



PLANNING COMMISSION AGENDA

Tuesday, June 11, 2019

The Planning Commission will convene at 6:00 PM on
Tuesday, June 11, 2019 at Austin City Hall, Council Chambers
301 W. Second Street, Austin, TX

Greg Anderson
Awais Azhar
Yvette Flores – Secretary
Patrick Howard
Fayez Kazi – Chair
Conor Kenny – Vice-Chair
Karen McGraw
James Schissler

Robert Schneider
Patricia Seeger
Todd Shaw
James Shieh – Parliamentarian
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: Joi Harden, 512-974-1617
Attorney: Erika Lopez, 512-974-3588
Commission Liaison: Andrew Rivera, 512-974-6508

B. APPROVAL OF MINUTES

1. Approval of minutes from May 28, 2019

C. PUBLIC HEARINGS

- 1. Rezoning:** [C14-2018-0026 - E Riverside Dr and S Pleasant Valley Rd Tract 4; District 3](#)
Location: 1600 Wickersham Lane, Country Club West Watershed; Pleasant Valley NP Area
Owner/Applicant: NRE ION LLC
Agent: Armbrust & Brown, PLLC (Michael Whellan)
Request: ERC-NMU to ERC-CMU, extend eligibility for a development bonus
Staff Rec.: **Recommended within 0.5 miles of intersection of Riverside and Pleasant Valley, not recommended beyond 0.5 miles**
Staff: [Jerry Rusthoven](#), 512-974-3207
Planning and Zoning Department
- 2. Rezoning:** [C14-2018-0028 - E. Riverside Dr and 1109 S. Pleasant Valley Road Tracts 1 and 2; District 3](#)
Location: 1109 South Pleasant Valley Road, 4600 Elmont Drive, Country Club West Watershed; Pleasant Valley NP Area
Owner/Applicant: NRE TOWN LAKE PROPERTY OWNER LLC
Agent: Armbrust & Brown, PLLC (Michael Whellan)
Request: ERC-UR to ERC-CMU, extend eligibility for a development bonus
Staff Rec.: **Recommended within 0.5 miles of intersection of Riverside and Pleasant Valley, not recommended beyond 0.5 miles**
Staff: [Jerry Rusthoven](#), 512-974-3207
Planning and Zoning Department
- 3. Rezoning:** [C14-2018-0027 - E. Riverside Dr and S. Pleasant Valley Rd. Tracts 3 & 5; District 3](#)
Location: 4700 East Riverside Drive, 1515 Wickersham Lane, Country Club West Watershed; Pleasant Valley NP Area
Owner/Applicant: NRE ZONE LLC
Agent: Armbrust & Brown, PLLC (Michael Whellan)
Request: ERC-NMU and ERC-UR to ERC-CMU, extend eligibility for a development bonus
Staff Rec.: **Recommended within 0.5 miles of intersection of Riverside and Pleasant Valley, not recommended beyond 0.5 miles**
Staff: [Jerry Rusthoven](#), 512-974-3207
Planning and Zoning Department

Facilitator: [Joi Harden](#), 512-974-1617

Attorney: [Erika Lopez](#), 512-974-3588

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

4. **Restrictive Covenant Amendment:** [C14-72-204\(RCA4\) - E. Riverside Dr and S. Pleasant Valley Rd. Tracts 1-5; District 3](#)
 Location: 1600 Wickersham Lane, 4700 E Riverside Drive, 1515 Wickersham Lane, 1109 South Pleasant Valley Road, 4600 Elmont Drive, Country Club West Watershed; Pleasant Valley NP Area
 Owner/Applicant: NRE ZONE LLC
 Agent: Armbrust & Brown, PLLC (Michael Whellan)
 Request: Amend Restrictive Covenant
 Staff Rec.: **Recommended**
 Staff: [Jerry Rusthoven](#), 512-974-3207
 Planning and Zoning Department
5. **Restrictive Covenant Termination:** [C14-97-0010\(RCT\) - E. Riverside Dr. and S. Pleasant Valley Rd. Tract 4; District 3](#)
 Location: 1600 Wickersham Lane, Country Club West Watershed; Pleasant Valley NP Area
 Owner/Applicant: AUSTIN STUDENT VENTURE II LP JLC SOUTHEAST LLC; NRE ION LLC
 Agent: Armbrust & Brown, PLLC (Michael Whellan)
 Request: Terminate Restrictive Covenant
 Staff Rec.: **Recommended**
 Staff: [Jerry Rusthoven](#), 512-974-3207
 Planning and Zoning Department
6. **Rezoning:** [C14-2019-0007 - Comfort M/H Park; District 3](#)
 Location: 7307, 7311, 7401, 7403 East Riverside Drive, Carson Creek Watershed; Montopolis NP Area
 Owner/Applicant: 7307-7403 E Riverside LLC
 Agent: City of Austin - Planning and Zoning Department (Heather Chaffin)
 Request: From ERC to MH
 Staff Rec.: **Recommended**
 Staff: [Heather Chaffin](#), 512-974-2122
 Planning and Zoning Department
7. **Rezoning:** [C14-2019-0083 - North Lamar Mobile Home Park; District 4](#)
 Location: 8105 Research Boulevard, Little Walnut Creek Watershed; North Austin Civic Association NP Area
 Owner/Applicant: NL Austin MHP, LLC
 Request: City of Austin - Planning and Zoning Department (Sherri Sirwaitis)
 Staff Rec.: **Recommended**
 Staff: [Sherri Sirwaitis](#), 512-974-3057
 Planning and Zoning Department

Facilitator: [Joi Harden](#), 512-974-1617

Attorney: [Erika Lopez](#), 512-974-3588

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

- 8. Rezoning:** [C14-2019-0057 - Moore's Crossing Residences; District 2](#)
 Location: 7508 Mc Angus Road, Dry Creek East Watershed; Moore's Crossing MUD
 Owner/Applicant: SR Development, Inc. (William G. Gurasich)
 Agent: Alice Glasco Consulting (Alice Glasco)
 Request: SF-2 to MF-4
 Staff Rec.: **Recommendation of MF-3**
 Staff: [Wendy Rhoades](#), 512-974-7719
 Planning and Zoning Department
- 9. Plan Amendment:** [NPA-2018-0005.01 - 1501 Airport Commerce; District 3](#)
 Location: 1501 Airport Commerce Drive, Carson Creek Watershed
 Owner/Applicant: W2 Hill ACP II LP
 Agent: Drenner Group (Amanda Swor)
 Request: Commercial to Mixed Use land use
 Staff Rec.: **Not recommended**
 Staff: [Jesse Gutierrez](#), 512-974-1606
 Planning and Zoning Department
- 10. Rezoning:** [C14-2019-0029 - 1501 Airport Commerce Dr; District 3](#)
 Location: 1501 Airport Commerce Drive, Carson Creek Watershed; Montopolis NP Area; 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.: **Not recommended**
 Staff: [Sherri Sirwaitis](#), 512-974-3057
 Planning and Zoning Department
- 11. Plan Amendment:** [NPA-2017-0018.01 - 2106 Payne; District 7](#)
 Location: 2106 Payne Avenue, Shoal Creek Watershed; Brentwood / Highland Combined (Brentwood) NP Area
 Owner/Applicant: 2106 Payne Ventures, LLC
 Agent: Drenner Group, PC (Amanda Swor)
 Request: Single Family to Mixed Use/Office
 Staff Rec.: **Recommended**
 Staff: [Maureen Meredith](#), 512-974-2695
 Planning and Zoning Department

Facilitator: [Joi Harden](#), 512-974-1617

Attorney: [Erika Lopez](#), 512-974-3588

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

12. **Rezoning:** [C14-2019-0053 - 2106 Payne; District 7](#)
Location: 2106 Payne Avenue, Shoal Creek Watershed; Brentwood / Highland Combined (Brentwood) NP Area
Owner/Applicant: 2106 Payne Ventures, LLC
Agent: Drenner Group, PC (Amanda Swor)
Request: SF-3-NP to LO-MU-NP
Staff Rec.: **Recommendation of NO-MU-NP**
Staff: [Kate Clark](#), 512-974-1237
Planning and Zoning Department
13. **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 Pfluger, William Reid Pfluger & the Pfluger Spousal Irrevocable Trust (Reid Pfluger)
Agent: Drenner Group, PC (Amanda Swor)
Request: CS-V to PUD
Staff Rec.: **Pending; Postponement request by Staff to July 23, 2019**
Staff: [Heather Chaffin](#), 512-974-2122
Planning and Zoning Department
14. **Rezoning:** [C14-2019-0074 - 2202 Webberville Road; District 1](#)
Location: 2202, 2210, 2214 and 2220 Webberville Road and 2206 East 7th Street, Lady Bird Lake Watershed; Central East Austin NP Area
Owner/Applicant: 2202 Webberville Road, LLC (Bill Knauss)
Agent: Drenner Group, PC (Leah Bojo)
Request: CS-MU-CO-NP and CS-MU-V-CO-NP
Staff Rec.: **Recommended**
Staff: [Heather Chaffin](#), 512-974-2122
Planning and Zoning Department
15. **Rezoning:** [C14-2018-0155 - 3300 Manor Road; District 1](#)
Location: 2205 Tillery Street, 2213 Tillery Street and 3303 Manor Road, Tannehill Branch Watershed; East MLK Combined NP Area
Owner/Applicant: The Urban Groundskeeper (Glenn F. Cooper)
Agent: Drenner Group, PC (Amanda Swor)
Request: CS-V-CO-NP, CS-CO-NP and SF-3-NP to CS--MU-V-NP
Staff Rec.: **Pending; Postponement request by Staff to June 25, 2019**
Staff: [Heather Chaffin](#), 512-974-2122
Planning and Zoning Department

Facilitator: [Joi Harden](#), 512-974-1617

Attorney: [Erika Lopez](#), 512-974-3588

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

16. **Rezoning:** [C14-2019-0041 - 3706 Goodwin; District 1](#)
Location: 3706 Goodwin Avenue, Boggy Creek Watershed; East MLK Combined NP Area
Owner/Applicant: GBME, LLC (Matt Brecht)
Request: CS-MU-NP to CS-MU-V-NP
Staff Rec.: **Pending; Postponement request by Staff to June 25, 2019**
Staff: [Heather Chaffin](#), 512-974-2122
Planning and Zoning Department
17. **Restrictive Covenant Amendment:** [C14-85-244\(RCA\) - 10001 Sonelake; 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: To amend a public restrictive covenant associated with zoning case C14-85-244(Part 7)
Staff Rec.: **Recommended**
Staff: [Sherri Sirwaitis](#), 512-974-3057
Planning and Zoning Department
18. **Zoning:** [C814-2018-0154 - Austin Green](#)
Location: 11600-12337 Harold Green Road, Elm Creek, Colorado River Watersheds; Austin Green MUD
Owner/Applicant: Martin Marietta Materials, Inc., Kate Glaze
Agent: MG Realty Investments, LLC (dba Groundwork) (Steven Spears)
Request: Unzoned to PUD
Staff Rec.: **Indefinite Postponement request by Staff**
Staff: [Wendy Rhoades](#), 512-974-7719
Planning and Zoning Department
19. **Rezoning:** [C14H-2019-0077 - Gruber-Trevino House; District 3](#)
Location: 1603 Willow Street, Waller Creek Watershed; East Cesar Chavez NP Area
Owner/Applicant: Historic Landmark Commission, applicant; Geoff Reilert, owner
Request: SF-3-NP to SF-3-H-NP
Staff Rec.: **Not recommended**
Staff: [Steve Sadowsky](#), 512-974-6454
Planning and Zoning Department

Facilitator: [Joi Harden](#), 512-974-1617

Attorney: [Erika Lopez](#), 512-974-3588

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

- 20. Rezoning:** [C14H-2019-0063 - Robertson/Stuart & Mair Historic District; District 1](#)
- Location: Roughly bounded by Embassy Drive on the west, the alley between E. 7th and E. 8th Streets on the south, Lydia and Navasota Streets on the east, and the alley between E. 10th and E. 11th Streets on the north, and encompassing the 1000, 1100, and 1200 block, Waller Creek and Lady Bird Lake Watersheds; Central East Austin NP Area
- Owner/Applicant: Guadalupe Association for an Improved Neighborhood
- Request: Recommend historic area (HD) combining district overlay to all existing base zoning for all parcels within the proposed historic district, excluding 1101 E. 11th Street.
- Staff Rec.: **Recommended**
- Staff: [Cara Bertron](#), 512-974-1446
Planning and Zoning Department
- 21. Code Amendment:** [C20-2019-007 - North Burnet Gateway Subdistricts](#)
- Request: Consider an ordinance amending Title 25 of the City Code to create new subdistricts in the North Burnet Gateway regulating plan.
- Staff Rec.: **Recommended**
- Staff: [Jerry Rusthoven](#), 512-974-3207
Planning and Zoning Department
- 22. Code Amendment:** [C20-2019-001 - Signage](#)
- Request: Consider an ordinance amending Chapter 25-10 (Sign Regulations) to provide limited allowances for off-premise signs at Public Primary or Secondary Educational Facilities and Transit Facilities in the public right-of-way.
- Staff: [Chris Johnson](#), 512-974-2769
Development Services Department
- 23. Resubdivision:** [C8-2018-0044.0A - Broadacres Resubdivision; District 7](#)
- Location: 5509 Clay Avenue, Shoal Creek Watershed; Brentwood NP Area
- Owner/Applicant: Starling Development
- Agent: Prossner and Associates (Kurt Prossner)
- Request: Approval of the resubdivision of Lot 14, Block 4 of Broadacres subdivision, comprised of two lots on 14,798 square feet, including a flag lot variance.
- Staff Rec.: **Recommended**
- Staff: [Steve Hopkins](#), 512-974-3175
Development Services Department

Facilitator: [Joi Harden](#), 512-974-1617

Attorney: [Erika Lopez](#), 512-974-3588

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

24. **Site Plan - Compatibility Waiver:** [SP-2018-0243C - Webberville; District 1](#)
 Location: 2202 Webberville Road, Lady Bird Lake Watershed; Central East Austin NP Area
 Owner/Applicant: 2202 Webberville Road LLC
 Agent: Wuest Group
 Request: Reduce compatibility setback from 25 feet to 15 feet.
 Staff Rec.: **Recommended**
 Staff: [Randall Rouda](#), 512-974-3338
 Development Services Department
25. **Final Plat:** [C8-2019-0084.0A - Hyde Park Addition Resubdivision of Parts of Lot 19, 20, 21, 22, Block B \(Withdraw / Resubmittal of C8-2018-0076.0A\); District 9](#)
 Location: 4302 Avenue D, Waller Creek Watershed; Hyde Park NP Area
 Owner/Applicant: Tyson Tuttle
 Agent: Hector Avila
 Request: Approval of the Hyde Park Addition Resubdivision of Parts of Lot 19, 20, 21, 22, Block B composed of 1 lot on 0.144 acres.
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
26. **Final Plat - Previously Unplatted:** [C8-2019-0085.0A - Crumley Lane Subdivision; District 3](#)
 Location: 6301 Crumley Drive, Colorado River Watershed; Montopolis NP Area
 Owner/Applicant: Crumley Lane, LLC (Austin Divino)
 Agent: TDI Engineering, LLC (Gabriel Morales)
 Request: Approval of the Crumley Lane Subdivision composed of 3 lots on 0.47 acres.
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
27. **Preliminary Plan - Revised Preliminary:** [C8-2016-0055.01 - Riverside and Lamar Preliminary Plan Revision; District 5](#)
 Location: 1211 West Riverside Drive, Lake Austin Watershed; South Lamar Combined (Zilker) NP Area (Suspended)
 Owner/Applicant: 16 Piggybank, Ltd. (Huston Street)
 Agent: Consort, Inc. (Ben Turner)
 Request: Approval of the Riverside and Lamar Preliminary Plan Revision composed of 2 lots on 1.15 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department

Facilitator: [Joi Harden](#), 512-974-1617

Attorney: [Erika Lopez](#), 512-974-3588

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

D. NEW BUSINESS

1. [Long-Range CIP Strategic Plan](#)

Discussion and possible action related to proposed updates to Long-Range CIP Strategic Plan and transmittal memo from Planning Commission to City Manager. Staff: Stevie Greathouse, 512- 974 7226, 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 Kazi, Vice-Chair Kenny

2. Planning Commission Rules of Procedure

Discuss and consider adoption of Planning Commission debate rules. Co-Sponsors: Chair Kazi, Vice-Chair Kenny

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](#)

(Chair Kazi and Commissioners McGraw, Schissler, and Seeger)

[Comprehensive Plan Joint Committee](#)

(Vice-Chair Kenny and Commissioners Flores, Schissler and Shaw)

[Joint Sustainability Committee](#)

(Commissioners Schneider and Seeger)

[Small Area Planning Joint Committee](#)

(Commissioners Anderson, Howard, Shieh and Thompson)

[South Central Waterfront Advisory Board](#)

(Commissioner Schissler)

Facilitator: [Joi Harden](#), 512-974-1617

Attorney: [Erika Lopez](#), 512-974-3588

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

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: [Joi Harden](#), 512-974-1617
Attorney: [Erika Lopez](#), 512-974-3588
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