



PLANNING COMMISSION AGENDA

Tuesday, April 9, 2019

The Planning Commission will convene at 6:00 PM on
Tuesday, April 9, 2019 at Austin City Hall, Council Chambers
[301 W. Second Street, Austin, TX](#)

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

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: [Steve Hopkins](#), 974-3175
Attorney: [Lee Simmons](#) 512-974-2107
Commission Liaison: [Andrew Rivera](#), 512-974-6508

B. APPROVAL OF MINUTES

1. Approval of minutes from March 26, 2019

C. PUBLIC HEARINGS

- 1. 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 Staff to May 28, 2019.**
Staff: [Maureen Meredith](#), 512-974-2695
Planning and Zoning Department
- 2. 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 by Staff to May 14, 2019.**
Staff: [Maureen Meredith](#), 512-974-2695
Planning and Zoning Department
- 3. 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 by Staff to May 14, 2019.**
Staff: [Heather Chaffin](#), 512-974-2122
Planning and Zoning Department

Facilitator: [Steve Hopkins](#), 974-3175

Attorney: [Lee Simmons](#) 512-974-2107

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

4. **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 NP Area (Heritage Hills)
 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
5. **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-CO-NP, as amended
 Staff Rec.: **Recommended**
 Staff: [Heather Chaffin](#), 512-974-2122
 Planning and Zoning Department
6. **Site Plan (CUP):** [SPC-2018-0478A - Plaza Saltillo Block E Texaco; District 3](#)
 Location: 1300 E 4th Street, Bldg C, Waller Creek and Lady Bird Lake Watersheds; 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.: **Recommended**
 Staff: [Anaiah Johnson](#), 512-974-2932,
 Development Services Department
7. **Resubdivision:** [C8-2018-0126.0A - Airport and Manor Road Subdivision; District 1](#)
 Location: 2213 Airport Boulevard, 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.: **Recommended**
 Staff: [Steve Hopkins](#), 512-974-3175
 Development Services Department

Facilitator: [Steve Hopkins](#), 974-3175

Attorney: [Lee Simmons](#) 512-974-2107

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

8. **Resubdivision:** [C8-2017-0302.0A - Resubdivision of Lots 15 and 16, Block B, Ford Place No. 1; District 5](#)
 Location: 4412 & 4414 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
9. **Site Plan:** [SPC-2018-0574A - 70 Rainey Street; District 9](#)
 Location: 70 Rainey Street, Lady Bird Lake Watershed; Downtown Master Plan
 Owner/Applicant: 70 Rainey Street Owner, LLC
 Agent: Big Red Dog
 Request: The applicant is proposing a cocktail lounge within the Rainey Street subdistrict of the Waterfront Overlay requiring a conditional use permit 25-2-692(K). The applicant also requests a variance from 25-5-146(B) for parking to serve a cocktail lounge within 200 feet of a single-family use.
 Staff Rec.: **Recommended**
 Staff: [Jeremy Siltala](#), 512-974-2945
 Development Services Department
10. **Final Plat - Amended Plat:** [C8-2019-0047.0A - Holiday Park; District 8](#)
 Location: 5801 West US 290 Highway Eastbound, Barton Creek Watershed-Barton Springs Zone; East Oak Hill NP Area
 Owner/Applicant: Vans Holiday Park LLC
 Agent: Bob Demyan
 Request: Approval of the Holiday Park Final Plat composed of 1 lot on 5.98 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department

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11. **Final Plat - Amended Plat:** [C8-2019-0048.1A - Amended Plat of Lot 9 and Lot 10; District 5](#)
Location: 3202 Cupid Drive, Barton Creek Watershed-Barton Springs Zone; Barton Hills, South Lamar Combined NP Area
Owner/Applicant: William Robinson
Agent: Thrower Design (Ron Thrower)
Request: Approval of the Amended Plat of Lot 9 and Lot 10 Final Plat composed of 2 lots on 0.42 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
12. **Final Plat - Amended Plat:** [C8-2019-0046.0A - Amended Plat of Lots 1A and 1B Resubdivision of Lots 1 and 14, Block 5, McKinley Heights Section 1; District 1](#)
Location: 3006 East 14th Street, Boggy Creek Watershed; Rosewood NP Area
Owner/Applicant: Ben Maddox
Agent: Masterplan (Karen Wunsch)
Request: Approval of the Amended Plat of Lots 1A and 1B Resubdivision of Lots 1 and 14, Block 5, McKinley Heights Section 1 composed of 2 lots on 0.386 acres.
Staff Rec.: **Disapproval**
Staff: Development Services Department

D. BRIEFINGS

1. [Budget 2020](#)
Discussion and possible action to provide recommendations regarding the 2020 Budget. Staff: [Diane Siler](#), Budget Office, 512-974-2704.
2. [Dougherty Arts Center](#)
Discuss and consider a recommendation regarding the proposed Dougherty Arts Center redevelopment site at Butler Shores Park. Staff: [Kevin Johnson](#), Project Manager, Parks and Recreation Department, 512-974-9506.

Facilitator: [Steve Hopkins](#), 974-3175
Attorney: [Lee Simmons](#) 512-974-2107
Commission Liaison: [Andrew Rivera](#), 512-974-6508

E. ITEMS FROM COMMISSION

1. [Initiate Rezoning of 1119 East 11th Street](#)

Discuss and consider to initiate a rezoning of the property located at 1119 East 11th Street to remove historic landmark (H) district zoning. Co-Sponsors: Commissioners Thompson and Anderson

2. **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. ELECTIONS & NOMINATION RECOMMENDATIONS

1. **Election of Officers**

Election of Planning Commission Chair, Vice-Chair, Secretary and Parliamentarian.

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](#)

(Commissioners Schneider and Seeger)

[Small Area Planning Joint Committee](#)

(Chair Shieh and Commissioners Anderson, Howard and Thompson)

[South Central Waterfront Advisory Board](#)

(Commissioner Schissler)

HLC – Design Guidelines Working Group

(Commissioner McGraw)

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Operating Model Working Group
(Chair Shieh, and Commissioners 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

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