



**PLANNING COMMISSION
MINUTES**

May 28, 2019

The Planning Commission convened in a regular meeting on May 28, 2019 @ 301 W. 2nd 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
James Schissler
Patricia Seeger
James Shieh
Robert Schneider
Todd Shaw
Jeffrey Thompson**

Absent:

Karen McGraw

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

Mr. Stuart Hersh – Mr. Hersh discussed matters related to the Land Development Code re-write.

Mr. Richard Suttle – Mr. Suttle discussed matters related to the rezoning of the Austin American Statesman property.

Mr. Richard Richman – Mr. Richman discussed matters related to a rezoning case located at Riverside and Pleasant Valley.

Mr. Girard Kinney – Mr. Kinney discussed matters related to the Off-premise Signs code amendment.

B. APPROVAL OF MINUTES

1. Approval of minutes from May 14, 2019

Motion to approve the minutes of May 14, 2019 was approved on the consent agenda on the motion by Commissioner Shieh, seconded by Commissioner Howard on a vote of 12-0. Commissioner McGraw absent.

C. PUBLIC HEARINGS

1. Plan Amendment: NPA-2019-0005.02 - Palm Harbor Homes MH Park; District 3

Location:	810 Bastrop Highway Southbound, Carson Creek Watershed
Owner/Applicant:	Owner: Palm Harbor Homes, Inc. Applicant: City of Austin, Planning & Zoning Dept.
Agent:	City of Austin, Planning and Zoning Dept. (Maureen Meredith)
Request:	Commercial to Higher Density Single Family land use
Staff Rec.:	Application withdrawn; no action required
Staff:	Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov Planning and Zoning Department

Item withdrawn; disposed without action.

- 2. Rezoning: C14-2019-0028 - Palm Harbor Homes M/H Park; District 3**
- Location: 810 Bastrop Highway Southbound, Carson Creek Watershed
 Owner/Applicant: Owner: Palm Harbor Homes, Inc.
 Applicant: City of Austin, Planning & Zoning Dept.
 Agent: City of Austin, Planning and Zoning Dept. (Scott Grantham)
 Request: From CS-NP to MH-NP
 Staff Rec.: **Application withdrawn; no action required**
 Staff: Scott Grantham, 512-974-3574, scott.grantham@austintexas.gov
 Planning and Zoning Department

Item withdrawn; disposed without action.

- 3. Plan Amendment: NPA-2019-0020.03 - Congress MH / RV Park; District 2**
- Location: 6111 South Congress Avenue, Williamson Creek Watershed
 Owner/Applicant: Owner: Maynard Angel Denise Trust and Roger Alan Maynard
 Applicant: City of Austin, Planning & Zoning Department
 Agent: City of Austin, Planning and Zoning Dept. (Maureen Meredith)
 Request: Mixed Use to Higher Density Single Family land use
 Staff Rec.: **Recommended**
 Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov
 Planning and Zoning Department

Public hearing closed.

Motion by Commissioner Anderson, seconded by Commissioner Shieh to forward this item without recommendation. Motion approved 8-4. Vice-Chair Kenny and Commissioners Flores, Schneider and Shaw voted nay. Commissioner McGraw absent.

- 4. Rezoning: C14-2019-0027 - Congress MH / RV Park; District 2**
- Location: 6111 South Congress Avenue, Williamson Creek Watershed
 Owner/Applicant: Owner: Maynard Angel Denise Trust and Roger Alan Maynard
 Applicant: City of Austin, Planning and Zoning Department (Wendy Rhoades)
 Agent: City of Austin, Planning and Zoning Department (Wendy Rhoades)
 Request: GR-MU-CO-NP; MH-NP to MH-NP
 Staff Rec.: **Recommended**
 Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov
 Planning and Zoning Department

Public hearing closed.

Motion by Commissioner Anderson, seconded by Commissioner Shieh to forward this item without recommendation. Motion approved 8-4. Vice-Chair Kenny and Commissioners Flores, Schneider and Shaw voted nay. Commissioner McGraw absent.

5. Plan Amendment: NPA-2019-0005.01 - Frontier Valley Mobile Home Park; District 3

Location: 1430 Frontier Valley Drive, Carson Creek Watershed
Owner/Applicant: Owner: Mothership Propco, GSE TX, LLC
Applicant: City of Austin, Planning & Zoning Dept.
Agent: City of Austin, Planning and Zoning Dept. (Maureen Meredith)
Request: Single Family to Higher Density Single Family land use
Staff Rec.: **Recommended**
Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov
Planning and Zoning Department

Public hearing closed.

Motion by Commissioner Shieh, seconded by Commissioner Seeger to deny the request for Higher Density Single Family land use for NPA-2019-0005.01 - Frontier Valley Mobile Home Park located at 1430 Frontier Valley Drive was approved on a vote of 10-2. Commissioners Anderson and Howard voted nay. Commissioner McGraw absent.

6. Rezoning: C14-2019-0037 - Frontier Valley Mobile Home Park - I; District 3

Location: 1430 Frontier Valley Drive, Carson Creek Watershed
Owner/Applicant: Owner: Mothership Propco, GSE TX, LLC
Applicant: City of Austin, Planning & Zoning Dept.
Agent: City of Austin, Planning and Zoning Dept. (Scott Grantham)
Request: From SF-3-NP to MH-NP
Staff Rec.: **Recommended**
Staff: Scott Grantham, 512-974-3576, scott.grantham@austintexas.gov
Planning and Zoning Department

Public hearing closed.

Motion to grant Staff's recommendation of MH-NP combining district zoning for C14-2019-0037 - Frontier Valley Mobile Home Park - I located at 1430 Frontier Valley Drive was approved on the consent agenda on the motion by Commissioner Shieh, seconded by Commissioner Howard on a vote of 12-0. Commissioner McGraw absent.

7. Rezoning: C14-2019-0015 - Frontier Valley Mobile Home Park - II; District 3

Location: 1430 Frontier Valley Drive, Carson Creek Watershed
Owner/Applicant: Owner: Mothership Propco, GSE TX, LLC
Applicant: City of Austin, Planning & Zoning Dept.
Agent: City of Austin, Planning and Zoning Dept. (Scott Grantham)
Request: From SF-3-NP to MH-NP
Staff Rec.: **Recommended**
Staff: Scott Grantham, 512-974-3577, scott.grantham@austintexas.gov
Planning and Zoning Department

Public hearing closed.

Motion to grant Staff's recommendation of MH-NP combining district zoning for C14-2019-0015 - Frontier Valley Mobile Home Park - II located at 1430 Frontier Valley Drive was approved on the consent agenda on the motion by Commissioner Shieh, seconded by Commissioner Howard on a vote of 12-0. Commissioner McGraw absent.

8. Plan Amendment: NPA-2019-0021.01 - Jensen's M/H Park; District 3

Location: 3201 Burlison Road, Country Club West Watershed
Owner/Applicant: Owner: James G. Jensen and La Verd R & M La Verd R Jensen & Michael J Jensen
Applicant: City of Austin, Planning & Zoning Dept.
Agent: City of Austin, Planning and Zoning Dept. (Maureen Meredith)
Request: Single Family to Higher Density Single Family land use
Staff Rec.: **Recommended**
Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov
Planning and Zoning Department

Public hearing closed.

Motion to grant Staff's recommendation of Higher Density Single Family land use for NPA-2019-0021.01 - Jensen's M/H Park located 3201 Burlison Road was approved on the consent agenda on the motion by Commissioner Shieh, seconded by Commissioner Howard on a vote of 12-0. Commissioner McGraw absent.

9. Rezoning: C14-2019-0026 - Jensen's M/H Park; District 3

Location: 3201 Burlison Road, Country Club West Watershed
Owner/Applicant: Owner: James G. Jensen and La Verd R & M La Verd R Jensen & Michael J Jensen
Applicant: City of Austin, Planning & Zoning Dept.
Agent: City of Austin, Planning and Zoning Dept. (Scott Grantham)
Request: SF-3-NP to MH-NP
Staff Rec.: **Recommended**
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov
Planning and Zoning Department

Public hearing closed.

Motion to grant Staff's recommendation of MH-NP combining district zoning for C14-2019-0026 - Jensen's M/H Park located at 3201 Burlison Road was approved on the consent agenda on the motion by Commissioner Shieh, seconded by Commissioner Howard on a vote of 12-0. Commissioner McGraw absent.

10. Plan Amendment: NPA-2019-0020.01 - Villa Denese Mobile Home Park; District 3

Location: 4511 Lucksinger Lane, Williamson Creek Watershed
Owner/Applicant: Owner: Villa Denese MHP, LLC
Applicant: City of Austin, Planning & Zoning Dept.
Agent: City of Austin, Planning and Zoning Dept. (Maureen Meredith)
Request: Mixed Use to Higher Density Single Family land use
Staff Rec.: **Recommended**
Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov
Planning and Zoning Department

Public hearing closed.

Motion to grant Staff’s recommendation of Higher Density Single Family land use for NPA-2019-0020.01 - Villa Denese Mobile Home Park located at 4511 Lucksinger Lane was approved on the consent agenda on the motion by Commissioner Shieh, seconded by Commissioner Howard on a vote of 12-0. Commissioner McGraw absent.

11. Rezoning: C14-2019-0018 - Villa Denese; District 3

Location: 4511 Lucksinger Lane, Williamson Creek Watershed
Owner/Applicant: Owner: Villa Denese MHP, LLC
Applicant: City of Austin, Planning and Zoning Department (Wendy Rhoades)
Agent: City of Austin, Planning and Zoning Department (Wendy Rhoades)
Request: CS-MU-CO-NP to MH-NP
Staff Rec.: **Recommended**
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov
Planning and Zoning Department

Public hearing closed.

Motion to grant Staff’s recommendation of MH-NP combining district zoning for C14-2019-0018 - Villa Denese located at 4511 Lucksinger Lane was approved on the consent agenda on the motion by Commissioner Shieh, seconded by Commissioner Howard on a vote of 12-0. Commissioner McGraw absent.

12. Plan Amendment: NPA-2019-0020.02 - Go-Go Mobile Home Park; District 3

Location: 4811 South Congress Avenue, Williamson Creek Watershed
Owner/Applicant: Owner: WC 4811 South Congress, LLC
Applicant: City of Austin, Planning & Zoning Department
Agent: City of Austin, Planning and Zoning Dept. (Maureen Meredith)
Request: Mixed Use to Higher Density Single Family land use
Staff Rec.: **Recommended**
Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov
Planning and Zoning Department

Public hearing closed.

Motion to grant Staff's recommendation of Higher Density Single Family land use for NPA-2019-0020.02 - Go-Go Mobile Home Park located at 4811 South Congress Avenue was approved on the consent agenda on the motion by Commissioner Shieh, seconded by Commissioner Howard on a vote of 12-0. Commissioner McGraw absent.

13. Rezoning: C14-2019-0025 - Go-Go M/H Park; District 3

Location: 4811 South Congress Avenue, Williamson Creek Watershed
Owner/Applicant: Owner: WC 4811 South Congress, LLC
Applicant: City of Austin, Planning & Zoning Department
Agent: City of Austin, Planning and Zoning Department (Wendy Rhoades)
Request: CS-MU-CO-NP to MH-NP
Staff Rec.: **Recommended**
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov
Planning and Zoning Department

Public hearing closed.

Motion to grant Staff's recommendation of MH-NP combining district zoning for C14-2019-0025 - Go-Go M/H Park located at 4811 South Congress Avenue was approved on the consent agenda on the motion by Commissioner Shieh, seconded by Commissioner Howard on a vote of 12-0. Commissioner McGraw absent.

14. Plan Amendment: NPA-2019-0029.01 - Patton Courts Mobile Home Park; District 1

Location: 7100 East U.S. 290 Highway Service Road Westbound, Little Walnut Creek Watershed
Owner/Applicant: Owner: Satish S. Bhatt
Applicant: City of Austin, Planning & Zoning Dept.
Agent: City of Austin, Planning and Zoning Dept. (Maureen Meredith)
Request: Mixed Use to Higher Density Single Family land use
Staff Rec.: **Recommended**
Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov
Planning and Zoning Department

Public hearing closed.

Motion by Commissioner Seeger, seconded by Commissioner Shieh to grant Higher Single Family land use for NPA-2019-0029.01 - Patton Courts Mobile Home Park located at 7100 East U.S. 290 Highway Service Road Westbound was approved on a vote of 12-0. Commissioner McGraw absent.

15. Rezoning: C14-2019-0011 - Patton Courts Mobile Home Park; District 1

Location: 7100 East U.S. 290 Highway Service Road Westbound, Little Walnut Creek Watershed
Owner/Applicant: Owner: Satish S. Bhatt
Applicant: City of Austin, Planning & Zoning Dept.
Agent: City of Austin, Planning and Zoning Dept. (Heather Chaffin)
Request: GR-NP, CS-NP, CS-MU-NP, SF-6-NP to MH-NP
Staff Rec.: **Recommended**
Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov
Planning and Zoning Department

Public hearing closed.

Motion by Commissioner Seeger, seconded by Commissioner Shieh to grant MH-NP combining district zoning for C14-2019-0011 - Patton Courts Mobile Home Park located at 7100 East U.S. 290 Highway Service Road Westbound was approved on a vote of 12-0. Commissioner McGraw absent.

16. Plan Amendment: NPA-2019-0026.01 - Phan Mobile Home Park; District 4

Location: 711 West Powell Lane, Little Walnut Creek Watershed
Owner/Applicant: Owner: Narciso and Moises Flores
Applicant: City of Austin, Planning & Zoning Dept.
Agent: City of Austin, Planning and Zoning Dept. (Maureen Meredith)
Request: Mixed Use to Higher Density Single Family land use
Staff Rec.: **Recommended**
Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov
Planning and Zoning Department

Public hearing closed.

Motion to grant Staff's recommendation of Higher Density Single Family land use for NPA-2019-0026.01 - Phan Mobile Home Park located at 711 West Powell Lane was approved on the consent agenda on the motion by Commissioner Shieh, seconded by Commissioner Howard on a vote of 12-0. Commissioner McGraw absent.

17. Rezoning: C14-2019-0012 - Phan Mobile Home Park; District 4

Location: 711 West Powell Lane, Little Walnut Creek Watershed
Owner/Applicant: Narciso and Moises Flores
Agent: City of Austin - Planning and Zoning Department (Sherri Sirwaitis)
Request: CS-MU-V-CO-NP to MH-NP
Staff Rec.: **Recommended**
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov
Planning and Zoning Department

Public hearing closed.

Motion to grant Staff's recommendation of MH-NP combining district zoning for C14-2019-0012 - Phan Mobile Home Park located at 711 West Powell Lane was approved on the consent agenda on the motion by Commissioner Shieh, seconded by Commissioner Howard on a vote of 12-0. Commissioner McGraw absent.

18. Rezoning: C14-2019-0007 - Comfort M/H Park; District 3

Location: 7307, 7311, 7401, 7403 East Riverside Drive, Carson Creek Watershed
Owner/Applicant: 7307-7403 E Riverside LLC
Agent: City of Austin, Planning and Zoning Dept. (Scott Grantham)
Request: From ERC to MH
Staff Rec.: **Recommended**
Staff: Scott Grantham, 512-974-3578, scott.grantham@austintexas.gov
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 Howard on a vote of 12-0. Commissioner McGraw absent.

19. Rezoning: C14-2019-0024 - Woodview MHC, LLC; District 3

Location: 1301 West Oltorf Street, West Bouldin Creek Watershed
Owner/Applicant: Woodview MHC LLP, Ascentia Real Estate
Applicant: City of Austin, Planning and Zoning Department (Wendy Rhoades)
Agent: City of Austin, Planning and Zoning Department (Wendy Rhoades)
Request: CS to MH
Staff Rec.: **Recommended**
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov
Planning and Zoning Department

Public hearing closed.

Motion to grant Staff's recommendation of MH district zoning for C14-2019-0024 - Woodview MHC located at 1301 West Oltorf Street was approved on the consent agenda on the motion by Commissioner Shieh, seconded by Commissioner Howard on a vote of 12-0. Commissioner McGraw absent.

20. Plan Amendment: NPA-2016-0014.01.SH - 4500 Nuckols Crossing Road; District 2

Location: 4500 Nuckols Crossing Road, Williamson Creek Watershed
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 June 25, 2019**
Staff: Maureen Meredith, 512-974-2695, Maureen.meredith@austintexas.gov
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 Howard on a vote of 12-0. Commissioner McGraw absent.

21. Rezoning: C14-2017-0010 - 4500 Nuckols Crossing Road Rezoning; District 2

Location: 4500 Nuckols Crossing Road, Williamson Creek Watershed
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 June 25, 2019**
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov
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 Howard on a vote of 12-0. Commissioner McGraw absent.

22. Plan Amendment: NPA-2017-0021.01 - East Riverside/Oltorf FLUM Amendment; District 3

Location: 4530 East Ben White Boulevard, Country Club Creek Watershed
Owner/Applicant: Belco Equities, Inc.
Agent: Coats Rose (John M. Joseph)
Request: Commercial to Mixed Use land use
Staff Rec.: **Postponement request by Staff to June 25, 2019**
Staff: Maureen Meredith, 512-974-2695, Maureen.meredith@austintexas.gov
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 Howard on a vote of 12-0. Commissioner McGraw absent.

23. Plan Amendment: NPA-2019-0012.01.SH - The Abali, District 9

Location: 4603, 4605, 4607, 4609, & 4611 North I.H.-35 Service Road
Northbound, Boggy Creek Watershed
Owner/Applicant: Saeed Moshfegh, Behzad Bahrami, and Nemerow Investments, LLC
Agent: Megan Lasch
Request: Office to Multifamily land use
Staff Rec.: **Recommended**
Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov
Planning and Zoning Department

Public hearing closed.

Motion to grant Staff's recommendation of Multifamily land use for NPA-2019-0012.01.SH - The Abali located at 4603, 4605, 4607, 4609, & 4611 North I.H.-35 Service Road Northbound was approved on the consent agenda on the motion by Commissioner Shieh, seconded by Commissioner Howard on a vote of 12-0. Commissioner McGraw absent.

24. Rezoning: C14-2019-0046.SH - The Abali, District 9

Location: 4603, 4605, 4607, 4609, & 4611 North I.H.-35 Service Road
Northbound, 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.: **Recommended**
Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov
Planning and Zoning Department

Public hearing closed.

Motion to grant Staff's recommendation of MF-6-CO-NP combining district zoning for C14-2019-0046.SH - The Abali located at 4603, 4605, 4607, 4609, & 4611 North I.H.-35 Service Road Northbound was approved on the consent agenda on the motion by Commissioner Shieh, seconded by Commissioner Howard on a vote of 12-0. Commissioner McGraw absent.

25. Restrictive Covenant Termination: C14R-87-087(RCT) - The Abali, District 9

Location: 4603, 4605, 4607, 4609, & 4611 North I.H.-35 Service Road
Northbound, Boggy Creek Watershed
Owner/Applicant: Saeed Moshfegh, Behzad Bahrami, and Nemerow Investments, LLC
Agent: Megan Lasch
Request: To terminate a restrictive covenant.
Staff Rec.: **Recommended**
Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov
Planning and Zoning Department

Public hearing closed.

Motion to grant Staff's recommendation to terminate the restrictive covenant for C14R-87-087(RCT) - The Abali located at 4603, 4605, 4607, 4609, & 4611 North I.H.-35 Service Road Northbound was approved on the consent agenda on the motion by Commissioner Shieh, seconded by Commissioner Howard on a vote of 12-0. Commissioner McGraw absent.

26. Rezoning: C14-2019-0041 - 3706 Goodwin; District 1

Location: 3706 Goodwin Avenue, Boggy Creek Watershed
Owner/Applicant: GBME, LLC (Matt Brecht)
Request: CS-MU-NP to CS-MU-V-NP
Staff Rec.: **Postponement request by Staff to June 11, 2019**
Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov
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 Howard on a vote of 12-0. Commissioner McGraw absent.

27. Rezoning: C14-2019-0057 - Moore's Crossing Residences; District 2

Location: 7508 Mc Angus Road, Dry Creek East Watershed
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, wendy.rhoades@austintexas.gov
Planning and Zoning Department

Motion to postpone this item by Planning Commission, due to consent agenda meeting, to June 25, 2019 was approved on the consent agenda on the motion by Commissioner Shieh, seconded by Commissioner Howard on a vote of 12-0. Commissioner McGraw absent.

28. 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 Rec.: **Recommended**
Staff: Chris Johnson, 512-974-2769, christopher.johnson@austintexas.gov
Development Services Department

Motion to postpone this item by Planning Commission, due to consent agenda meeting, to June 25, 2019 was approved on the consent agenda on the motion by Commissioner Shieh, seconded by Commissioner Howard on a vote of 12-0. Commissioner McGraw absent.

29. Code Amendment: C20-2019-010 - Site Development Regulations for Mobile Home Parks

Request: Consider an ordinance amending Title 25 of the City Code to allow recreational vehicles in mobile home parks.

Staff Rec.: **Recommended**

Staff: Joi Harden, 512-974-1617, joi.harden@austintexas.gov
Planning and Zoning Department

Public hearing closed.

Motion by Commissioner Seeger, seconded by Commission Azhar to recommend amending Title 25 of the City Code to allow recreational vehicles in mobile home parks was approved on a vote of 12-0. Commissioner McGraw absent.

30. Resubdivision: C8-2018-0044.0A - Broadacres Resubdivision; District 7

Location: 5509 Clay Avenue, 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, steve.hopkins@austintexas.gov
Development Services Department

Motion to postpone this item by Planning Commission, due to consent agenda meeting, to June 25, 2019 was approved on the consent agenda on the motion by Commissioner Shieh, seconded by Commissioner Howard on a vote of 12-0. Commissioner McGraw absent.

31. Site Plan: SPC-2018-0566CX - Norman Elementary School; District 1

Location: 4001 Tannehill Lane, Fort Branch Watershed; Walnut Creek Watershed

Owner/Applicant: Austin Independent School District

Agent: Garza EMC (Brian Spencer)

Request: Approval of a public primary educational facility land use on a site zoned P-Public, over 1 acre.

Staff Rec.: **Recommended**

Staff: Anaiah Johnson, 512-974-2932, anaiah.johnson@austintexas.gov
Development Services Department

Public hearing closed.

Motion to grant Staff's recommendation for SPC-2018-0566CX - Norman Elementary School located at 4001 Tannehill Lane was approved on the consent agenda on the motion by Commissioner Shieh, seconded by Commissioner Howard on a vote of 11-0. Commissioner Schissler recused himself from this item due to a conflict of interest (rendered professional services). Commissioner McGraw absent.

- 32. Preliminary Plan: C8-2019-0072 - Twilight Gardens Preliminary Plan (Withdrawal / Resubmittal of C8-2018-0041); District 8**
 Location: Twilight Terrace Drive, Williamson Creek Watershed-Barton Springs Zone
 Owner/Applicant: Andrey Dervianko
 Agent: Perales Engineering, LLC (Jerome Perales, P.E.)
 Request: Approval of the Twilight Gardens Preliminary Plan composed of 32 lots on 18 acres.
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
- 33. Final Plat - Amended Plat: C8-2019-0079.1A - Barton View Section 5 Block F, Amended Plat of Lot 9 and Lot 10; District 5**
 Location: 3202 Cupid Drive, Barton Creek Watershed-Barton Springs Zone
 Owner/Applicant: William Robinson
 Agent: Thrower Design (Ron Thrower)
 Request: Approval of the Barton View Section 5 Block F, Amended Plat of Lot 9 and Lot 10 composed of 2 lots on 0.42 acres.
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
- 34. Final Plat - Resubdivision: C8-2019-0075.0A - Resubdivision of Lot 4 and Lot 5B, Block 2 of Broadacres; District 7**
 Location: 5701 Adams Avenue, Shoal Creek Watershed
 Owner/Applicant: 706 W 34TH LLC
 Agent: TDI Engineering, LLC (Gabriel Morales)
 Request: Approval of the Resubdivision of Lot 4 and Lot 5B, Block 2 of Broadacres Final Plat composed of 4 lots on 0.653 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department

Public hearings closed.

Motion to disapprove Items C-32 – 34 was approved on the consent agenda on the motion by Commissioner Shieh, seconded by Commissioner Howard on a vote of 12-0. Commissioner McGraw absent.

D. NEW BUSINESS

1. 2020 Budget Recommendation

Discussion and possible action regarding the Planning Commission’s 2020 Budget Recommendation.

Item disposed without action.

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

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)

Commissioner Seeger stated the Committee reviewed and approved the Off-premise Sign code amendment. The Committee also review the Mobile Home / Recreational Vehicle code amendment.

[Comprehensive Plan Joint Committee](#)

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

Commissioner Flores stated the Committee approved the CIP Transmittal memo for Planning Commission's review.

[Joint Sustainability Committee](#)

(Commissioners Schneider and Seeger)

Commissioner Schneider stated the Committee reviewed and discussed the Austin Community Climate Plan.

[Small Area Planning Joint Committee](#)

(Commissioners Anderson, Howard, Shieh and Thompson)

Commissioner Shieh state the Committee is scheduled review a case related to the Waterfront Overlay.

[South Central Waterfront Advisory Board](#)

(Commissioner Schissler)

Commissioner Schissler stated the Board will hold a retreat to discuss goals.

HLC – Design Guidelines Working Group
(Commissioner McGraw)

No report provided.

ADJOURNMENT

Chair Kazi adjourned the meeting without objection on Tuesday, May 28, 2019 at 9:20 p.m.

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 4 days before the meeting date. Please call Jerry Rusthoven at Planning & Zoning Department, at 512-974-3207, for additional information; TTY users route through Relay Texas at 711.