



**PLANNING COMMISSION  
MINUTES**

**May 14, 2019**

**The Planning Commission convened in a regular meeting on May 14, 2019 @ 301 W. 2<sup>nd</sup> Street, Austin, TX 78701.**

**Chair Kazi called the Commission Meeting to order at 6:05 p.m.**

**Commission Members in Attendance:**

**Greg Anderson  
Awais Azhar  
Fayez Kazi – Chair  
Yvette Flores  
Patrick Howard  
Conor Kenny– Vice-Chair  
Karen McGraw  
James Schissler  
Patricia Seeger  
James Shieh  
Robert Schneider  
Todd Shaw  
Jeffrey Thompson**

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

**Absent:**

**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.

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.**

- 1) Mr. Stuart Hersh – Mr. Hersh discussed matters related to the Neighborhood Housing and Community Development (NHCD) Department’s draft Consolidated Plan.

## B. APPROVAL OF MINUTES

1. Approval of minutes from April 23, 2019

Motion to approve the minutes from April 23, 2019 was approved on the consent agenda on the motion by Commissioner Shieh, seconded by Commissioner Kenny on a vote of 13-0.

## C. PUBLIC HEARINGS

1. **Plan Amendment:** [NPA-2017-0018.01 - 2106 Payne; District 7](#)

Location:	2106 Payne Avenue; Brentwood / Highland Combined (Brentwood) NP Area, Shoal Creek Watershed
Owner/Applicant:	2106 Payne Ventures, LLC
Agent:	Drenner Group, PC (Amanda Swor)
Request:	Single Family to Mixed Use/Office
Staff Rec.:	<b>Recommended</b>
Staff:	<a href="#"><u>Maureen Meredith</u></a> , 512-974-2695 Planning and Zoning Department

Motion to grant Applicant’s request for postponement of this item to June 11, 2019 was approved on the consent agenda on the motion by Commissioner Shieh, seconded by Commissioner Kenny on a vote of 13-0.

2. **Rezoning:** [C14-2019-0053 - 2106 Payne; District 7](#)

Location: 2106 Payne Avenue; Brentwood / Highland Combined (Brentwood) NP Area, Shoal Creek Watershed  
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: [Scott Grantham](#), 512-974-3574  
Planning and Zoning Department

Motion to grant Applicant's request for postponement of this item to June 11, 2019 was approved on the consent agenda on the motion by Commissioner Shieh, seconded by Commissioner Kenny on a vote of 13-0.

3. **Plan Amendment:** [NPA-2019-0012.01.SH - The Abali, District 9](#)

Location: 4603, 4605, 4607, 4609, & 4611 North I.H.-35 Service Road Northbound; Upper Boggy Creek NP Area, Boggy Creek Watershed  
Owner/Applicant: Saeed Moshfegh, Behzad Bahrami, and Nemerow Investments, LLC  
Agent: Megan Lasch  
Request: Office to Multifamily land use  
Staff Rec.: **Pending; Postponement request by Staff to May 28, 2019**  
Staff: [Maureen Meredith](#), 512-974-2695  
Planning and Zoning Department

Motion to grant Staff's request for postponement of this item to May 28, 2019 was approved on the consent agenda on the motion by Commissioner Shieh, seconded by Commissioner Kenny on a vote of 13-0.

4. **Rezoning:** [C17-2019-0046.SH - The Abali, District 9](#)

Location: 4603, 4605, 4607, 4609, & 4611 North I.H.-35 Service Road Northbound; Upper Boggy Creek NP Area, Boggy Creek Watershed  
Owner/Applicant: Saeed Moshfegh, Behzad Bahrami, and Nemerow Investments, LLC  
Agent: Megan Lasch  
Request: SF-3-NP, LO-NP, GR-CO-NP to MF-6-CO-NP  
Staff Rec.: **Pending; Postponement request by Staff to May 28, 2019**  
Staff: [Heather Chaffin](#), 512-974-2122,  
Planning and Zoning Department

Motion to grant Staff's request for postponement of this item to May 28, 2019 was approved on the consent agenda on the motion by Commissioner Shieh, seconded by Commissioner Kenny on a vote of 13-0.

**5. Plan Amendment:** [NPA-2018-0005.01 - 1501 Airport Commerce; District 3](#)

Location: 1501 Airport Commerce Drive; Montopolis NP Area, 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

Motion to grant Applicant's request for postponement of this item to June 11, 2019 was approved on the consent agenda on the motion by Commissioner Shieh, seconded by Commissioner Kenny on a vote of 13-0.

**6. Rezoning:** [C14-2019-0029 - 1501 Airport Commerce Dr; District 3](#)

Location: 1501 Airport Commerce Drive; Montopolis NP Area, Carson Creek Watershed  
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: [Sherry Sirwaitis](#), 512-974-3057  
Planning and Zoning Department

Motion to grant Applicant's request for postponement of this item to June 11, 2019 was approved on the consent agenda on the motion by Commissioner Shieh, seconded by Commissioner Kenny on a vote of 13-0.

**7. Plan Amendment:** [NPA-2018-0021.01 - 5101 East Oltorf; District 3](#)

Location: 5101 East Oltorf Street; East Riverside/Oltorf Combined (Parker Lane) NP Area, Country Club West Watershed  
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.: **Not recommended**  
Staff: [Kathleen Fox](#), 512-974-7877  
Planning and Zoning Department

Public Hearing closed.

Motion by Commissioner Seeger, seconded by Commissioner Kenny to deny the request for Mixed Use land use for NPA-2018-0021.01 - 5101 East Oltorf located at 5101 East Oltorf Street passed on a vote of 11-2. Commissioners Schissler and Shieh voted nay.

**8. Rezoning: [C14-2018-0080 - 5101 East Oltorf; District 3](#)**

Location: 5101 East Oltorf Street; East Riverside/Oltorf Combined (Parker Lane)  
NP Area, Country Club West Watershed  
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.: **Recommendation of CS-CO-NP**  
Staff: [Wendy Rhoades](#), 512-974-7719  
Planning and Zoning Department

Public Hearing closed.

Motion by Commissioner Seeger, seconded by Commissioner Kenny to grant Staff's recommendation of CS-CO-NP combining district zoning for C14-2018-0080 - 5101 East Oltorf located at 5101 East Oltorf Street passed on a vote of 11-2. Commissioners Schissler and Shieh voted nay.

Prohibited Uses:

Adult-Oriented Businesses  
Drive-In Services, as an accessory use

**9. Plan Amendment: [NPA-2017-0016.03 - 3232 & 3306 E. Cesar Chavez Street; District 3](#)**

Location: 3232 & 3306 E. Cesar Chavez Street; Govalle / Johnston Terrace  
Combined NP Area, Colorado River Watershed  
Owner/Applicant: The Betty Sue Kurtz Trust and The Thelma Ann Zirkelbach Trust  
Agent: Metcalfe Wolff Stuart & Williams, LLP (Michele Rogerson Lynch)  
Request: Commercial to Mixed Use land use  
Staff Rec.: **Withdrawn by the Applicant**  
Staff: [Maureen Meredith](#), 512-974-2695  
Planning and Zoning Department

Item withdrawn by Applicant.

**10. Rezoning:** [C14-2017-0138 - 3232 & 3306 E. Cesar Chavez Street; District 3](#)

Location: 3232 & 3306 E. Cesar Chavez Street; Govalle / Johnston Terrace  
Combined NP Area, Colorado River Watershed  
Owner/Applicant: The Betty Sue Kurtz Trust and The Thelma Ann Zirkelbach Trust  
Agent: Metcalfe Wolff Stuart & Williams, LLP (Michele Rogerson Lynch)  
Request: GR-CO-NP and CS-CO-NP to MF-6-CO-NP and CS-MU-CO-NP  
Staff Rec.: **Withdrawn by the Applicant**  
Staff: [Heather Chaffin](#), 512-974-2122  
Planning and Zoning Department

Item withdrawn by Applicant.

**11. Plan Amendment:** [NPA-2019-0027.01 - Twin Liquors-Maudies; District 10](#)

Location: 2608 W. 7th Street; Central West Austin Combined NP Area, Johnson  
Creek Watershed  
Owner/Applicant: TASC Properties (Tracy S. Livingston)  
Agent: Thrower Design (A. Ron Thrower)  
Request: Neighborhood Commercial to Mixed Use land use  
Staff Rec.: **Recommended**  
Staff: [Maureen Meredith](#), 512-974-2695  
Planning and Zoning Department

Public Hearing closed.

Motion by Commissioner Kenny, seconded by Commissioner Awais to grant Staff's recommendation for Mixed Use land use for NPA-2019-0027.01 - Twin Liquors-Maudies located at 2608 W. 7th Street was approved on a vote of 11-2. Commisisoners McGraw and Seeger voted nay.

**12. Rezoning:** [C14-2019-0043 - Twin Liquors Maudies; District 10](#)

Location: 2606, 2608, and 2610 W. 7th Street, 703 Newman Drive; Central West  
Austin Combined NP Area, Johnson Creek Watershed  
Owner/Applicant: TASC Properties LP (Tracy Livingston)  
Agent: Thrower Design (Ron Thrower)  
Request: CS-NP on Tract 1 and CS-1-NP on Tract 2 to CS-1-NP on Tract 1 and  
CS-NP on Tract 2  
Staff Rec.: **Recommended**  
Staff: [Scott Grantham](#), 512-974-3574  
Planning and Zoning Department

Public Hearing closed.

Motion by Commissioner Seeger, seconded by Commissioner Shaw to grant Staff's recommendation of CS-1-CO-NP combining district zoning for C14-2019-0043 - Twin Liquors Maudies located at 2606, 2608, and 2610 W. 7th Street, 703 Newman Drive was approved on a vote of 13-0.

**13. Rezoning:** [C14-2019-0056 - Moore's Crossing Mixed Use; District 2](#)

Location: 7012 Elroy Road; Moore's Crossing MUD, Dry Creek East Watershed  
Owner/Applicant: SR Development Inc. (Bill Gurasich)  
Agent: Alice Glasco Consulting (Alice Glasco)  
Request: SF-2; SF-4A; MF-2; GR-CO to MF-4 for Tracts 1, 2 and 4; GR for Tract 3  
Staff Rec.: **Recommended**  
Staff: [Wendy Rhoades](#), 512-974-7719  
Planning and Zoning Department

Public Hearing closed.

Motion to grant Staff's recommendation of SF-2; SF-4A; MF-2; GR-CO to MF-4 district zoning for Tracts 1, 2 and 4; and GR district zoning for Tract 3, for C14-2019-0056 - Moore's Crossing Mixed Use located at 7012 Elroy Road was approved on the consent agenda on the motion by Commissioner Shieh, seconded by Commissioner Kenny on a vote of 13-0.

**14. Rezoning:** [C14-2018-0146 - SAJA Commercial; District 2](#)

Location: 7201 Elroy Road; Moore's Crossing MUD, Dry Creek East Watershed  
Owner/Applicant: Formula Market, Inc. (Akber Ali)  
Agent: Cuatro Consultants, Ltd. (Hugo Elizondo, Jr.)  
Request: GR-CO to GR-CO, to change a condition of zoning  
Staff Rec.: **Recommended**  
Staff: [Wendy Rhoades](#), 512-974-7719  
Planning and Zoning Department

Public Hearing closed.

Motion to grant Staff's recommendation of GR-CO combining district zoning, to change a condition of zoning for C14-2018-0146 - SAJA Commercial located at 7201 Elroy Road was approved on the consent agenda on the motion by Commissioner Shieh, seconded by Commissioner Kenny on a vote of 13-0.

**15. Restrictive Covenant Termination:** [C14-85-244\(RCT\) - 10001 Stonelake; District 7](#)

Location: 10001 Stonelake Boulevard; North Burnet / Gateway NP Area, Shoal Creek Watershed  
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 terminate a public restrictive covenant associated with zoning case C14-85-244 (Part 7)  
Staff Rec.: **Recommended**  
Staff: [Sherry Sirwaitis](#), 512-974-3057  
Planning and Zoning Department

Public Hearing closed.

Motion to grant Staff's recommendation to terminate a public restrictive covenant associated with zoning case C14-85-244 (Part 7) for C14-85-244(RCT) - 10001 Stonelake located at 10001 Stonelake Boulevard was approved on the consent agenda on the motion by Commissioner Shieh, seconded by Commissioner Kenny on a vote of 13-0.

**16. Rezoning:** [C14-2019-0072 - Rebekah Baines Johnson \(RBJ\) Center Rehabilitation- Communication Services Amendment; District 3](#)

Location: 21 Waller Street; East Cesar Chavez NP Area, Lady Bird Lake Watershed  
Owner/Applicant: Austin Geriatric Center, Inc. (David Stauch) and Hatchery Development, LLC (John Rosato)  
Agent: DuBois, Bryant, & Campbell, LLP (Henry Gilmore)  
Request: From CS-MU-CO-V-NP to CS-MU-CO-V-NP, to change a condition of zoning  
Staff Rec.: **Recommended**  
Staff: [Heather Chaffin](#), 512-974-2122  
Planning and Zoning Department

Public Hearing closed.



Motion to grant Staff's recommendation of CS-MU-CO-V-NP combining district zoning, to change a condition of zoning for C14-2019-0072 - Rebekah Baines Johnson (RBJ) Center Rehabilitation-Communication Services Amendment, located at 21 Waller Street was approved on the consent agenda on the motion by Commissioner Shieh, seconded by Commissioner Kenny on a vote of 13-0.

**17. Rezoning:** [C14-2019-0050 - 827 W 12th Street; District 9](#)

Location: 827 West 12th Street; Downtown Master Plan, Shoal Creek Watershed  
Owner/Applicant: LTDB, LLC  
Agent: Drenner Group (Amanda Swor)  
Request: From CS to DMU-CO  
Staff Rec.: **Recommended**  
Staff: [Scott Grantham](#), 512-974-3574  
Planning and Zoning Department

Public Hearing closed.

Motion to grant Staff's recommendation of DMU-CO combining district zoning for C14-2019-0050 - 827 W 12th Street, located at 827 West 12th Street was approved on the consent agenda on the motion by Commissioner Shieh, seconded by Commissioner Kenny on a vote of 13-0.

**18. Rezoning:** [C14-2018-0150 – 1804 / 1806 / 1808 W 6th St Rezoning; District 9](#)

Location: 1804, 1806, and 1808 West 6th Street; Old West Austin NP Area, Johnson Creek Watershed  
Owner/Applicant: Syllabus Partners LLC (James Lindsey), Vairea Partners (Peter Pfeiffer)  
Agent: Syllabus Partners LLC (James Lindsey)  
Request: SF-3-NP to LO-MU-NP  
Staff Rec.: **Recommendation of NO-MU-NP**  
Staff: [Scott Grantham](#), 512-974-3574  
Planning and Zoning Department

Motion by Commissioner Shaw, seconded by Commissioner Seeger to grant Staff's recommendation of NO-MU-NP combining district zoning for C14-2018-0150 – 1804 / 1806 / 1808 W 6th St Rezoning, located at 1804, 1806, and 1808 West 6th Street was approved on a vote 10-1. Commissioner McGraw voted nay. Chair Kazi and Commissioner Shieh off the dais.

**19. Rezoning:** [C814-2012-0160.01 - 211 South Lamar; District 5](#)

Location: 211 South Lamar Boulevard Northbound; South Lamar Combined (Zilker) NP Area (Suspended), Lady Bird Lake Watershed  
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.: **Pending; Postponement request by the Staff to June 25, 2019**  
Staff: [Wendy Rhoades](#), 512-974-7719  
Planning and Zoning Department

Motion to grant Staff's request for postponement of this item to June 25, 2019 was approved on the consent agenda on the motion by Commissioner Shieh, seconded by Commissioner Kenny on a vote of 13-0.

**20. Rezoning:** [C814-2018-0121 - 218 S. Lamar; District 5](#)

Location: 218 South Lamar Boulevard; South Lamar Combined (Zilker) NP Area (Suspended), Lady Bird Lake and West Bouldin Creek Watersheds  
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 June 11, 2019**  
Staff: [Heather Chaffin](#), 512-974-2122  
Planning and Zoning Department

Motion to grant Staff's request for postponement of this item to June 11, 2019 was approved on the consent agenda on the motion by Commissioner Shieh, seconded by Commissioner Kenny on a vote of 13-0.

**21. Rezoning:** [C14-2015-0062.01 - Met Campus PDA Amendment; District 2](#)

Location: 2900-3024 U.S. Highway 183 South; Southeast Combined (Southeast) NP Area, Carson Creek / Onion Creek Watersheds  
Owner/Applicant: Met Center NYCTEX, Phase II, Ltd. (Howard Yancy)  
Agent: Thrower Design (Ron Thrower)  
Request: LI-PDA-NP to LI-PDA-NP, to change a condition of zoning  
Staff Rec.: **Partially recommended**  
Staff: [Wendy Rhoades](#), 512-974-7719  
Planning and Zoning Department

Motion by Commissioner Shieh, seconded Commissioner Anderson to grant Applicant's request for indefinite postponement of this item was approved on a vote of 10-3. Commissioners Schissler, Shaw and Thompson voted nay.

**22. Rezoning:** [C14-2019-0055 - Austin FC; District 7](#)

Location: 10414 McKalla Place and 10617-1/2 Burnet Road; North Burnet/Gateway NP Area, Little Walnut Creek Watershed  
Owner/Applicant: City of Austin-Economic Growth & Redevelopment Department (Greg Kiloh)  
Agent: Armbrust & Brown, PLLC (Richard T. Suttle, Jr.)  
Request: LI-NP, NBG-NP to LI-PDA-NP  
Staff Rec.: **Recommended**  
Staff: [Sherri Sirwaitis](#), 512-974-3057  
Planning and Zoning Department

Public Hearing closed.

Motion by Commissioner Anderson, seconded by Commissioner Kenny to grant Staff's recommendation of LI-PDA-NP combining district zoning for C14-2019-0055 - Austin FC located at 10414 McKalla Place and 10617-1/2 Burnet Road was approved on a vote of 11-2. Commissioners McGraw and Seeger voted nay.

Planning Commission Note: *Approve the Transportation Impact Analysis (TIA) with the site plan process, if practical.*

**23. Rezoning:** [C814-97-0001.12 - Leander Rehabilitation PUD Amendment #13; District 6](#)

Location: 10501 Lakeline Mall Drive; Northwest Park & Ride Town Center TOD, Lake Creek Watershed  
Owner/Applicant: Austin, 129, LLC et al  
Agent: Drenner Group, PC (Leah Bojo)  
Request: To amend the Leander Rehabilitation Planned Unit Development (PUD) to 1) request a decrease in the amount of parking spaces required on parcels CO-1, COR, COR-4 and CRE-9 by 10%. Therefore, to revise the Land Use Plan to include a note to permit parcels CO-1, COR, COR-4 and CRE-9 to comply with Land Development Code Section 25-6-611, Parking Requirements for a Transit Oriented Development District. In addition, the applicant is requesting to amend the PUD to 2) To modify LDC Sec. 25-4-171 (Access to Lots) for parcels CO-1, COR-COR-4, CRE-9, and a portion of CRE-8 to permit a lot to abut a dedicated public street or major internal driveway.  
Staff Rec.: **Recommended**  
Staff: [Sherri Sirwaitis](#), 512-974-3057  
Planning and Zoning Department

Public Hearing closed.

Motion to grant Staff's recommendation, as follows:

To amend the Leander Rehabilitation Planned Unit Development (PUD) to 1) request a decrease in the amount of parking spaces required on parcels CO-1, COR, COR-4 and CRE-9 by 10%. Therefore, to revise the Land Use Plan to include a note to permit parcels CO-1, COR, COR-4 and CRE-9 to comply with Land Development Code Section 25-6-611, Parking Requirements for a Transit Oriented Development District. In addition, the applicant is requesting to amend the PUD to 2) To modify LDC Sec. 25-4-171 (Access to Lots) for parcels CO-1, COR-COR-4, CRE-9, and a portion of CRE-8 to permit a lot to abut a dedicated public street or major internal driveway.

For C814-97-0001.12 - Leander Rehabilitation PUD Amendment #13 located at 10501 Lakeline Mall Drive was approved on the consent agenda on the motion by Commissioner Shieh, seconded by Commissioner Kenny on a vote of 13-0.

**24. Code Amendment:** [North Burnet / Gateway, Districts 7 and 4](#)

Location: Shoal Creek and Walnut Creek Watersheds  
Request: To amend the NBG Regulating Plan to allow Alternative Equivalent Compliance for a required 6th floor building step-back.  
Staff Rec.: **Recommended**  
Staff: [Anne Milne](#), 5129742868  
Planning and Zoning Department

Motion to amend the NBG Regulating Plan to allow Alternative Equivalent Compliance for a required 6th floor building step-back was approved on the consent agenda on the motion by Commissioner Shieh, seconded by Commissioner Kenny on a vote of 13-0.

**25. Resubdivision:** [C8-2018-0061.0A - Resubdivision of Lot 13, San Jose Subdivision; District 3](#)

Location: 1419 Montopolis Drive; Montopolis NP Area, Carson Creek Watershed  
Owner/Applicant: LBF Montopolis, LLC (Lluis Bacardi)  
Agent: The Moore Group (Edward Moore, P.E.)  
Request: Approval of the resubdivision of one lot into a three lot subdivision on 0.446 acres.  
Staff Rec.: **Recommended**  
Staff: [Cesar Zavala](#), 512-974-3404,  
Development Services Department

Public Hearing closed.

Motion to grant Staff's recommendation for C8-2018-0061.0A - Resubdivision of Lot 13, San Jose Subdivision, located at 1419 Montopolis Drive was approved on the consent agenda on the motion by Commissioner Shieh, seconded by Commissioner Kenny on a vote of 13-0.

**26. Resubdivision:**            [C8-2018-0044.0A - Broadacres Resubdivision; District 7](#)

Location:                    5509 Clay Avenue; Brentwood NP Area, Shoal Creek Watershed  
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

Motion to grant Staff's request for postponement of this item to May 28, 2019 was approved on the consent agenda on the motion by Commissioner Shieh, seconded by Commissioner Kenny on a vote of 13-0.

**27. Site Plan (CUP):**        [SPC-2018-0478A - Plaza Saltillo Block E Texaco; District 3](#)

Location:                    1300 East 4th Street, Bldg C; East Cesar Chavez NP Area, Waller Creek  
                                 and Lady Bird Lake Watersheds  
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.:                **Recommended**  
Staff:                        [Anaiah Johnson](#), 512-974-2932  
                                 Development Services Department

Public Hearing closed.

Motion by Commissioner Kenny, seconded by Commissioner Seeger to deny approval of a CUP for a Cocktail Lounge land use with a late hours permit for SPC-2018-0478A - Plaza Saltillo Block E Texaco located at 1300 East 4th Street, Bldg C. Motion to deny passed on a vote of 10-1. Commissioner Thompson voted nay. Commissioner Anderson recused on this item (Employed by adjacent property owner). Commissioner Schissler recused on this item (Rendered professional services).

28. **Final Plat - Previously Unplatted:** [C8-2019-0067.0A - Springdale Commons; District 1](#)  
 Location: 5106-½ Springdale Road; East MLK Combined (Pecan Springs-Springdale) NP Area, Fort Branch Watershed  
 Owner/Applicant: 5100 Springdale LLC (Amina Haji) / 726 LLC (David Hemmasi)  
 Agent: Gice, Inc. / DBA Garrett-Ihnen (Norma Divine)  
 Request: Approval of the Springdale Commons Final Plat composed of 2 lots on 2.42 acres  
 Staff Rec.: **Disapproval**  
 Staff: Development Services Department
29. **Final Plat - Resubdivision:** [C8-2019-0062.0A - Haskell - E. Cesar Chavez Neighborhood; District 3](#)  
 Location: 1411 Haskell Street; East Cesar Chavez NP Area, Lady Bird Lake Watershed  
 Owner/Applicant: Wes Wigginton  
 Agent: Permit Partners (Jennifer Hanlen)  
 Request: Approval of the Haskell - E. Cesar Chavez Neighborhood composed of 2 lots on 0.25 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Development Services Department
30. **Final Plat - Resubdivision:** [C8-2019-0065.0A - Sankofa Subdivision; District 1](#)  
 Location: 2208 East 13th Street; Chestnut NP Area, Boggy Creek Watershed  
 Owner/Applicant: Blair Brenda R. & Larry W. Yarak  
 Agent: Southwest Engineering (Henry Juarez)  
 Request: Approval of the Sankofa Subdivision composed of 2 lots on 0.19 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Development Services Department
31. **Final Plat - Resubdivision:** [C9-2019-0066.0A - Fionn Subdivision; District 5](#)  
 Location: 3205 Clawson Road; South Lamar NP Area, West Bouldin Creek Watershed  
 Owner/Applicant: 3205 Clawson LLC (Lluis Bacardi)  
 Agent: The Moore Group (Edward Moore, P.E.)  
 Request: Approval of the Fionn Subdivision composed of 4 lots on 1 acre.  
 Staff Rec.: **Disapproval**  
 Staff: Development Services Department

32. **Final Plat - Resubdivision:** [C8-2019-0068.0A - Kensington Park, Resubdivision of Lot 8-9 Resubdivision; District 2](#)  
 Location: 4209 Afton Lane; Southeast Combined (McKinney) NP Area, Williamson Creek Watershed  
 Owner/Applicant: Joseph L. Enriquez  
 Agent: Miguel Gonzales, Jr., P.E.  
 Request: Approval of Kensington Park, Resubdivision of Lot 8-9 Resubdivision Final Plat composed of 2 lots on 0.527 acres  
 Staff Rec.: **Disapproval**  
 Staff: Development Services Department
33. **Final Plat - Resubdivision:** [C8-2019-0069.0A - Georgian Acres Subdivision, a Resubdivision of the Remainder of Lot 6, Block 'K' \(Withdraw / Resubmittal of C8-2018-0063.0A\); District 4](#)  
 Location: 9306 Georgian Drive; North Lamar Combined (Georgian Acres) NP Area, Little Walnut Creek Watershed  
 Owner/Applicant: John Choate  
 Agent: Advanced Consulting Engineers (Ashraf Ahsanullah)  
 Request: Approval of Georgian Acres Subdivision, a Resubdivision of the Remainder of Lot 6, Block 'K' (Withdraw / Resubmittal of C8-2018-0063.0A) composed of 2 lots on 0.47 acres  
 Staff Rec.: **Disapproval**  
 Staff: Development Services Department

Public Hearings closed.

Motion to disapprove Items 28 – 33 was approved on the consent agenda on the motion by Commissioner Shieh, seconded by Commissioner Kenny on a vote of 13-0.

## **D. NEW BUSINESS**

### **1. [Westgate Neighborhood Plan Amendment](#)**

Discussion and consider initiating an amendment to the Westgate Neighborhood Plan zoning ordinance number 20141106-086 to remove the Southern Oaks Neighborhood Association from the Land Development Code Section 12-5-29 Front or Side Yard Parking restricted parking area map. Staff: [Maureen Meredith](#), 512-974-2695, Planning and Zoning Department

Motion to initiate an amendment to the Westgate Neighborhood Plan zoning ordinance number 20141106-086 to remove the Southern Oaks Neighborhood Association from the Land Development Code Section 12-5-29 Front or Side Yard Parking restricted parking area map was approved on the consent agenda on the motion by Commissioner Shieh, seconded by Commissioner Kenny on a vote of 13-0.

2. **Water Control and Improvement District No. 20**

Discuss and consider City consent to the annexation of approximately 2.309 acres into Travis County Water Control and Improvement District No. 20. Staff: [Virginia Collier](#), 512-974-2022  
Planning and Zoning Department

Motion to consent to the annexation of approximately 2.309 acres into Travis County Water Control and Improvement District No. 20 was approved on the consent agenda on the motion by Commissioner Shieh, seconded by Commissioner Kenny on a vote of 13-0.

3. **2020 Budget Recommendation**

Discussion and possible action regarding the Zoning and Platting Commission's 2020 Budget Recommendation.

Item postponed to May 28, 2019 by unanimous consent.

**E. ITEMS FROM COMMISSION**

1. **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. Co-Sponsors: Commissioners Seeger and McGraw

Item withdrawn.

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 Kazi, Vice-Chair Kenny

Item discussed.

**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)

No report provided.

[Comprehensive Plan Joint Committee](#)

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



No report provided.

[Joint Sustainability Committee](#)

(Commissioners Schneider and Seeger)

No report provided.

[Small Area Planning Joint Committee](#)

(Commissioners Anderson, Howard, Shieh 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.

**ADJOURNMENT**

**Chair Kazi adjourned the meeting without objection on Tuesday, May 14, 2019 at 11:40 p.m.**

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