



## PLANNING COMMISSION AGENDA

**Tuesday, March 12, 2019**

The Planning Commission will convene at 6:00 PM on  
Tuesday, March 12, 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: [Mark Kere](#), 512-974-2964  
Attorney: [Alecia Mayberry Mosadomi](#), 512-974-2370  
Commission Liaison: [Andrew Rivera](#), 512-974-6508

## B. APPROVAL OF MINUTES

1. Approval of minutes from January 22, 2019 and February 26, 2019

## C. PUBLIC HEARINGS

- 1. 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Staff Rec.: **Withdrawn by the Applicant**  
Staff: [Maureen Meredith](#), 512-974-2695  
Planning and Zoning Department
- 2. 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Staff Rec.: **Withdrawn by the Applicant**  
Staff: [Heather Chaffin](#), 512-974-2122  
Planning and Zoning Department
- 3. Plan Amendment:** [NPA-2017-0018.01 - Burnet Lane; District 7](#)  
Location: 2106 Payne Avenue, Shoal Creek Watershed; Brentwood / Highland  
Combined (Brentwood) NP Area  
Owner/Applicant: ARCH Properties, Inc.  
Agent: Drenner Group (Amanda Swor)  
Request: Single Family to Mixed Use/Office  
Staff Rec.: **Pending. Postponement request by Staff to April 23, 2019.**  
Staff: [Maureen Meredith](#), 512-974-2695  
Planning and Zoning Department

Facilitator: [Mark Kere](#), 512-974-2964

Attorney: [Alecia Mayberry Mosadomi](#), 512-974-2370

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

4. **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. Postponement request by the Staff to April 9, 2019.**  
Staff: [Maureen Meredith](#), 512-974-2695  
Planning and Zoning Department
5. **Plan Amendment:** [NPA-2018-0021.01 - 5101 East Oltorf; District 3](#)  
Location: 5101 East Oltorf Street, Country Club West Watershed; East Riverside / Oltorf Combined 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; Postponement request by the Staff to April 23, 2019**  
Staff: [Kathleen Fox](#), 512-974-7877  
Planning and Zoning Department
6. **Rezoning:** [C14-2018-0080 - 5101 East Oltorf; District 3](#)  
Location: 5101 East Oltorf Street, Country Club West Watershed; East Riverside / Oltorf Combined 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; Postponement request by the Staff to April 23, 2019**  
Staff: [Wendy Rhoades](#), 512-974-7719  
Planning and Zoning Department
7. **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; Postponement request by the Staff to April 23, 2019**  
Staff: [Jesse Gutierrez](#), 512-974-1606  
Planning and Zoning Department

Facilitator: [Mark Kere](#), 512-974-2964

Attorney: [Alecia Mayberry Mosadomi](#), 512-974-2370

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

8. **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; Indefinite Postponement Request by Staff**  
 Staff: [Jesse Gutierrez](#), 512-974-1606  
 Planning and Zoning Department
9. **Plan Amendment:** [NPA-2018-0021.02 - Skyline Oltorf Mixed Use; District 3](#)  
 Location: 5208 and 5010 East Oltorf St and 2424 Riverside Farms Rd, 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; Postponement request by the Staff to April 23, 2019**  
 Staff: [Kathleen Fox](#), 512-974-7877  
 Planning and Zoning Department
10. **Rezoning:** [C14-2018-0108 - Airport Gateway, Lots 1, 5, and 6; District 2](#)  
 Location: 3112 Caseybridge Court, Carson Creek Watershed; Southeast Combined (Southeast) NP Area  
 Owner/Applicant: Airport Gateway (Kenneth Satterlee)  
 Agent: Land Strategies, Inc. (Erin Welch)  
 Request: CS-MU-CO-NP; LI-CO-NP to CS-MU-CO-NP; LI-CO-NP, to change a condition of zoning  
 Staff Rec.: **Recommended, with conditions**  
 Staff: [Wendy Rhoades](#), 512-974-7719  
 Planning and Zoning Department
11. **Rezoning:** [C14-2018-0109 - Airport Gateway, Lot 9; District 2](#)  
 Location: 3111 Caseybridge Court, Carson Creek Watershed; Southeast Combined (Southeast) NP Area  
 Owner/Applicant: Airport Gateway (Kenneth Satterlee)  
 Agent: Land Strategies, Inc. (Erin Welch)  
 Request: CS-MU-CO-NP to CS-MU-CO-NP, to change a condition of zoning  
 Staff Rec.: **Recommended, with conditions**  
 Staff: [Wendy Rhoades](#), 512-974-7719  
 Planning and Zoning Department

Facilitator: [Mark Kere](#), 512-974-2964

Attorney: [Alecia Mayberry Mosadomi](#), 512-974-2370

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

- 12. Rezoning:** [C14-2019-0004 - Austin Symphony Orchestra Society, Inc.; District 1](#)  
 Location: 1117 Red River Street, Waller Creek Watershed; Downtown NP Area  
 Owner/Applicant: Austin Symphony Orchestra Society (Anthony Corroa)  
 Agent: Metcalfe, Wolff, Stuart & Williams (Michele Rogerson Lynch)  
 Request: From CS-1 to CBD  
 Staff Rec.: **Recommended**  
 Staff: [Scott Grantham](#), 512-974-3574,  
 Planning and Zoning Department
- 13. Rezoning:** [C14-2019-0002 - Avenue G Duplexes; District 4](#)  
 Location: 5303 Avenue G, Waller Creek Watershed; North Loop NP Area  
 Owner/Applicant: 5303 Avenue G Five Star LLC  
 Agent: Luis Carillo  
 Request: From LR-CO-NP to LR-MU-CO-NP  
 Staff Rec.: **Recommended**  
 Staff: [Scott Grantham](#), 512-974-3574,  
 Planning and Zoning Department
- 14. 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
- 15. 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 (Suspended) NP Area  
 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.: **Pending; Indefinite Postponement Request by Staff**  
 Staff: [Heather Chaffin](#), 512-974-2122  
 Planning and Zoning Department
- 16. Citywide Plan:** [Austin Strategic Mobility Plan](#)  
 Request: Discuss and consider recommending amendment(s) to the Imagine Austin Comprehensive Plan by approving the Austin Strategic Mobility Plan.  
 Staff Rec.: **Recommended**  
 Staff: [Annick Beaudet](#), Assistant Director, 512-974-7959, Austin Transportation Department

Facilitator: [Mark Kere](#), 512-974-2964

Attorney: [Alecia Mayberry Mosadomi](#), 512-974-2370

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

- 17. Final Plat:** [C8-2018-0029.0A - AISD 51st Street; District 1](#)  
 Location: 4800 East 51st Street, Fort Branch Watershed; Pecan Springs-Springdale NP Area  
 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
- 18. Final Plat:** [C8-2018-0129.0A - Ridge At Walnut Creek; District 1](#)  
 Location: 6020 Springdale Road, Walnut Creek Watershed; East MLK Combined NP Area  
 Owner/Applicant: 6020 Springdale Trust (Russell Spillar)  
 Agent: Texas Engineering Solutions, LLC (Mark Zupan)  
 Request: Approve a final plat of one lot on 1.00 acres.  
 Staff Rec.: **Recommended**  
 Staff: [Sylvia Limon](#), 512-974-2767 Development Services Department
- 19. 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
- 20. Resubdivision:** [C8-2018-0005.1A - 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 Charles Schwab Subdivision, a resubdivision of Lot 1, Block B of IBM Subdivision East, comprised of two lots on 50.4 acres.  
 Staff Rec.: **Recommended**  
 Staff: [Steve Hopkins](#), 512-974-3175 Development Services Department

Facilitator: [Mark Kere](#), 512-974-2964

Attorney: [Alecia Mayberry Mosadomi](#), 512-974-2370

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

21. **Preliminary Plan:** [C8-2018-0025 - AISD Loyola Lane Preliminary Plan; District 1](#)  
Location: 5301 Loyola Lane, Little Walnut Creek Watershed; Pecan Springs-Springdale NP Area  
Owner/Applicant: Austin Independent School District (Paul Turner)  
Agent: LJA Engineering (John Clarke)  
Request: Approval of the AISD Loyola Lane Preliminary Plan, comprised of 98 lots on 31.7 acres.  
Staff Rec.: **Recommended**  
Staff: [Steve Hopkins](#), 512-974-3175  
Development Services Department
22. **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
23. **Resubdivision:** [C8-2018-0039.0A - Stobaugh; District 7](#)  
Location: 1200 Stobaugh, Waller Creek Watershed; Crestview NP Area  
Owner/Applicant: Joseph Mueller  
Agent: Civiltude 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
24. **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

Facilitator: [Mark Kere](#), 512-974-2964

Attorney: [Alecia Mayberry Mosadomi](#), 512-974-2370

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

25. **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
26. **Site Plan:** [SPC-2018-0506C - CARTS Eastside Bus Plaza; District 3](#)  
 Location: 363 Shady Lane, Colorado River Watershed; South Manchaca NP Area  
 Owner/Applicant: Capitol Area Rural Transportation System (CARTS)  
 Agent: Civilitude LLC  
 Request: Conditional Use Permit for land over 1 acre zoned Public (P)  
 Staff Rec.: **Recommended**  
 Staff: [Jeremy Siltala](#), 512-974-2945  
 Development Services Department
27. **Final Plat- Resub:** [C8-2019-0035.0A - 3011 Northeast Dr; District 1](#)  
 Location: 3011 Northeast Drive, Little Walnut Creek Watershed; Windsor Park NP Area  
 Owner/Applicant: Anmol Mehra  
 Agent: Malone Wheeler (Dan Brown)  
 Request: Approval of 3011 Northeast Dr composed of 2 lots on 0.31 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Development Services Department

## D. NEW BUSINESS

1. [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

Facilitator: [Mark Kere](#), 512-974-2964  
 Attorney: [Alecia Mayberry Mosadomi](#), 512-974-2370  
 Commission Liaison: [Andrew Rivera](#), 512-974-6508



## **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

## **F. 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.*

## **G. JOINT COMMITTEES MEMBERSHIP**

1. Discussion and possible action to nominate Planning Commission members for consideration by the Austin City Council to serve on the following Joint Committees:

[Codes and Ordinances Joint Committee](#)

[Comprehensive Plan Joint Committee](#)

[Small Area Planning Joint Committee](#)

## **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)

Facilitator: [Mark Kere](#), 512-974-2964

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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: [Mark Kere](#), 512-974-2964  
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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.                               |

**PER CITY CODE NAME AND ADDRESS ARE REQUIRED**

**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  |