



PLANNING COMMISSION AGENDA

Tuesday, July 9, 2019

The Planning Commission will convene at 6:00 PM on
Tuesday, July 9, 2019 at Austin City Hall, Council Chambers
301 W. Second Street, Austin, TX

Greg Anderson
Awais Azhar
Yvette Flores – Secretary
Claire Hempel
Patrick Howard
Fayez Kazi – Chair
Conor Kenny – Vice-Chair
Carmen Llanes-Pulido

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: Wendy Rhoades, 512-974-7719
Attorney: Steven Maddoux, 512-974-6080
Commission Liaison: Andrew Rivera, 512-974-6508

B. APPROVAL OF MINUTES

1. Approval of minutes from June 25, 2019.

C. PUBLIC HEARINGS

- 1. 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
- 2. 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
- 3. Plan Amendment:** [NPA-2019-0005.02 - Palm Harbor Homes MH Park; District 3](#)
Location: 810 Bastrop Highway Southbound, Carson Creek Watershed; Montopolis NP Area
Owner/Applicant: Owner: Palm Harbor Homes, Inc.
Applicant: City of Austin, Planning & Zoning Department
Agent: City of Austin, Planning and Zoning Department (Maureen Meredith)
Request: From Commercial to Higher Density Single Family land use
Staff Rec.: **Not Recommended**
Staff: [Maureen Meredith](#), 512-974-2695
Planning and Zoning Department

Facilitator: [Wendy Rhoades](#), 512-974-7719
Attorney: [Steven Maddoux](#), 512-974-6080
Commission Liaison: [Andrew Rivera](#), 512-974-6508

4. **Rezoning:** [C14-2019-0028 - Palm Harbor Homes MH Park, District 3](#)
Location: 810 Bastrop Highway Southbound, Carson Creek Watershed; Montopolis NP Area
Owner/Applicant: Owner: Palm Harbor Homes, Inc.
Applicant: City of Austin, Planning & Zoning Department
Agent: City of Austin, Planning and Zoning Department (Kate Clark)
Request: From CS-NP to MH-NP
Staff Rec.: **Not Recommended**
Staff: [Kate Clark](#), 512-974-1237
Planning and Zoning Department
5. **Plan Amendment:** [NPA-2018-0016.04 - Springdale Farms; District 1](#)
Location: 735 Springdale Road, Boggy Creek Watershed; Govalle / Johnston Terrace Combined NP Area
Owner/Applicant: PSW-Springdale LLC
Agent: PSW-Springdale LLC (Jarred Corbell)
Request: From Single Family to Mixed Use land use
Staff Rec.: **Recommended**
Staff: [Maureen Meredith](#), 512-974-2695
Planning and Zoning Department
6. **Rezoning:** [C14-2019-0031 - Springdale Farms; District 1](#)
Location: 735 Springdale Road, Boggy Creek Watershed; Govalle / Johnston Terrace Combined NP Area
Owner/Applicant: PSW-Springdale LLC (Jarred Corbell)
Request: CS-MU-CO-NP to CS-MU-CO-NP, to change a condition of zoning
Staff Rec.: **Recommended**
Staff: [Heather Chaffin](#), 512-974-2122
Planning and Zoning Department
7. **Rezoning:** [C14-2018-0128 - 2323 South Lamar; District 5](#)
Location: 2323 South Lamar Boulevard, 2421 Bluebonnet Lane, and 2315 South Lamar Boulevard, West Bouldin Creek Watershed; South Lamar NP Area NP Area (Suspended)
Owner/Applicant: 2323 South Lamar LTD (Kirk Rudy)
Agent: Armbrust & Brown PLLC (Richard Suttle)
Request: GR-V-CO, LO-CO, and GR-CO to LO-V-CO and GR-CO-V
Staff Rec.: **Postponement request by Staff to July 23, 2019**
Staff: [Heather Chaffin](#), 512-974-2122
Planning and Zoning Department

Facilitator: [Wendy Rhoades](#), 512-974-7719
Attorney: [Steven Maddoux](#), 512-974-6080
Commission Liaison: [Andrew Rivera](#), 512-974-6508

8. **Rezoning:** [C14-2018-0155 - 3303 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-CO-NP
 Staff Rec.: **Recommended, with Conditions**
 Staff: [Heather Chaffin](#), 512-974-2122
 Planning and Zoning Department
9. **Site Plan Extension:** [SP-2013-0449C\(XT2\) - Waller Park Place; District 9](#)
 Location: 92 Red River Street, Waller Creek Watershed; Downtown Austin Plan
 Owner/Applicant: Waller Creek Land Company, LLC
 Agent: Big Red Dog
 Request: Applicant requests 5-year extension to previously approved site plan.
 Staff Rec.: **Recommended**
 Staff: [Jeremy Siltala](#), 512-974-2945
 Development Services Department
10. **Site Plan (CUP):** [SPC-2018-0068D - Reznicek Field Water Quality Retrofit; District 4](#)
 Location: 401 West St. Johns Avenue, Waller Creek Watershed; Brentwood / Highland Combined (Highland) NP Area
 Owner/Applicant: Watershed Protection Department, City of Austin
 Agent: Tom Franke (Watershed Protection Department)
 Request: Approval of a Conditional Use Permit for land zoned P (Public) over 1 acre in size.
 Staff Rec.: **Recommended**
 Staff: [Robert Anderson](#), 512-974-3026
 Development Services Department
11. **Site Plan (CUP):** [SPC-2018-0324C - Georgian Acres Park; District 4](#)
 Location: 500 East Powell Lane, Little Walnut Creek Watershed; North Lamar / Georgian Acres Combined NP Area
 Owner/Applicant: Parks and Recreation Department
 Agent: CAS Consulting Services
 Request: Approval of a Conditional Use Permit for land zoned P (Public) over 1 acre in size.
 Staff Rec.: **Recommended**
 Staff: [Jeremy Siltala](#), 512-974-2945
 Development Services Department

Facilitator: [Wendy Rhoades](#), 512-974-7719
 Attorney: [Steven Maddoux](#), 512-974-6080
 Commission Liaison: [Andrew Rivera](#), 512-974-6508

- 12. Site Plan -** [SP-2018-0560C - Velocity Credit Union; District 1](#)
Variance:
 Location: 705 East 12th Street, Waller Creek Watershed; Downtown Austin Plan
 Owner/Applicant: Velocity Credit Union
 Agent: Stantec Consulting Services, Inc.
 Request: Applicant requests a variance to 25-6-591 to allow more parking than required.
 Staff Rec.: **Recommended**
 Staff: [Jeremy Siltala](#), 512-974-2945
 Development Services Department
- 13. Final Plat -** [C8-2018-0097.0A - Holton Tillery Acres Subdivision; District 3](#)
Resubdivision:
 Location: 3201 Holton Street, Boggy Creek / Colorado River Watersheds; Govalle/Johnston Terrace Combined (Govalle) NP Area
 Owner/Applicant: Urban Gravity LLC
 Agent: Southwest Engineers (Matt Dringenberg)
 Request: Approve a Variance from 25-4-175 (LDC) to allow a flag lot and resubdivide 2 lots into 6 lots on 0.92 acres.
 Staff Rec.: **Recommended**
 Staff: [Sylvia Limon](#), 512-974-2767
 Development Services Department
- 14. Resubdivision:** [C8-2019-0021.0A - Resubdivision of Lot 1, Block "A" Braker Pointe Subdivision; District 7](#)
 Location: 10751-1/2 North Mopac Expressway Service Road Northbound, Shoal Creek Watershed; North Burnet / Gateway NP Area
 Owner/Applicant: Betsy Foster, GBD Properties, Inc.
 Agent: Nick Brown, Stantec Consulting Services
 Request: Applicant proposes to resubdivide Lot 1, Block "A" Braker Pointe Subdivision into two lots.
 Staff Rec.: **Recommended**
 Staff: [Joey de la Garza](#), 512-974-2664
 Development Services Department
- 15. Resubdivision:** [C8-2019-0099.0A - 6111 South Congress; District 2](#)
 Location: 6111 South Congress Avenue, Williamson Creek Watershed; South Congress Combined (Sweetbriar) NP Area
 Owner/Applicant: Maynard Angel Denise Trust & Roger Alan Maynard
 Agent: Kimley-Horn (Harrison M. Hudson, P.E.)
 Request: Request for the approval of 6111 South Congress composed of 1 lot on 1.76 acres.
 Staff Rec.: **Disapproval**
 Staff: Development Services Department

Facilitator: [Wendy Rhoades](#), 512-974-7719
 Attorney: [Steven Maddoux](#), 512-974-6080
 Commission Liaison: [Andrew Rivera](#), 512-974-6508

- 16. Resubdivision:** [C8-2019-0106.0A - Resubdivision of a Portion of Lots 3 and 4, Block 17, Westfield A; District 10](#)
- Location: 2000 Forest Trail, Johnson Creek Watershed; West Austin Neighborhood Group NP Area
- Owner/Applicant: Patricia Donahue
- Agent: Amc Design Group Inc. (Chris McComb)
- Request: Approval of the Resubdivision of a Portion of Lots 3 and 4, Block 17, Westfield A composed of 2 lots on 0.61 acres.
- Staff Rec.: **Disapproval**
- Staff: Development Services Department

- 17. Final Plat - Previously Unplatted:** [C8-2019-0105.0A - Arebalo Place Subdivision; District 3](#)
- Location: 6400 Lynch Lane, Country Club East Watershed; Montopolis NP Area
- Owner/Applicant: Geraci Properties, LLC (Richard Geraci)
- Agent: Miguel Gonzales, Jr.
- Request: Approval of the Arebalo Place Subdivision Final Plat composed of 1 lot on 0.88 acres.
- Staff Rec.: **Disapproval**
- Staff: Development Services Department

D. NEW BUSINESS

- 1. [Initiation of Code Amendments - Downtown Density Bonus Map and Table](#)**
Discuss and consider initiation of amendments to Title 25 of the City Code related to 25-2-586 (B) Downtown Density Bonus Map and Table to correct a mapping discrepancy. [Jorge Rousselin](#), 512-974-2975 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

Facilitator: [Wendy Rhoades](#), 512-974-7719
Attorney: [Steven Maddoux](#), 512-974-6080
Commission Liaison: [Andrew Rivera](#), 512-974-6508

F. FUTURE AGENDA ITEMS

Future agenda items will not be discussed at the current meeting, but will be offered for initiation, discussion or possible recommendation at a future meeting.

G. Nominations and Elections

1. Planning Commission Joint Committees and Advisory Board Nominations

Discussion and nomination of Planning Commission Members to be recommended to Council for the purpose of serving on the following Committees: Codes and Ordinances Joint Committee, Comprehensive Plan Joint Committee, Joint Sustainability Committee, Small Area Planning Joint Committee and South Central Waterfront Advisory Board.

H. BOARDS, COMMITTEES & WORKING GROUPS UPDATES

**Former Members*

[Codes and Ordinances Joint Committee](#)

*(*Chair Kazi and Commissioner Seeger)*

[Comprehensive Plan Joint Committee](#)

*(*Vice-Chair Kenny and Commissioners Flores 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](#)

(Vacant)

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: [Wendy Rhoades](#), 512-974-7719

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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