



## PLANNING COMMISSION AGENDA

**Tuesday, March 26, 2019**

The Planning Commission will convene at 6:00 PM on  
Tuesday, March 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: [Sylvia Limon](#), 512-974-2767  
Attorney: [Chad Shaw](#), 512-974-2671  
Commission Liaison: [Andrew Rivera](#), 512-974-6508

## B. APPROVAL OF MINUTES

1. Approval of minutes from March 12, 2019

## C. PUBLIC HEARINGS

- 1. Rezoning:** [C814-2018-0121 - 218 S. Lamar; District 5](#)  
Location: 218 South Lamar Boulevard, Lady Bird Lake and West Bouldin Creek Watersheds, South Lamar Combined (Zilker) NP Area (Suspended)  
Owner/Applicant: Michael Carl Pfluger and William Reid Pfluger  
Agent: Drenner Group (Amanda Swor)  
Request: CS-V to PUD  
Staff Rec.: **Pending; Staff postponement request to May 14, 2019**  
Staff: [Heather Chaffin](#), 512-974-2122  
Planning and Zoning Department
- 2. Rezoning:** [C14-2018-0149 - MLK Rezoning; District 1](#)  
Location: 3300 and 3302 East Martin Luther King, Jr. Boulevard, Tannehill Branch Watershed, East MLK Combined NP Area  
Owner/Applicant: Deborah Boatner  
Agent: Hector Avila  
Request: SF-3-NP to SF-5-NP, as amended  
Staff Rec.: **Recommended**  
Staff: [Heather Chaffin](#), 512-974-2122  
Planning and Zoning Department
- 3. Rezoning:** [C14-2018-0140 - Norwood Park; District 1](#)  
Location: 916 and 918 Norwood Park Boulevard, Little Walnut Creek and Buttermilk Branch Watersheds, Heritage Hills / Windsor Hills Combined (Heritage Hills) NP Area  
Owner/Applicant: Xchnge-Facilities (Robert Doherty)  
Agent: Costello, Inc. (Steven Buffum)  
Request: GR-NP to GR-MU-NP  
Staff Rec.: **Recommendation of GR-MU-CO-NP**  
Staff: [Heather Chaffin](#), 512-974-2122  
Planning and Zoning Department

Facilitator: [Sylvia Limon](#), 512-974-2767

Attorney: [Chad Shaw](#), 512-974-2671

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4. **Site Plan (CUP):** [SPC-2018-0478A - Plaza Saltillo Block E Texaco; District 3](#)  
 Location: 1300 E 4th Street, Bldg C, East Cesar Chavez NP Area  
 Owner/Applicant: Capital Metropolitan Transportation Authority (Todd Hemingson)  
 Agent: Armbrust & Brown, PLLC (Richard Suttle)  
 Request: Approval of a CUP for a Cocktail Lounge land use with a late hours permit.  
 Staff Rec.: **Not Recommended**  
 Staff: [Anaiah Johnson](#), 512-974-2932  
 Development Services Department
5. **Site Plan Extension:** [SP-2014-0071C\(XT2\) - All Saints Presbyterian Church; District 8](#)  
 Location: 7808 Rialto Blvd, Williamson Creek Watershed-Barton Springs Zone, West Oak Hill (Oak Hill Combined) NP Area  
 Owner/Applicant: All Saints Presbyterian Church (David Breeding)  
 Agent: Drenner Group (Leah Bojo)  
 Request: Approval of an extension to a previously approved site plan.  
 Staff Rec.: **Recommended**  
 Staff: [Rosemary Avila](#), 512-974-2784  
 Development Services Department
6. **Site Plan:** [SP-2018-0427C - Govalle; District 3](#)  
 Location: 3101 Govalle Avenue, Boggy Creek Watershed, Govalle / Johnston Terrace Combined NP Area  
 Owner/Applicant: 3101 Govalle Ave LLC  
 Agent: Wuest Group  
 Request: Approval of a waiver under 25-2-1081(A) to reduce the compatibility setback required by 25-2-1067(G).  
 Staff Rec.: **Recommended**  
 Staff: [Jeremy Siltala](#), 512-974-2945  
 Development Services Department
7. **Site Plan:** [SPC-2018-0021D - Green Infrastructure Retrofit of City Facilities; District 2](#)  
 Location: 121-1/2 Sheraton Avenue, Williamson Creek Watershed, East Congress NP Area  
 Owner/Applicant: City of Austin  
 Agent: Clayton Ernst  
 Request: Conditional Use Permit for land over 1 acre zoned Public (P)  
 Staff Rec.: **Recommended**  
 Staff: [Robert Anderson](#), 512-974-3026,  
 Development Services Department

Facilitator: [Sylvia Limon](#), 512-974-2767

Attorney: [Chad Shaw](#), 512-974-2671

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

8. **Resubdivision:** **C8-2018-0126.0A - Airport and Manor Road Subdivision; District 1**  
 Location: 2213 Airport Road, Boggy Creek Watershed, MLK / East MLK Combined NP Area  
 Owner/Applicant: CVS Inc.  
 Agent: Permit Partners (Jennifer Hanlen)  
 Request: Approval of the Airport & Manor Road resubdivision, comprised of one lot on 1.4 acres.  
 Staff Rec.: **No action required – Notification Error**  
 Staff: [Steve Hopkins](#), 512-974-3175  
 Development Services Department
9. **Resubdivision:** **C8-2017-0276.0A - Saint Elmo Subdivision; Resubdivision of William S. Drake Lot A; District 3**  
 Location: 4323 South Congress Avenue, Walnut Creek Watershed, South Congress Combined (East Congress) NP Area  
 Owner/Applicant: SE Austin Global Land (Justin Bailey)  
 Agent: KBGE (Chad Kimbell)  
 Request: Approval of the resubdivision of an existing lot and unplatted property into a one lot subdivision on 9.337 acres.  
 Staff Rec.: **Recommended**  
 Staff: [Cesar Zavala](#), 521-974-3404  
 Development Services Department
10. **Resubdivision:** **C8-2017-0302.0A - Resubdivision of Lots 15 and 16, Block B, Ford Place No. 1; District 5**  
 Location: 4412 & 4412 Merle Drive, Williamson Creek Watershed, South Manchaca NP Area  
 Owner/Applicant: Short Ridge Ave LLC; Bite the Bullet LLC; and BYB Inc. (Jeffery Keith Davis)  
 Agent: LandDev Consulting, LLC (Judd Wilmann)  
 Request: Approve a resubdivision of 2 lots into 3 lots on 0.543 acres.  
 Staff Rec.: **Recommended**  
 Staff: [Sylvia Limon](#), 512-974-2767  
 Development Services Department
11. **Final Plat - Resubdivision:** **C8-2018-0075.0A - Domain South End District, A Resubdivision of the Resubdivision of Lots 1 and 2; District 7**  
 Location: 3214-1/2 West Braker Lane, Walnut Creek Watershed, North Burnet TOD  
 Owner/Applicant: SL Domain LP (John Klitz)  
 Agent: Pape-Dawson Engineers (Terry Reynolds)  
 Request: Approval of Domain South End District, A Resubdivision of the Resubdivision of Lots 1 and 2, composed of 6 lots on 27.29 acres.  
 Staff Rec.: **Recommended**  
 Staff: [Don Perryman](#), 512-974-2786  
 Development Services Department

Facilitator: [Sylvia Limon](#), 512-974-2767

Attorney: [Chad Shaw](#), 512-974-2671

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

12. **Final Plat - Resubdivision:** [C8-2019-0037.0A - Oakglen Park Section 1 Lot 6; District 5](#)  
 Location: 2008 Oakglen Drive, Little Walnut Creek and Buttermilk Branch Watersheds, South Austin Combined (Westgate) NP Area  
 Owner/Applicant: Mehrdad Vatani  
 Agent: Mehrdad Vatani  
 Request: Approval of the Oakglen Park Section 1 Lot 6 Final Plat composed of 2 lots on 0.42 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Development Services Department
13. **Final Plat - Amended Plat:** [C8-2019-0042.0A - Amended Plat of Lot 2, Block A Morse Commercial Subdivision; District 7](#)  
 Location: 10001 Stonelake Boulevard, Shoal Creek Watershed, North Burnet / Gateway Combined NP Area  
 Owner/Applicant: Estate of Fred C. Morse (Frederic Morse)  
 Agent: Kimley Horn (Brian Parker)  
 Request: Approval of the Amended Plat of Lot 2, Block A Morse Commercial Subdivision Final Plat composed of 1 lot on 2.1 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Development Services Department
14. **Final Plat - Amended Plat:** [C8-2019-0043.0A - Victory Medical; District 5](#)  
 Location: 2109 Fort View Road, Williamson Creek Watershed, South Lamar Combined NP Area  
 Owner/Applicant: William Franklin  
 Agent: Land Strategies (Paul Linehan)  
 Request: Approval of Victory Medical composed of 1 lot on 1.04 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Development Services Department
15. **Final Plat - Amended Plat:** [C8-2019-0036.0A - Stonebridge V-B Subivision, Amended Plat of Lots 5 & 6; District 7](#)  
 Location: 9505 Stonelake Boulevard, Shoal Creek Watershed, Gateway NP Area  
 Owner/Applicant: Sanchez Family Properties, LP  
 Agent: Armburst & Brown, PLLC (Jewels Cain)  
 Request: Approval of the Stonebridge V-B Subdivision, Amended Plat of Lots 5 & 6 composed of 1 lot on 3.93 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Development Services 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

#### **D. BRIEFINGS**

- 1. [Public Hearings Schedule Regarding a Proposed Mixed-use Development in the Vicinity of Riverside Drive and Pleasant Valley Road](#)**  
Update on scheduling of public hearings regarding a proposed mixed-use development in the vicinity of Riverside Drive and Pleasant Valley Road. (Related cases: C14-72-204(RCA), C14-97-0010(RCT), C14-2018-0026, C14-2018-0027, C14-2018-0028). Staff: Scott Grantham, 512-974-3574, [scott.grantham@austintexas.gov](mailto:scott.grantham@austintexas.gov), Planning and Zoning Department

#### **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
- 2. [Initiation of Code Amendment related to the University Neighborhood Overlay District](#)**  
Discuss and consider the initiation of an amendment to Title 25 of the Land Development Code regarding the University Neighborhood Overlay District to increase the incentives for providing 20% onsite affordability (§25-2-756 – Height); and increase local uses in the outer West Campus subdistrict (§25-2-754); and reduce the parking requirement and add additional parking garage usage of §25-6-601. Co-Sponsors: Commissioners Anderson and Howard.

#### **F. ELECTION OF JOINT COMMITTEE NOMINEE**

- 1. Joint Sustainability Committee Nominee**  
Nominate and elect a member to be recommended to the Austin City Council for the purpose of serving on the Joint Sustainability Committee.

Facilitator: [Sylvia Limon](#), 512-974-2767  
Attorney: [Chad Shaw](#), 512-974-2671  
Commission Liaison: [Andrew Rivera](#), 512-974-6508

## **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.

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**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