



Planning Commission

June 12, 2018 at 5:00 P.M.

City Hall – Chambers

301 W. 2nd Street

Austin, TX 78701

Greg Anderson

Conor Kenny

Fayez Kazi – Vice-Chair

Karen McGraw

Tom Nuckols

Stephen Oliver – Chair

Angela De Hoyos Hart

James Schissler – Parliamentarian

Patricia Seeger

James Shieh – Secretary

Jeffrey Thompson

Trinity White

Todd Shaw

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. DISCUSSION AND APPROVAL OF MINUTES

1. Approval of minutes from May 8, 2018; Item D-01 (CodeNEXT)
2. Approval of minutes from May 14, 2018; Item 1 (CodeNEXT)
3. Approval of minutes from May 16, 2018; Item 1 (CodeNEXT)
4. Approval of minutes from May 22, 2018, including Item B-01 (CodeNEXT)
5. Approval of minutes from May 24, 2018, Item A-01 (CodeNEXT)
6. Approval of minutes from May 25, 2018; Item B-01 (CodeNEXT)

Discussion and approval of the above-mentioned minutes shall include the vote tally sheet reflecting Planning Commission's actions.

Facilitator: Heather Chaffin, 512-974-2122

6:00 PM Time Certain Items

B. CITIZEN COMMUNICATION

The first four (4) speakers signed up prior to Citizen Communication being called will each be allowed a three-minute allotment to address their concerns regarding items not posted on the agenda.

C. PUBLIC HEARINGS

1. **Neighborhood Plan:** [NP-2016-0031 - North Shoal Creek Neighborhood Plan; District 7](#)
Location: Research Boulevard on the north, Burnet Road on the east, Anderson Lane on the south, and Mopac Expressway on the west, Shoal Creek Watershed; North Shoal Creek NP Area
Request: Adopt the North Shoal Creek Neighborhood Plan as an Amendment to Imagine Austin Comprehensive Plan
Staff Rec.: **Recommended**
Staff: [Jeff Engstrom](#), 512-974-1621
Planning and Zoning Department

2. **Plan Amendment:** [NPA-2016-0014.01 - 4500 Nuckols Crossing Road; District 2](#)
Location: 4500 Nuckols Crossing Road, Williamson Creek Watershed; Southeast Combined (Franklin Park) NP Area
Owner/Applicant: Angelos Angelou and John Sasaridis
Agent: Thrower Design (Ron Thrower)
Request: Single Family to Multifamily land use
Staff Rec.: **Postponement request by Staff to July 24, 2018**
Staff: [Maureen Meredith](#), 512-974-2695
Planning and Zoning Department

3. **Rezoning:** [C14-2017-0010 - 4500 Nuckols Crossing Road Rezoning; District 2](#)
Location: 4500 Nuckols Crossing Road, Williamson Creek Watershed; Southeast Combined (Franklin Park) NP Area
Owner/Applicant: Angelos Angelou and John Sasaridis
Agent: Thrower Design (Ron Thrower)
Request: SF-2-NP to MF-3-CO-NP
Staff Rec.: **Postponement request by Staff to July 24, 2018**
Staff: [Wendy Rhoades](#), 512-974-7719
Planning and Zoning Department

4. **Plan Amendment:** [NPA-2018-0002.01.SH - Chalmers Court East, District 3](#)
Location: 1600 E. 3rd St. & 300 Chicon St., Lady Bird Lake Watershed; East Cesar Chavez NP Area
Owner/Applicant: Housing Authority of the City of Austin (Michael Gerber, Pres. & CEO), Applicant: City of Austin
Agent: Urban Design Group, PC (Laura Toups)
Request: Multifamily to Specific Regulating District
Staff Rec.: **Recommended**
Staff: [Maureen Meredith](#), 512-974-2695
Planning and Zoning Department
5. **Rezoning:** [C14-2018-0050.SH - Chalmers Court East, District 3](#)
Location: 300 Chicon Street, Lady Bird Lake Watershed ; [East](#) Cesar Chavez NP Area
Owner/Applicant: Housing Authority of the City of Austin (Michael Gerber, Pres. & CEO), Applicant: City of Austin
Agent: Urban Design Group, PC (Laura Toups)
Request: MF-4-NP to TOD-NP
Staff Rec.: **Recommended**
Staff: [Heather Chaffin](#), 512-974-2122
Planning and Zoning Department
6. **Rezoning:** [C14-2018-0051.SH - Chalmers Court West, District 3](#)
Location: 1600 E. 3rd Street, Lady Bird Lake Watershed; East Cesar Chavez NP Area
Owner/Applicant: Housing Authority of the City of Austin (Michael Gerber, Pres. & CEO), Applicant: City of Austin
Agent: Urban Design Group, PC (Laura Toups)
Request: MF-4-NP to TOD-NP
Staff Rec.: **Recommended**
Staff: [Heather Chaffin](#), 512-974-2122
Planning and Zoning Department
7. **Code Amendment:** [C20-2017-005 - Regulating Plan for the Plaza Saltillo TOD Station Area Plan](#)
Location: 1600 E. 3rd St. & 300 Chicon St., Lady Bird Lake Watershed; East Cesar Chavez NP Area
Request: Consider an ordinance amending Title 25 of the City Code to add extend the boundaries of the Plaza Saltillo TOD Regulating Plan.
Staff Rec.: **Recommended**
Staff: [Anne Milne](#), 512-974-2868
Planning and Zoning Department

8. **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 NP Area
 Owner/Applicant: The Betty Sue Kurtz Trust and The Thelma Ann Zirkelbach Trust
 Agent: Husch Blackwell, LLP (Stacey L. Milazzo)
 Request: Commercial to Mixed Use land use
 Staff Rec.: **Pending; Postponement request by Staff to July 10, 2018**
 Staff: [Maureen Meredith](#), 512-974-2695
 Planning and Zoning Department
9. **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 NP Area
 Owner/Applicant: The Betty Sue Kurtz Trust and The Thelma Ann Zirkelbach Trust
 Agent: Husch Blackwell, LLP (Stacey L. Milazzo)
 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 July 10, 2018**
 Staff: [Heather Chaffin](#), 512-974-2122
 Planning and Zoning Department
10. **Plan Amendment:** [**NPA-2018-0026.01 - Austin Suites; District 4**](#)
 Location: 8300 North Interstate Highway-35 Southbound Service Road, Little Walnut Creek Watershed; North Lamar Combined NP Area
 Owner/Applicant: Collin Brothers, Artesia Real Estate
 Agent: Stantec Consulting Services (Stephen Rye)
 Request: Commercial to Mixed Use land use
 Staff Rec.: **Recommended**
 Staff: [Maureen Meredith](#), 512-974-2695
 Planning and Zoning Department
11. **Rezoning:** [**C14-2018-0022 - Austin Suites; District 4**](#)
 Location: 8300 North Interstate Highway-35 Southbound Service Road, Little Walnut Creek Watershed; North Lamar Combined NP Area
 Owner/Applicant: Collin Brothers, Artesia Real Estate
 Agent: Stantec Consulting Services (Stephen Rye)
 Request: CS-CO-NP to CS-MU-CO-NP
 Staff Rec.: **Recommended**
 Staff: [Sherri Sirwaitis](#), 512-974-3057
 Planning and Zoning Department

- 12. Rezoning:** [C14-2018-0033 - 10610 Macmora Road; District 4](#)
Location: 10610 Macmora Road, Little Walnut Creek Watershed; North Austin Civic Association NP
Owner/Applicant: Shawn Lauzon
Agent: Reilly Realtors (Alex Larsen)
Request: SF-1-NP to SF-3-NP
Staff Rec.: **Recommended**
Staff: [Sherry Sirwaitis](#), 512-974-3057
Planning and Zoning Department
- 13. Rezoning:** [C14-2018-0005 - Lantana Block P, Lot 3; District 8](#)
Location: 7415 Southwest Parkway, Williamson Creek Watershed-Barton Springs Zone; Oak Hill Combined (West) NP Area
Owner/Applicant: Lantana Place, L.L.C. (Erin D. Pickens)
Agent: Stratus Properties (Melissa Neslund)
Request: GR-NP to CS-1-NP
Staff Rec.: **Recommended**
Staff: [Wendy Rhoades](#), 512-974-7719
Planning and Zoning Department
- 14. Rezoning:** [C14-2018-0029 - ERS Zoning; District 1](#)
Location: 200 E 18th Street, Waller Creek Watershed; Downtown Master Plan
Owner/Applicant: Employees Retirement Systems of Texas (ERS)
Agent: Jackson Walker, LLP (Katherine Loayza)
Request: CS & CS-1 to CBD
Staff Rec.: **Recommended**
Staff: [Scott Grantham](#), 512-974-3574
Planning and Zoning Department
- 15. Rezoning:** [C14-2018-0030 - Pure Yoga; District 9](#)
Location: 506 Oakland Avenue, Lady Bird Lake Watershed; Old West Austin NP Area
Owner/Applicant: JCMC Holding, LLC (Jeffrey Chen)
Agent: Forsite Studio (Jason Fryer)
Request: LO-NP to LR-NP
Staff Rec.: **Recommended**
Staff: [Scott Grantham](#), 512-974-3574
Planning and Zoning Department

16. **Final Plat - Resubdivision:** [C8-2017-0075.0A - Resubdivision of Lots 1 and 2, Block 2, Marlo Heights Section 2; District 1](#)
 Location: 4520 Rimrock Trail, Tannehill Branch Watershed; MLK/183 NP Area
 Owner/Applicant: Pendleton Plus, LLC
 Agent: Servant Engineering
 Request: Approval of the resubdivision of Lots 1 and 2, Block 2, Marlo Heights Section 2 into 4 lots.
 Staff Rec.: **Recommended**
 Staff: [Jeremy Siltala](#), 512-974-2945, Development Services Department
17. **Final Plat - Resubdivision:** [C8-2017-0141.0A - Resubdivision of Portions of Lots 7 and 8, Belcher Resubdivision of Block 12 Greenwood Addition; District 1](#)
 Location: 1608 and 1610 Maple Avenue, Boggy Creek Watershed; Chestnut NP Area
 Owner/Applicant: MX3 Homes, LLC
 Agent: Southwest Engineers, Inc.
 Request: Approval of the Resubdivision of Portions of Lots 7 and 8, Belcher Resubdivision of Block 12 Greenwood Addition into 3 lots.
 Staff Rec.: **Recommended**
 Staff: [Jeremy Siltala](#), 512-974-2945, Development Services Department
18. **Final Plat - Resubdivision:** [C8-2017-0236.0A - Mission East; District 1](#)
 Location: 1713 East 12th Street, Boggy Creek Watershed; Central East Austin NP Area
 Owner/Applicant: 2013 Austin East 12th Street, LP
 Agent: Binkley and Barfield
 Request: Approval of Mission East composed of 1 lot on 0.16 acres.
 Staff Rec.: **Recommended**
 Staff: [Jeremy Siltala](#), 512-974-2945, Development Services Department
19. **Final Plat - Resubdivision:** [C8-2016-0067.0A - Jerome Stark Subdivision, Resubdivision of Lot 2; District 5](#)
 Location: 1912 Barge Street, Williamson Creek Watershed; Garrison NP Area
 Owner/Applicant: Cindia Lok
 Agent: Stansberry Engineering Co.
 Request: Approval of the Resubdivision of Lot 2, Jerome Stark Subdivision, composed of two lots on 0.38 acres
 Staff Rec.: **Recommended**
 Staff: [Don Perryman](#), 512-974-2786, Development Services Department

- 20. Site Plan - Conditional Use Permit:** [SPC-2018-0104A - Chicon Late Hours Restaurant; District 3](#)
 Location: 1914 East 6th Street, Lady Bird Lake Watershed; Holly NP Area
 Owner/Applicant: MPVI, LLC
 Agent: Jackson Walker, LLP (Katherine Loayza)
 Request: Request approval of a Conditional Use Permit for Restaurant Late Hours for an existing restaurant
 Staff Rec.: **Recommended**
 Staff: [Christine Barton-Holmes](#), 512-974-2788
 Development Services Department
- 21. Final Plat - Resubdivision:** [C8-2017-0169.0A - Resubdivision of a Portion of Lot 22, Block 1, Cresthaven Addition; District 1](#)
 Location: 2000 E.M. Franklin Avenue, Tannehill Branch Watershed; MLK/183 NP Area
 Owner/Applicant: MX3 Homes, LLC
 Agent: Southwest Engineers, Inc.
 Request: Approval of the Resubdivision of a Portion of Lot 22, Block 1, Cresthaven Addition into 2 lots. Applicant requests a variance from LDC 25-4-175(A)(2) to use a flag lot design.
 Staff Rec.: **Recommended**
 Staff: [Jeremy Siltala](#), 512-974-2945,
 Development Services Department
- 22. Final Plat - Resubdivision:** [C8-2017-0057.0A - Steelcreek Austin 183; District 1](#)
 Location: 3304-1/2 Tannehill Lane, Boggy Creek Watershed; MLK/183 NP Area
 Owner/Applicant: Two Three Four, LLC
 Agent: Steven B. Sylliaasen, P.E. Consulting Civil Engineer LLC
 Request: Approval of Steelcreek Austin 183 composed of 2 lots on 4.25 acres.
 Staff Rec.: **Recommended**
 Staff: [Jeremy Siltala](#), 512-974-2945,
 Development Services Department
- 23. Site Plan - Extension:** [SP-2012-0302C\(XT3\) - Met Center II, Bldg 3, 4, & 10; District 2](#)
 Location: 6800 and 7100 Metropolis Drive, Onion Creek Watershed; Southeast Combined NP Area
 Owner/Applicant: Met Center Nyctex (Howard Yancy)
 Agent: Thrower Design (Beth Turner)
 Request: Request a 5 year extension to a previously approved site plan.
 Staff Rec.: **Recommended**
 Staff: [Nikki Hoelter](#), 512-974-2863
 Development Services Department

24. **Final Plat with Preliminary:** [C8J-2015-0255.5A - Easton Park Section 2B, Phase 2 Final Plat](#)
 Location: 7901 Colton Bluff Springs Road, Cottonmouth Creek Watershed; Pilot Knob MUD
 Owner/Applicant: Carma Easton, LLC (Luke Gosda)
 Agent: Carlson, Brigance & Doering, Inc. (Brett Pasquarella)
 Request: Approval of Easton Park Section 2B, Phase 2 Final Plat composed of 254 total lots on 55.441 acres.
 Staff Rec.: **Recommended**
 Staff: [Sue Welch](#), 512-854-7637
 Single Office - Travis County/City of Austin
25. **Final Plat with Preliminary:** [C8-2018-0087.0A - Greyrock Ridge Phase Six; District 8](#)
 Location: 12016-1/2 Archeleta Boulevard, Slaughter Creek Watershed-Barton Springs Zone
 Owner/Applicant: Davaus Three, LP
 Agent: LJA Engineering, Inc. (Danny Miller)
 Request: Approval of Greyrock Ridge Phase Six composed of 3 lots on 34.28 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
26. **Final Plat - Resubdivision:** [C8-2018-0081.0A - Lot A-2, Resubdivision of Lot A, Sellstrom-Spear Addition; District 10](#)
 Location: 2617 Pecos Street, Taylor Slough South Watershed; West Austin NP Area
 Owner/Applicant: Ashley Amini
 Agent: Drenner Group (David Anderson)
 Request: Approval of Lot A-2, Resubdivision of Lot A, Sellstrom-Spear Addition, composed of 1 lot on 0.39 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
27. **Final Plat - Resubdivision:** [C8-2018-0086.0A - Resubdivision of Lot 8, Block E Banister Acres Subdivision; District 5](#)
 Location: 4430 Hank Avenue, Williamson Creek Watershed; South Manchaca NP Area
 Owner/Applicant: SLDM4430 Hank, LLC (Michael Friedman)
 Agent: Prossner and Associates, Inc. (Kurt Prossner)
 Request: Approval of the Resubdivision of Lot 8, Block E Banister Acres Subdivision plat, composed of 2 lots on 0.34 acres.
 Staff Rec.: **Disapproval**
 Staff: Development Services Department

D. NEW BUSINESS

1. [Comprehensive Plan Joint Committee Nominee](#)

Discussion and nomination of a member of the Planning Commission to be recommended to Council for the purpose of serving on the Comprehensive Plan Joint Committee

2. Special Election of Chair

Discussion and election of Chair due to vacancy.

E. FUTURE AGENDA ITEMS

F. ITEMS FROM COMMISSION

1. Creation of Working Group - Planning Commission Operating Model

Discussion and possible action establishing a Working Group tasked with providing recommendations for improving the Planning Commission operating model. (Sponsor: Commissioner De Hoyos Hart; Co-Sponsor: Commissioner White)

G. COMMITTEE REPORTS

[Codes and Ordinances Joint Committee](#)

[Comprehensive Plan Joint Committee](#)

[Small Area Planning Joint Committee](#)

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.

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. |

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. |

2018 PLANNING COMMISSION MEETING SCHEDULE

| | |
|---------------------------|--------------------|
| January 9, 2018 | July 10, 2018 |
| January 23, 2018 | July 24, 2018 |
| *February 13, 2018 | August 14, 2018 |
| February 27, 2018 | August 28, 2018 |
| March 13, 2018 | September 11, 2018 |
| March 27, 2018 | September 25, 2018 |
| April 10, 2018 | October 9, 2018 |
| * April 24, 2018 | October 23, 2018 |
| May 8, 2018 | November 13, 2018 |
| *May 22, 2018 | November 27, 2018 |
| June 12, 2018 | December 11, 2018 |
| June 26, 2018 | |

*Consent Agenda Only Meetings