



PLANNING COMMISSION AGENDA

Tuesday, February 26, 2019

The Planning Commission will convene at 6:00 PM on
Tuesday, February 26, 2019 at Austin City Hall, Council Chambers
[301 W. Second Street, Austin, TX](#)

[Greg Anderson](#)
[Yvette Flores](#)
Patrick Howard
[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

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: [Joi Harden](#), 512-974-1617
Attorney: [Erika Lopez](#), 512-974-3588
Commission Liaison: [Andrew Rivera](#), 512-974-6508

B. APPROVAL OF MINUTES

1. Approval of minutes from February 12, 2019 (*No action required – meeting cancelled due to lack of quorum*).

C. PUBLIC HEARINGS

1. **Restrictive Covenant Amendment:** [C14-72-204\(RCA4\) - E. Riverside Dr and S. Pleasant Valley Rd. Tracts 1-5; District 3](#)
Location: 4700 East Riverside Drive, Country Club West Watershed; Pleasant Valley NP Area
Owner/Applicant: NRE ZONE LLC
Agent: Armbrust & Brown, PLLC (Michael Whellan)
Request: Amend Restrictive Covenant
Staff Rec.: **Pending; Indefinite Postponement request by the Staff**
Staff: [Scott Grantham](#), 512-974-3574
Planning and Zoning Department
2. **Restrictive Covenant Termination:** [C14-97-0010\(RCT\) - E. Riverside Dr. and S. Pleasant Valley Rd. Tract 4; District 3](#)
Location: 1600 Wickersham Lane, Country Club West Watershed; Pleasant Valley NP Area
Owner/Applicant: AUSTIN STUDENT VENTURE II LP JLC SOUTHEAST LLC; NRE ION LLC
Agent: Armbrust & Brown, PLLC (Michael Whellan)
Request: Terminate Restrictive Covenant
Staff Rec.: **Pending; Indefinite Postponement request by the Staff**
Staff: [Scott Grantham](#), 512-974-3574
Planning and Zoning Department
3. **Rezoning:** [C14-2018-0026 - E Riverside Dr and S Pleasant Valley Rd Tract 4; District 3](#)
Location: 1600 Wickersham Lane, Country Club West Watershed; Pleasant Valley NP Area
Owner/Applicant: NRE ION LLC
Agent: Armbrust & Brown, PLLC (Michael Whellan)
Request: ERC-NMU to ERC-CMU, extend eligibility for a development bonus
Staff Rec.: **Pending; Indefinite Postponement request by the Staff**
Staff: [Scott Grantham](#), 512-974-3574
Planning and Zoning Department

Facilitator: [Joi Harden](#), 512-974-1617

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

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

4. **Rezoning:** [C14-2018-0027 - E. Riverside Dr and S. Pleasant Valley Rd. Tracts 3 & 5; District 3](#)
 Location: 4700 East Riverside Drive, Country Club West Watershed; Pleasant Valley NP Area
 Owner/Applicant: NRE ZONE LLC
 Agent: Armbrust & Brown, PLLC (Michael Whellan)
 Request: ERC-NMU and ERC-UR to ERC-CMU, extend eligibility for a development bonus
 Staff Rec.: **Pending; Indefinite Postponement request by the Staff**
 Staff: [Scott Grantham](#), 512-974-3574
 Planning and Zoning Department
5. **Rezoning:** [C14-2018-0028 - E. Riverside Dr and 1109 S. Pleasant Valley Road Tracts 1 and 2; District 3](#)
 Location: 1109-1/2 South Pleasant Valley Road, Country Club West Watershed; Pleasant Valley NP Area
 Owner/Applicant: NRE TOWN LAKE PROPERTY OWNER LLC
 Agent: Armbrust & Brown, PLLC (Michael Whellan)
 Request: ERC-UR to ERC-CMU, extend eligibility for a development bonus
 Staff Rec.: **Pending; Indefinite Postponement request by the Staff**
 Staff: [Scott Grantham](#), 512-974-3574
 Planning and Zoning Department
6. **Rezoning:** [C14-2018-0141 - 1907 Inverness Zoning Change; District 5](#)
 Location: 1907 Inverness Boulevard, Williamson Creek Watershed; South Austin Combined (South Manchaca) NP Area
 Owner/Applicant: Marquee Investments, LLC (Alex Bahrami)
 Agent: Austex Building Consultants (Jonathan Perlstein)
 Request: SF-3-NP to NO-MU-NP, as amended
 Staff Rec.: **Recommended**
 Staff: [Wendy Rhoades](#), 512-974-7719
 Planning and Zoning Department
7. **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

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

8. **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
9. **Rezoning:** [C14-2018-0128 - 2323 South Lamar; District 5](#)
 Location: 2323 South Lamar Boulevard, 2421 Bluebonnet Lane, and 2315 South Lamar Boulevard, West Bouldin Creek Watershed; South Lamar NP Area (Suspended)
 Owner/Applicant: 2323 South Lamar LTD (Kirk Rudy)
 Agent: Armbrust & Brown PLLC (Richard Suttle)
 Request: LO-CO and GR-CO to LO-V-CO and GR-CO-V
 Staff Rec.: **Recommended**
 Staff: [Heather Chaffin](#), 512-974-2122
 Planning and Zoning Department
10. **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
11. **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: Rothcom, LLC (Megan Fults)
 Agent: Throrer Design (Victoria Haase)
 Request: SF-3-H to GO-MU-H-CO
 Staff Rec.: **Recommendation of GO-MU-H-CO**
 Staff: [Scott Grantham](#), 512-974-3574
 Planning and Zoning Department

Facilitator: [Joi Harden](#), 512-974-1617

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

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

- 12. Rezoning:** [**C14H-2018-0151 - Cisco's Bakery and Restaurant; District 3**](#)
 Location: 1511 E. 6th Street, Lady Bird Lake Watershed; East Cesar Chavez NP Area
 Owner/Applicant: Ogee Preservation, LLC
 Request: TOD-NP to TOD-H-NP
 Staff Rec.: **Recommended**
 Staff: [Steve Sadowsky](#), 512-974-6454
 Planning and Zoning Department
- 13. Site Plan - Conditional Use:** [**SP-2018-0175D - Walsh Boat Landing; District 10**](#)
 Location: 1600 Scenic Drive, Lady Bird Lake Watershed; West Austin Neighborhood Group NP Area
 Owner/Applicant: City of Austin Transportation and Public Works Departments
 Agent: Hagood Engineering (Terry Hagood P.E.)
 Request: Approval of re-development of existing bulkheads, piers, etc.
 Staff Rec.: **Recommended**
 Staff: [Clarissa Davis](#), 512-974-1423
 Development Services Department
- 14. Partial Plat Vacation:** [**C8-2016-0194.0A\(VAC\) - Resubdivision of Lot 12, Block "A" of Barton Heights "B"; District 5**](#)
 Location: 1517 Oxford Ave. and 1516 Kinney Ave. at Collier St., Lady Bird Lake Watershed; Zilker NP Area (Suspended)
 Owner/Applicant: Joel McNinch
 Agent: Jim Wittliff / Land Answers, Inc.
 Request: Approval of the partial plat vacation of the Resubdivision of Lot 12, Block "A" of Barton Heights "B" composed of one lot on 0.238 acres.
 Staff Rec.: **Recommended**
 Staff: [Joey de la Garza](#), 512-974-2664
 Development Services Department
- 15. Resubdivision:** [**C8-2018-0086.0A - Banister; District 5**](#)
 Location: 4430 Hank Avenue, Williamson Creek Watershed; South Manchaca NP Area
 Owner/Applicant: SLDM4430 Hank, LLC
 Agent: Prossner and Associates, Inc. (Kurt Prossner)
 Request: Approval of the Resubdivision of Lot 8, Block E of Banister Acres Section 2, comprised of two lots on 0.392 acre.
 Staff Rec.: **Recommended**
 Staff: [Steve Hopkins](#), 512-974-3175
 Development Services Department

Facilitator: [Joi Harden](#), 512-974-1617

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

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

- 16. Site Plan - Compatibility Waiver:** [SP-2018-0186C - Office at Oak Springs; District 3](#)
 Location: 3313 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
- 17. Final Plat - Previously Unplatted:** [C8-2019-0024.0A - Mueller Subdivision; District 9](#)
 Location: 1600-½ Robert Browning Street, Boggy Creek Watershed; RMMA
 Owner/Applicant: Mueller Austin Town Center, LLC (Gregory Weaver)
 Agent: Kimley-Horn (Benjamin L. Green, P.E.)
 Request: Approval of the Mueller Subdivision Final Plat composed of 3 lots on 5.19 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
- 18. 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
- 19. 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

Facilitator: [Joi Harden](#), 512-974-1617
 Attorney: [Erika Lopez](#), 512-974-3588
 Commission Liaison: [Andrew Rivera](#), 512-974-6508

1. **[Initiation of Code Amendment related to North Burnet Gateway Zoning Sub District Map](#)**
Discuss and consider the initiation of an amendment to Title 25 of the Land Development Code regarding the North Burnet Gateway Zoning sub district map. Staff: [Jerry Rusthoven](#), 512-974-3207, Planning and Zoning Department
2. **[Initiation of Code Amendment related to University Neighborhood Overlay District](#)**
Discuss and consider the initiation of an amendment of an amendment to Title 25 of the Land Development Code regarding the University Neighborhood Overlay District Boundaries, Subdistrict Boundaries, and Height Limits to change the allowed maximum height on the University Neighborhood Overlay Height Districts map for 2408 Leon Street. Staff: [Jerry Rusthoven](#), 512-974-3207, Planning and Zoning Department

E. BRIEFINGS

1. **[Briefing regarding Brush Square Master Plan](#)**
Briefing and discussion to consider recommendation of the Brush Square Master Plan. Staff: [Kim McKnight](#), Environmental Conservation Program Manager, Austin Parks and Recreations, 512-974-9478

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)

Facilitator: [Joi Harden](#), 512-974-1617

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

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

[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: [Joi Harden](#), 512-974-1617

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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.

PER CITY CODE NAME AND ADDRESS ARE REQUIRED

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