stuart Hersh – Mr. Hersh discussed matters related to the Land Development Code and Smart Housing.

B. APPROVAL OF MINUTES

1. Approval of minutes from December 11, 2018.

Motion to approve the minutes from December 11, 2018 was approved on the consent agenda by Commissioner Kenny, seconded by Commissioner Schneider on a vote of 9-0. Vice-Chair Kazi and Commissioners De Hoyos Hart, McGraw and Seeger absent.

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

Public Hearing closed.

Motion to grant Staff's recommendation of High Density Mixed Use for NPA-2018-0024.01 - Metric and 183 located at 8965 Research Boulevard Northbound, 9000 Metric Boulevard, 9100 Metric Boulevard was approved on the consent agenda by Commissioner Kenny, seconded by Commissioner Schneider on a vote of 8-0. Commissioner Shaw recused on this item due to conflict of interest (*Family member employed by Applicant*), Vice-Chair Kazi and Commissioners De Hoyos Hart, McGraw and Seeger absent.

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

Public Hearing closed.

Motion to grant Staff's recommendation of NBG-CMU-NP combining district zoning for C14-2018-0001 - Metric and 183 located at 8965 Research Boulevard Northbound, 9000 Metric Boulevard, 9100 Metric Boulevard was approved on the consent agenda by Commissioner Kenny, seconded by Commissioner Schneider on a vote of 8-0. Commissioner Shaw recused on this item due to conflict of interest (*Family member employed by Applicant*), Vice-Chair Kazi and Commissioners De Hoyos Hart, McGraw and Seeger absent.

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

Motion to grant Neighborhood's request for postponement of this item to February 26, 2019 was approved on the consent agenda by Commissioner Kenny, seconded by Commissioner Schneider on a vote of 9-0. Vice-Chair Kazi and Commissioners De Hoyos Hart, McGraw and Seeger absent.

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

Motion to grant Neighborhood's request for postponement of this item to February 26, 2019 was approved on the consent agenda by Commissioner Kenny, seconded by Commissioner Schneider on a vote of 9-0. Vice-Chair Kazi and Commissioners De Hoyos Hart, McGraw and Seeger absent.

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: [Sherrri Sirwaitis](#), 512-974-3057
 Planning and Zoning Department

Public Hearing closed.

Motion to grant Staff's recommendation of NO-MU-CO combining district zoning, with conditons for C14-2018-0071 - Victory Medical Office located at 2109 Fort View Road was approved on the consent agenda by Commissioner Kenny, seconded by Commissioner Schneider on a vote of 9-0. Vice-Chair Kazi and Commissioners De Hoyos Hart, McGraw and Seeger absent.

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

Motion to grant Neighborhood's request for postponement of this item to February 12, 2019 was approved on the consent agenda by Commissioner Kenny, seconded by Commissioner Schneider on a vote of 9-0. Vice-Chair Kazi and Commissioners De Hoyos Hart, McGraw and Seeger absent.

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

Motion to grant Applicant's request for postponement of this item to January 22, 2019 was approved on the consent agenda by Commissioner Kenny, seconded by Commissioner Schneider on a vote of 9-0. Vice-Chair Kazi and Commissioners De Hoyos Hart, McGraw and Seeger absent.

- 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

Motion to grant Applicant’s request for postponement of this item to January 22, 2019 was approved on the consent agenda by Commissioner Kenny, seconded by Commissioner Schneider on a vote of 9-0. Vice-Chair Kazi and Commissioners De Hoyos Hart, McGraw and Seeger absent.

- 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

Motion to grant Staff’s request for Indefinite Postponement of this item was approved on the consent agenda by Commissioner Kenny, seconded by Commissioner Schneider on a vote of 8-0. Commissioner Anderson recused on this item due to conflict of interest (*employed by Applicant*), Vice-Chair Kazi and Commissioners De Hoyos Hart, McGraw and Seeger absent.

- 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

Public Hearing closed.

Motion to grant Staff’s recommendation for C8-2017-0124 - Lightfield Preliminary Plan located at 4902 Lott Avenue was approved on the consent agenda by Commissioner Kenny, seconded by Commissioner Schneider on a vote of 9-0. Vice-Chair Kazi and Commissioners De Hoyos Hart, McGraw and Seeger absent.

- 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

Public Hearing closed.

Motion to grant Staff’s recommendation for C8-2017-0124 - Lightfield Preliminary Plan located at 4902 Lott Avenue was approved on the consent agenda by Commissioner Kenny, seconded by Commissioner Schneider on a vote of 9-0. Vice-Chair Kazi and Commissioners De Hoyos Hart, McGraw and Seeger absent.

- 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

Public Hearing closed.

Motion to grant Staff’s recommendation of 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 was approved on the consent agenda by Commissioner Kenny, seconded by Commissioner Schneider on a vote of 8-0. Commissioner Schissler recused due to conflict of interest (*rendered professional services*), Vice-Chair Kazi and Commissioners De Hoyos Hart, McGraw and Seeger absent.

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
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

Public Hearings closed.

Motion to disapprove items C-13 through C-18 was approved on the consent agenda by Commissioner Kenny, seconded by Commissioner Schneider on a vote of 9-0. Vice-Chair Kazi and Commissioners De Hoyos Hart, McGraw and Seeger absent.

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

Public Hearing closed.

Motion to grant Staff's recommendation for SPC-2017-0531A - The Vortex was approved on the consent agenda by Commissioner Kenny, seconded by Commissioner Schneider on a vote of 9-0. Vice-Chair Kazi and Commissioners De Hoyos Hart, McGraw and Seeger absent.

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

Item disposed without discussion.

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.

- 1) Commissioner Anderson / Chair Shieh – Request for briefing regarding Opportunity Zones
- 2) Commissioners Schneider / Kenny – Request for briefing regarding Minneapolis and other cities, and the elimination of single-family zoning

F. COMMITTEES & WORKING GROUPS UPDATES

[Codes and Ordinances Joint Committee](#)
(Vice-Chair Kazi and Commissioners McGraw, Schissler, and Seeger)

Commissioner Schissler stated the Committee reviewed code amendments related to Atlas 14.

[Comprehensive Plan Joint Committee](#)
(Commissioners Flores, Kenny, Schissler and Shaw)

Commissioner Shaw stated the Committee will review project priority milestones and priorities and strategies maps.

[Joint Sustainability Committee](#)
(Chair Shieh and Commissioner Seeger)

No report provided.

[Small Area Planning Joint Committee](#)
(Chair Shieh and Commissioners Anderson and Thompson)

Commissioner Thompson stated staff provided a presentation on the East Riverside Corridor Regulating Plan. Commissioner Anderson stated the Committee also heard from a citizen regarding contact teams.

Operating Model Working Group
(Chair Shieh, and Commissioners De Hoyos Hart, McGraw and Seeger)

Chair Shieh stated the working group will observe the implementation of current rules and may provide recommendations to improve upon efficiency.

Transportation Working Group
(Chair Shieh and Commissioners Kenny, Schissler and Thompson)

Commissioner Kenny stated the working group will be meeting soon for informal discussion with stakeholders.

Additional Meeting Note: Commissioner Flores elected by unanimous consent as temporary Secretary for the January 8, 2019 meeting.

ADJOURNMENT

Chair Shieh adjourned the meeting without objection on Tuesday, January 8, 2019 at 6:39 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.