



**PLANNING COMMISSION  
MINUTES**

**March 26, 2019**

**The Planning Commission convened in a regular meeting on March 26, 2019 @ 301 W. 2<sup>nd</sup> Street, Austin, TX 78701.**

**Vice-Chair Kazi called the Commission Meeting to order at 6:03 p.m.**

**Commission Members in Attendance:**

**Greg Anderson  
Fayez Kazi – Vice-Chair  
Yvette Flores  
Angela DeHoyosHart  
Patrick Howard  
Conor Kenny  
Karen McGraw  
Robert Schneider  
James Schissler  
Patricia Seeger  
Jeffrey Thompson**

**Ann Teich – Ex-Officio  
William Burkhardt – Ex- Officio**

**Absent:**

**James Shieh - Chair  
Todd Shaw**

**Robert Mendoza – 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.

**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 conveyed his concerns regarding housing affordability.
2. Mr. Gavino Fernandez – Mr. Fernandez conveyed his concerns regarding gentrification.

**B. APPROVAL OF MINUTES**

1. Approval of minutes from March 12, 2019

Motion by Commissioner Seeger, seconded by Commissioner Anderson to approve the minutes from March 12, 2019 was approved on the consent agenda on a vote of 10-0. Commissioner De Hoyos Hart off the dais. Chair Shieh and Commissioner Shaw absent.

**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

Motion by Commissioner Seeger, seconded by Commissioner Anderson grant Staff's request for postponement of this item to May 14, 2019 to was approved on the consent agenda on a vote of 10-0. Commissioner De Hoyos Hart off the dais. Chair Shieh and Commissioner Shaw absent.

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

Motion by Commissioner Seeger, seconded by Commissioner Anderson to postpone this item to April 8, 2019 by the Planning Commission was approved on the consent agenda on a vote of 10-0. Commissioner De Hoyos Hart off the dais. Chair Shieh and Commissioner Shaw absent.

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

Motion by Commissioner Seeger, seconded by Commissioner Anderson to postpone this item to April 8, 2019 by the Planning Commission was approved on the consent agenda on a vote of 10-0. Commissioner De Hoyos Hart off the dais. Chair Shieh and Commissioner Shaw absent.

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

Motion by Commissioner Seeger, seconded by Commissioner Anderson to postpone this item to April 8, 2019 by the Planning Commission was approved on the consent agenda on a vote of 10-0. Commissioner De Hoyos Hart off the dais. Chair Shieh and Commissioner Shaw absent.

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

Public Hearing closed.

Motion by Commissioner Seeger, seconded by Commissioner Anderson to grant staff's recommendation for SP-2014-0071C(XT2) - All Saints Presbyterian Church located at 7808 Rialto Blvd was approved on the consent agenda on a vote of 10-0. Commissioner De Hoyos Hart off the dais. Chair Shieh and Commissioner Shaw absent.

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

Public Hearing closed.

Motion by Commissioner Seeger, seconded by Commissioner Anderson grant staff's recommendation for SP-2018-0427C - Govalle located at 3101 Govalle Avenue was approved on the consent agenda on a vote of 10-0. Commissioner De Hoyos Hart off the dais. Chair Shieh and Commissioner Shaw absent.

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

Public Hearings closed.

Motion by Commissioner Seeger, seconded by Commissioner Anderson to grant staff's recommendation for SPC-2018-0021D - Green Infrastructure Retrofit of City Facilities located at 121-1/2 Sheraton Avenue, was approved on the consent agenda on a vote of 10-0. Commissioner De Hoyos Hart off the dais. Chair Shieh and Commissioner Shaw absent.

**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

Item disposed with out action – Notification Error

**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

Public Hearings closed.

Motion by Commissioner Seeger, seconded by Commissioner Anderson to grant Staff's recommendation for C8-2017-0276.0A - Saint Elmo Subdivision; Resubdivision of William S. Drake Lot A located at 4323 South Congress Avenue was approved on the consent agenda on a vote of 10-0. Commissioner De Hoyos Hart off the dais. Chair Shieh and Commissioner Shaw absent.

- 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

Motion by Commissioner Seeger, seconded by Commissioner Anderson to postpone this item to April 8, 2019 by the Planning Commission was approved on the consent agenda on a vote of 10-0. Commissioner De Hoyos Hart off the dais. Chair Shieh and Commissioner Shaw absent.

- 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

Public Hearings closed.

Motion by Commissioner Seeger, seconded by Commissioner Anderson to grant Staff's recommendation for C8-2018-0075.0A - Domain South End District, A Resubdivision of the Resubdivision of Lots 1 and 2 located at 3214-1/2 West Braker Lane was approved on the consent agenda on a vote of 10-0. Commissioner De Hoyos Hart off the dais. Chair Shieh and Commissioner Shaw absent.

- 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

Public Hearings closed.

Motion by Commissioner Seeger, seconded by Commissioner Anderson to disapprove Items C-12 – C-15 was approved on the consent agenda on a vote of 10-0. Commissioner De Hoyos Hart off the dais. Chair Shieh and Commissioner Shaw absent.

**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

Public Hearing Closed.

See attachment, *PLANNING COMMISSION ADOPTED AMENDMENTS TO THE AUSTIN STRATEGIC MOBILITY PLAN*

#### **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

Item disposed without discussion.

#### **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

Item disposed without discussion.

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.

Motion by Commissioner Anderson, seconded by Commissioner Schissler to initiate 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, motion approved on a vote of 9-1.

Commissioner McGraw voted nay. Commissioner Seeger abstained. Chair Shieh and Commissioner Shaw absent.

#### **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.

Motion to nominate and recommend Commissioner Schneider to serve on the Joint Sustainability Committee was approved by unanimous consent. Commissioner De Hoyos Hart off the dais. Chair

Shieh and Commissioner Shaw absent.

## **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)

No report provided.

### Comprehensive Plan Joint Committee

(Commissioners Flores, Kenny, Schissler and Shaw)

No report provided.

### Joint Sustainability Committee

(Chair Shieh and Commissioner Seeger)

No report provided.

### Small Area Planning Joint Committee

(Chair Shieh and Commissioners Anderson and Thompson)

No report provided.

### South Central Waterfront Advisory Board

(Commissioner Schissler)

No report provided.

### HLC – Design Guidelines Working Group

(Commissioner McGraw)

No report provided.

### Operating Model Working Group

(Chair Shieh, and Commissioners De Hoyos Hart, McGraw and Seeger)

No report provided.

### Transportation Working Group

(Chair Shieh and Commissioners Kenny, Schissler and Thompson)

No report provided.

## **ADDENDUM**

### **I. NEW BUSINESS**

1. Initiate amendments to Title 25 of the City Code to waive fees for historic preservation applications, under certain conditions. Related to code amendment C20-2018-005. Staff: Joi Harden, 512-974-1617, Planning and Zoning Department.

Item withdrawn by Staff.

## **ADJOURNMENT**

**Vice-Chair Kazi adjourned the meeting without objection on Tuesday, March 26, 2019 at 11:30 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.