



PLANNING COMMISSION AGENDA

Tuesday, April 23, 2019

The Planning Commission will convene at 6:00 PM on
Tuesday, April 23, 2019 at Austin City Hall, Council Chambers
[301 W. Second Street, Austin, TX](#)

[Greg Anderson](#)
[Awais Azhar](#)
[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

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: [Rosemary Avila](#), 512-974-2784
Attorney: [Lee Simmons](#), 512-974-2107
Commission Liaison: [Andrew Rivera](#), 512-974-6508

B. APPROVAL OF MINUTES

1. Approval of minutes from April 9, 2019

C. PUBLIC HEARINGS

- 1. 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 land use
Staff Rec.: **Pending. Postponement request by Staff to May 14, 2019.**
Staff: [Maureen Meredith](#), 512-974-2695
Planning and Zoning Department
- 2. 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 Staff and the Applicant to May 14, 2019.**
Staff: [Kathleen Fox](#), 512-974-7877
Planning and Zoning Department
- 3. Rezoning:** [C14-2018-0080 - 5101 East Oltorf; District 3](#)
Location: 5101 East Oltorf Street, Country Club West Watershed; East Riverside / Oltorf Combined (Parker Lane) 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 Staff and the Applicant to May 14, 2019.**
Staff: [Wendy Rhoades](#), 512-974-7719
Planning and Zoning Department

Facilitator: [Rosemary Avila](#), 512-974-2784

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

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

4. **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 Staff to May 14, 2019.**
 Staff: [Jesse Gutierrez](#), 512-974-1606
 Planning and Zoning Department
5. **Rezoning:** [C14-2019-0029 - 1501 Airport Commerce Dr; District 3](#)
 Location: 1501 Airport Commerce Drive, Carson Creek Watershed; Montopolis NP Area
 Owner/Applicant: W2 Hill ACP II, LP
 Agent: Drenner Group, PC (Amanda Swor)
 Request: CS-CO-NP to CS-MU-CO-NP
 Staff Rec.: **Pending. Postponement request by Staff to May 14, 2019.**
 Staff: [Sherri Sirwaitis](#), 512-974-3057
 Planning and Zoning Department
6. **Restrictive Covenant Termination:** [C14-85-244\(RCT\) - 10001 Stonelake; District 7](#)
 Location: 10001 Stonelake Boulevard, Shoal Creek Watershed; North Burnet / Gateway NP Area
 Owner/Applicant: Mary Elizabeth Notley Morse, Fredrick Clarke Morse, III, Scott Morse 2012 Family Trust (Scott Notley Morse, Trustee)
 Agent: The Drenner Group, PC (Leah M. Bojo)
 Request: The Applicant is requesting a termination of the restrictive covenant on the property that prohibits new development from exceeding a maximum floor-to-area ratio (FAR) of 0.9:1.
 Staff Rec.: **Item withdrawn from agenda due to notification error.**
 Staff: [Sherri Sirwaitis](#), 512-974-3057
 Planning and Zoning Department
7. **Rezoning:** [C14-2018-0141 - 1907 Inverness Zoning Change; District 5](#)
 Location: 1907 Inverness Boulevard, Williamson Creek Watershed; South Austin Combined (South Manchaca) NP Area
 Owner/Applicant: Marquee Investments, LLC (Alex Bahrami)
 Agent: Austex Building Consultants (Jonathan Perlstein)
 Request: SF-3-NP to NO-MU-NP, as amended
 Staff Rec.: **Recommended**
 Staff: [Wendy Rhoades](#), 512-974-7719
 Planning and Zoning Department

Facilitator: [Rosemary Avila](#), 512-974-2784
 Attorney: [Lee Simmons](#), 512-974-2107
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8. **Heritage Tree** [SP-2018-0032C.SH - 2111 Rio Grande: Tree #19730 and Tree #19726; District 9](#)
Variance: [District 9](#)
Location: 2111 Rio Grande Street
Owner/Applicant: Jason Rogers, Garrett-Ihnen Civil Engineering
Request: Request to vary from 25-8-641 to allow the removal of two heritage trees, each with a single-stem greater than 30” in diameter.
Staff Rec.: Tree #19730 (34-inch Pecan): **Recommended**
Tree #19726 (37-inch Pecan): **Not Recommended**
Staff: [Jim Dymkowski](#), 512-974-2772
Development Services Department
9. **Resubdivision:** [C8-2018-0157.0A - Clawson New Hope; District 5](#)
Location: 4201 Clawson Road, West Bouldin Creek Watershed; South Lamar NP Area
Owner/Applicant: A New Hope Investments LLC
Agent: Hector Avila
Request: Approval of the Clawson New Hope plat, a resubdivision of a portion of Lot 9, Banister Heights, comprised of one lot on 4,320 square feet.
Staff Rec.: **Recommended**
Staff: [Steve Hopkins](#), 512-974-3175
Development Services Department
10. **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 Engineering
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
11. **CodeAmendment:** [C20-2019-004 - Planned Development Area](#)
Request: Consider an ordinance to amend Title 25 of the Land Development Code to exempt properties within a Planned Development Area that do not contain industrial uses from specific industrially-focused regulations.
Staff Rec.: **Recommended**
Staff: [Jerry Rusthoven](#), 512-974-3207
Planning and Zoning Department

Facilitator: [Rosemary Avila](#), 512-974-2784
Attorney: [Lee Simmons](#), 512-974-2107
Commission Liaison: [Andrew Rivera](#), 512-974-6508

12. **CodeAmendment:** [C20-2019-005 - University Neighborhood Overlay Height Change](#)
Request: Consider an ordinance amending Title 25 of the Land Development Code to change allowable building height in the Outer West Campus Subdistrict of the University Neighborhood Overlay District.
Staff Rec.: **Recommended**
Staff: [Jerry Rusthoven](#), 512-974-3207
Planning and Zoning Department
13. **CodeAmendment:** [C20-2019-006 - Residential Affordable Housing Development Bonus Program](#)
Request: Consider an ordinance amending Title 25 of the Land Development Code that establishes a residential affordable housing development bonus program and authorizes certain modifications, waivers, and requirements related to site development requirements; and discuss and consider modified site plan requirements for certain residential affordable housing developments.
Staff Rec.: **Recommended**
Staff: [Lauren Avioli](#), 512-974-3141
Neighborhood Housing and Community Development Department
14. **Final Plat - Amended Plat:** [C8-2019-0054.0A - Amended Plat Lot 1A, Block A, Airport Commerce Section 2; District 3](#)
Location: 1501 Airport Commerce Drive, Carson Creek Watershed; Montopolis NP Area
Owner/Applicant: W2 Hill ACP II LP
Agent: Thrower Design (Ron Thrower)
Request: Approval of the Amended Plat Lot 1A, Block A, Airport Commerce Section 2 somposed of 1 lot on 10.95 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
15. **Final Plat - Resubdivision:** [C8-2019-0051.1A - Lot 4 Block D Dean Terrace; District 4](#)
Location: 205 East Walnut Drive, Little Walnut Creek Watershed; Georgian Acres / North Lamar Combined NP Area
Owner/Applicant: Elliott Jempty
Agent: Hector Avila
Request: Approval of Lot 4 Block D Dean Terrace composed of 2 lots on 0.47 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department

Facilitator: [Rosemary Avila](#), 512-974-2784
Attorney: [Lee Simmons](#), 512-974-2107
Commission Liaison: [Andrew Rivera](#), 512-974-6508

16. **Final Plat - Resubdivision:** [C8-2019-0049.0A - DCMC Dell Place Project-MOB; District 9](#)
 Location: 4900 Mueller Boulevard, Boggy Creek Watershed; RMMA
 Owner/Applicant: Seton Family of Hospitals
 Agent: Stantec Consulting Services Inc. (Daulton Wendel)
 Request: Approval of the DCMC Dell Place Project-MOB composed of 4 lots on 29.55 acres.
 Staff Rec.: **Disapproval**
 Staff: Don Perryman, 512-974-2786
 Development Services Department
17. **Final Plat - Resubdivision:** [C8-2019-0052.0A - Park Forest Section 6, Resubdivision of Lot 18, Block A; District 5](#)
 Location: 4703 Clawson Road, Williamson Creek Watershed; South Manchaca NP Area
 Owner/Applicant: Austin APG Properties (Glenn Gibson)
 Agent: Perales Engineering (Jerry Perales, P.E.)
 Request: Approval of Park Forest Section 6, Resubdivision of Lot 18, Block A composed of 2 lots on 0.3 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
18. **Preliminary Plan:** [C8-2019-0050 - Artesia Riverside; District 2](#)
 Location: 7401-1/2 East Ben White Blvd Eastbound, Carson Creek Watershed; Southeast Combined NP Area
 Owner/Applicant: Artesia Real Estate (Colin Brothers)
 Agent: Big Red Dog Engineering (Kendall Hackney)
 Request: Approval of the Artesia Riverside Preliminary Plan composed of 1 lot on 22.53 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
19. **Final Plat - Amended Plat:** [C8-2019-0055.0A - Violet Crown Heights, Amended Plat of the Amended Plat of the Resubdivision of Lots 14, 15 & the West 5' of Lot 16 Block P; District 7](#)
 Location: 1508 Alegria Road, Shoal Creek Watershed; Brentwood / Highland Combined (Brentwood) NP Area
 Owner/Applicant: Robert & Debra Peterson
 Request: Approval of the Violet Crown Heights, Amended Plat of the Amended Plat of the Resubdivision of Lots 14, 15 & the West 5' of Lot 16 Block P, composed of 2 lots on 0.447 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department

Facilitator: [Rosemary Avila](#), 512-974-2784
 Attorney: [Lee Simmons](#), 512-974-2107
 Commission Liaison: [Andrew Rivera](#), 512-974-6508

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, Planning and Zoning Department
2. **[Austin Strategic Housing Blueprint Update](#)**
Update on the Austin Housing Blueprint including the Austin Housing Blueprint Implementation Plan. Staff: [Erica Leak](#), Acting Assistant Director, 512-974-9375; [Jonathan Tomko](#), Housing Policy and Planning Manager, 512-974-1057. Neighborhood Housing & Community Development
3. **[Proposed Code Amendments Pertaining to the City's Density Bonus Programs and Other Similar Incentive Programs.](#)**
Presentation regarding proposed code amendments to Title 25 (*Land Development*) to amend density bonus policies, source-of-income discrimination prohibitions, and good cause eviction protections. Staff: [Erica Leak](#), Acting Assistant Director, 512-974-9375; [Jonathan Tomko](#), Housing Policy and Planning Manager, 512-974-1057. Neighborhood Housing & Community Development

E. ITEMS FROM COMMISSION

1. **Proposed Code Amendments Pertaining to the City's Density Bonus Programs and Other Similar Incentive Programs.**
Discuss and consider initiating code amendments to Title 25 (*Land Development*) to amend density bonus policies, source-of-income discrimination prohibitions, and good cause eviction protections. Co-Sponsors: Commissioners Anderson, Azhar and Howard
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

Facilitator: [Rosemary Avila](#), 512-974-2784

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

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

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. 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)

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: [Rosemary Avila](#), 512-974-2784

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

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