



PLANNING COMMISSION AGENDA

Tuesday, June 25, 2019

The Planning Commission will convene at 6:00 PM on
Tuesday, June 25, 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: Heather Chaffin, 512-974-2122
Attorney: Erika Lopez, 512-974-3588
Commission Liaison: Andrew Rivera, 512-974-6508

B. APPROVAL OF MINUTES

1. Approval of minutes from June 11, 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.: **Request for indefinite postponement by the Applicant**
Staff: [Maureen Meredith](#), 512-974-2695
Planning and Zoning Department
- 2. Plan Amendment:** [NPA-2016-0012.01.SH - 4500 Nuckols Crossing Road; District 2](#)
Location: 4500 Nuckols Crossing Road, Williamson Creek Watershed; Southeast Austin Combined (Franklin Park) NP Area
Owner/Applicant: Angelos Angelou and John Sasaridis; McDowell Housing Partners (Ariana Brendle)
Agent: Thrower Design (Ron Thrower)
Request: Single Family to Multifamily land use
Staff Rec.: **Postponement request by Staff to July 23, 2019.**
Staff: [Maureen Meredith](#), 512-974-2695
Planning and Zoning Department
- 3. Rezoning:** [C14-2017-0010 - 4500 Nuckols Crossing Road; District 2](#)
Location: 4500 Nuckols Crossing Road, Williamson Creek Watershed; Southeast Austin Combined (Franklin Park) NP Area
Owner/Applicant: Angelos Angelou and John Sasaridis; McDowell Housing Partners (Ariana Brendle)
Agent: Thrower Design (Ron Thrower)
Request: SF-2-NP to MF-3-CO-NP
Staff Rec.: **Postponement request by Staff to July 23, 2019.**
Staff: [Wendy Rhoades](#), 512-974-7719
Planning and Zoning Department

Facilitator: [Heather Chaffin](#), 512-974-2122

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

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.: **Not recommended**
 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.: **Not recommended**
 Staff: [Sherri Sirwaitis](#), 512-974-3057
 Planning and Zoning Department
6. **Rezoning:** [C814-2012-0160.01 - 211 South Lamar; District 5](#)
 Location: 211 South Lamar Boulevard Northbound and 1211 West Riverside Drive, Lady Bird Lake Watershed; South Lamar Combined (Zilker) NP Area (Suspended)
 Owner/Applicant: 16 Piggybank Ltd. (Huston Street)
 Agent: Drenner Group, PC (Amanda Swor)
 Request: Amend the PUD to modify the permitted uses and site development regulations
 Staff Rec.: **Postponement request by Staff to July 23, 2019**
 Staff: [Wendy Rhoades](#), 512-974-7719
 Planning and Zoning Department
7. **Rezoning:** [C14-2019-0069 - Saint Elmo Apartments; District 3](#)
 Location: 4315 South Congress Avenue, Williamson Creek Watershed; South Congress Combined (East Congress) NP Area
 Owner/Applicant: Lampros Moumouris
 Agent: Rivera Engineering (Michael A. Rivera)
 Request: CS-MU-NP to CS-MU-V-NP
 Staff Rec.: **Recommended, with conditions**
 Staff: [Wendy Rhoades](#), 512-974-7719
 Planning and Zoning Department

Facilitator: [Heather Chaffin](#), 512-974-2122
 Attorney: [Erika Lopez](#), 512-974-3588
 Commission Liaison: [Andrew Rivera](#), 512-974-6508

8. **Rezoning:** [C14-2019-0003 - Lantana Block P, Lot 3; District 8](#)
 Location: 7415 Southwest Parkway, Williamson Creek Watershed-Barton Springs Zone; Oak Hill Combined (West Oak Hill) NP Area
 Owner/Applicant: Lantana Place, L.L.C. (Erin D. Pickens)
 Agent: LJA Engineering, Inc. (Paul J. Viktorin)
 Request: GR-NP to GR-MU-NP for Tract 1 and CS-1-NP to CS-1-MU-NP for Tract 2
 Staff Rec.: **Request for indefinite postponement by the Staff**
 Staff: [Wendy Rhoades](#), 512-974-7719
 Planning and Zoning Department
9. **Restrictive Covenant Amendment:** [C14-85-288.8\(RCA5\) - Lantana Block P, Lot 3; District 8](#)
 Location: 7415 Southwest Parkway, Williamson Creek Watershed-Barton Springs Zone; Oak Hill Combined (West Oak Hill) NP Area
 Owner/Applicant: Lantana Place, L.L.C. (Erin D. Pickens)
 Agent: LJA Engineering, Inc. (Paul J. Viktorin)
 Request: To remove the provision establishing the maximum net leasable square feet of buildable space or maximum floor-to-area ratio (FAR) that can be developed on the Property
 Staff Rec.: **Request for indefinite postponement by the Staff**
 Staff: [Wendy Rhoades](#), 512-974-7719
 Planning and Zoning Department
10. **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.: **Not recommended**
 Staff: [Heather Chaffin](#), 512-974-2122
 Planning and Zoning Department
11. **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 (MLK 183) 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.: **Postponement request by Staff to July 9, 2019**
 Staff: [Heather Chaffin](#), 512-974-2122
 Planning and Zoning Department

Facilitator: [Heather Chaffin](#), 512-974-2122
 Attorney: [Erika Lopez](#), 512-974-3588
 Commission Liaison: [Andrew Rivera](#), 512-974-6508

12. **Rezoning:** [C14-2019-0040 - Victory Medical Office; District 5](#)
 Location: 2111 Fort View Drive, Williamson Creek Watershed; South Lamar Combined NP Area (Suspended)
 Owner/Applicant: Eveann Investments, LP (William G. Franklin)
 Agent: Husch Blackwell, LLP (Nikelle Meade)
 Request: NO-MU-CO and SF-3 to LO
 Staff Rec.: **Recommendation of LO-MU-CO**
 Staff: [Sherri Sirwaitis](#), 512-974-3057
 Planning and Zoning Department
13. **Rezoning:** [C14-2019-0071 - Rose Hill Apartments; District 5](#)
 Location: 5508 Rose Hill Circle, Williamson Creek Watershed; South Austin Combined (South Manchaca) NP Area
 Owner/Applicant: Spatz Austin Apartments, LLC (David M. Spatz)
 Request: LO-NP to LO-MU-NP
 Staff Rec.: **Recommended, with conditions**
 Staff: [Wendy Rhoades](#), 512-974-7719,
 Planning and Zoning Department
14. **Rezoning:** [C14-2019-0073.SH - Lakeline II; District 6](#)
 Location: 13653 Rutledge Spur, Lake Creek Watershed; Northwest Park and Ride Town Center TOD
 Owner/Applicant: FC Austin Six Housing Corporation (Walter Moreau)
 Agent: Civilitude, LLC (Eyad Kasemi)
 Request: CS-MU-CO to CS-MU-CO, to change a condition of zoning
 Staff Rec.: **Recommended**
 Staff: [Sherri Sirwaitis](#), 512-974-3057
 Planning and Zoning Department
15. **Resubdivision:** [C8-2018-0079.0A - ATX Eastside Prock Subdivision; District 3](#)
 Location: 4803 Prock Lane, Tannehill Branch Watershed; East MLK Combined (MLK 183) NP Area
 Owner/Applicant: ATX Eastside Properties LLC (Peter Gray)
 Agent: Southwest Engineers (Matt Dringenberg)
 Request: Approve the resubdivision of one lot into 2 lots on 0.460 acres.
 Staff Rec.: **Recommended**
 Staff: [Sylvia Limon](#), 512-974-2767
 Development Services Department

Facilitator: [Heather Chaffin](#), 512-974-2122
 Attorney: [Erika Lopez](#), 512-974-3588
 Commission Liaison: [Andrew Rivera](#), 512-974-6508

- 16. Resubdivision:** [C8-2018-0117.0A - Resubdivision of Lot 2, Lary Addition; District 3](#)
Location: 3507 Oak Springs Drive, Boggy Creek Watershed; East MLK Combined NP Area
Owner/Applicant: James Caswell
Agent: Southwest Engineers (Matt Dringenberg)
Request: Request approval of the Resubdivision of Lot 2, Lary Addition, comprised of 2 lots on 15,961 square feet, including a flag lot variance.
Staff Rec.: **Recommended**
Staff: [Steve Hopkins](#), 512-974-3175
Development Services Department
- 17. Site Plan:** [SP-2014-0262C\(XT2\) - Lantana Block P, Lot 3; District 8](#)
Location: 7415 Southwest Parkway, Williamson Creek Watershed-Barton Springs Zone; Oak Hill Combined (West Oak Hill) NP Area
Owner/Applicant: Lantana Place, LLC
Agent: LJA Engineering, Inc. (Paul J. Viktorin)
Request: Request approval for a 3-year extension to a previously approved site plan.
Staff Rec.: **Recommended**
Staff: [Robert Anderson](#), 512-974-3026
Development Services Department
- 18. Preliminary Plan:** [C8-2019-0091 - Broadmoor; District 7](#)
Location: 11501 Burnet Road, Walnut Creek Watershed; North Burnet NP Area
Owner/Applicant: Broadmoor Austin Associates (Leon Shadowen)
Agent: Kimley-Horn (Josh Miksch)
Request: Approval of the Broadmoor plat composed of 5 lots on 60.41 acres.
Staff Rec.: **Disapproval**
Staff: Development Services Department
- 19. Final Plat - Resubdivision:** [C8-2019-0092.0A - DCMC Dell Pace 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 Pace Project - MOB Final Plat composed of 4 lots on 29.55 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department

Facilitator: [Heather Chaffin](#), 512-974-2122
Attorney: [Erika Lopez](#), 512-974-3588
Commission Liaison: [Andrew Rivera](#), 512-974-6508

20. **Final Plat with Preliminary:** [C8-2019-0093.0A - Loyola Multifamily; District 1](#)
 Location: 5928 Ed Bluestein Boulevard, Little Walnut Creek Watershed; University Hills / Windsor Park Combined NP Area
 Owner/Applicant: Medanjo Partners LTD (Daniel McCormack)
 Agent: Kimley-Horn (Justin Kramer)
 Request: Approval of Loyola Multifamily composed of 1 lot on 20.23 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
21. **Final Plat - Previously Unplatted:** [C8-2019-0096.0A - Flores-Gonzalez Subdivision; District 4](#)
 Location: 10311 Ray Avenue, Little Walnut Creek Watershed
 Owner/Applicant: ONE OF A KIND INVESTMENTS LLC & GERMAN GONZALES
 Agent: Genesis 1 Engineering (George Gonzalez)
 Request: Approval of the Flores-Gonzalez Subdivision Final Plat composed of 1 lot on 0.38 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
22. **Final Plat - Resubdivision:** [C8-2019-0097.0A - 1300 Bob Harrison; District 1](#)
 Location: 1300 Bob Harrison, Boggy Creek Watershed; Central East Austin NP Area
 Owner/Applicant: Paul Krause
 Agent: Southwest Engineers (Henry Juarez)
 Request: Approval of 1300 Bob Harrison composed of 2 lots on 0.27 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
23. **Final Plat - with Preliminary:** [C8-2016-0055.01.1A - Riverside and Lamar Preliminary Plan Revision - Final Plat; District 5](#)
 Location: 1211 West Riverside Drive, Lady Bird Lake Watershed; South Lamar Combined (Zilker) NP Area
 Owner/Applicant: 16 PIGGYBANK LTD BRIAN FOLEY
 Agent: Consort, Inc. (Ben Turner)
 Request: Approval of the Riverside and Lamar Preliminary Plan Revision - Final Plat composed of 2 lots on 1.15 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department

Facilitator: [Heather Chaffin](#), 512-974-2122
 Attorney: [Erika Lopez](#), 512-974-3588
 Commission Liaison: [Andrew Rivera](#), 512-974-6508

24. **Resubdivision:** [C8J-2019-0095.0A - Rosson-290; 2-Mile ETJ](#)
Location: 8701 Rosson Drive, Williamson Creek Watershed-Barton Springs Zone;
West Oak Hill NP Area
Owner/Applicant: Cindee Scheiffer
Agent: Southwest Engineers (Alberto Gutierrez)
Request: Approval of the Rosson-290 plat composed of 1 lot on 2.21 acres.
Staff Rec.: **Disapproval**
Staff: Development Services Department

D. NEW BUSINESS

1. [Austin Water Capital Improvement Projects](#)
Discussion and possible recommendation of Austin Water Capital Improvement Projects located in the Drinking Water Protection Zone for approval to include in Austin Water 5-year capital spending plan. Staff: [Christina Romero](#), Financial Manager II, Austin Water. 512-972-0122.
2. [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. BRIEFINGS

1. [Historic Design Standards](#)
Briefing regarding Historic Design Standards. Presenter: Commissioner Karen McGraw, Planning Commission (Co-Sponsors: Commissioner McGraw and Chair Kazi)

F. 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

Facilitator: [Heather Chaffin](#), 512-974-2122
Attorney: [Erika Lopez](#), 512-974-3588
Commission Liaison: [Andrew Rivera](#), 512-974-6508

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](#)

(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)

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: [Heather Chaffin](#), 512-974-2122

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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