



PLANNING COMMISSION AGENDA

Tuesday, August 13, 2019

The Planning Commission will convene at 6:00 PM on
Tuesday, August 13, 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
Board of Adjustment Chair – 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: Natalia Rodriguez, 512-974-3099
Attorney: Erika Lopez, 512-974-3588
Commission Liaison: Andrew Rivera, 512-974-6508

B. APPROVAL OF MINUTES

1. Approval of minutes from Tuesday, July 23, 2019

C. PUBLIC HEARINGS

- 1. Plan Amendment:** [NPA-2019-0013.01 - Copeland South; District 9](#)
Location: 909, 911, 915, 1001, 1003 S. 2nd St. & 604, 606 Copeland St., East Bouldin Creek Watershed; Bouldin Creek NP Area
Owner/Applicant: Leslie Moore & Magdalena Wood & Thomas Esparza, Jr.
Agent: PSW Homes, LLC (Jarred Corbell)
Request: Single Family to Mixed Use land use
Staff Rec.: **Pending. Indefinite postponement request by Applicant.**
Staff: [Maureen Meredith](#), 512-974-2695, Planning and Zoning Department
- 2. Plan Amendment:** [NPA-2019-0022.01 - 200 Academy; District 9](#)
Location: 200 Academy Drive, Blunn Creek Watershed; Greater South River City Combined NP Area
Owner/Applicant: Spearhead Academy LTD
Agent: Weiss Architecture (Richard Weiss)
Request: Mixed Use/Office to Mixed Use land use
Staff Rec.: **Pending. Indefinite postponement request by Staff.**
Staff: [Maureen Meredith](#), 512-974-2695, Planning and Zoning Department
- 3. Plan Amendment:** [NPA-2019-0019.01 - 3805 Red River; District 9](#)
Location: 3805 Red River Street, Waller Creek & Boggy Creek Watersheds; Central Austin Combined (Hancock) NP Area
Owner/Applicant: 3805 Red River Preservation LLC
Agent: Pegalo (Richard Kooris)
Request: Single Family to Mixed-Use/Office land use
Staff Rec.: **Recommended**
Staff: [Jeff Engstrom](#), 512-974-1621 Planning and Zoning Department

Facilitator: [Natalia Rodriguez](#), 512-974-3099
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, PC (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. **Plan Amendment:** [**NPA-2019-0027.02 - 2401 Winsted; District 10**](#)
 Location: 2401 Winsted Lane, Johnson Creek Watershed; Central West Austin Combined (West Austin Neighborhood Group) NP Area
 Owner/Applicant: David Kanne, Lincoln Ventures LLC
 Agent: Drenner Group (Amanda Swor)
 Request: Single-Family to Neighborhood Mixed Use land use
 Staff Rec.: **Recommended**
 Staff: [Kathleen Fox](#), 512-974-7877
 Planning and Zoning Department
7. **Rezoning:** [**C14-2019-0049 - 2401 Winsted; District 10**](#)
 Location: 2401 Winsted Lane, Johnson Creek Watershed; Central West Austin Combined (West Austin Neighborhood Group) NP Area
 Owner/Applicant: David Kanne, Lincoln Ventures LLC
 Agent: Drenner Group (Amanda Swor)
 Request: MF-2-NP to LR-MU-NP
 Staff Rec.: **Recommended**
 Staff: [Heather Chaffin](#), 512-974-2122,
 Planning and Zoning Department

Facilitator: [Natalia Rodriguez](#), 512-974-3099
 Attorney: [Erika Lopez](#), 512-974-3588
 Commission Liaison: [Andrew Rivera](#), 512-974-6508

8. **Rezoning:** [C14-2019-0078 - All Points Construction Services; District 3](#)
 Location: 4507 and 4511 Vinson Drive, Williamson Creek Watershed; South Austin Combined (South Manchaca) NP Area
 Owner/Applicant: All Points Construction Services, LLC (Adrian DeLeon)
 Agent: Paul Thiessen
 Request: SF-3-NP to SF-6-NP
 Staff Rec.: **Recommended**
 Staff: [Wendy Rhoades](#), 512-974-7719
 Planning and Zoning Department
9. **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 (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.: **Recommended**
 Staff: [Heather Chaffin](#), 512-974-2122
 Planning and Zoning Department
10. **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
11. **Rezoning:** [C14-2019-0087 - 1900 W. William Cannon Drive; District 5](#)
 Location: 1900 West William Cannon Drive, Williamson Creek Watershed; Garrison Park NP Area
 Owner/Applicant: Wells Fargo Bank / Texas Bank Southwest
 Agent: Keepers Consulting (Ricca Keepers)
 Request: LO-NP and SF-3-NP to GR-CO-NP
 Staff Rec.: **Recommendation of LR-NP**
 Staff: [Kate Clark](#), 512-974-1237
 Planning and Zoning Department

Facilitator: [Natalia Rodriguez](#), 512-974-3099
 Attorney: [Erika Lopez](#), 512-974-3588
 Commission Liaison: [Andrew Rivera](#), 512-974-6508

12. **Rezoning:** [C14H-2019-0065 - Heierman-Hornaday House; District 9](#)
 Location: 2412 Harris Boulevard, Johnson Creek Watershed; Central West Austin Combined (Windsor Road) NP Area
 Owner/Applicant: Kyle and Laura Lossen, owners
 Request: SF-3-NP to SF-3-H-NP
 Staff Rec.: **Recommended**
 Staff: [Steve Sadowsky](#), 512-974-6454
 Planning and Zoning Department
13. **Rezoning:** [C14-2019-0111 - Tuke-Lyon Grocery Store, District 3](#)
 Location: 220 Comal Street, Lady Bird Lake Watershed; East Cesar Chavez NP Area
 Owner/Applicant: Historic Landmark Commission, applicant; Comal Koala Properties, LLC, owner
 Request: LR-NP to LR-H-NP
 Staff Rec.: **Recommended**
 Staff: [Steve Sadowsky](#), 512-974-6454
 Planning and Zoning Department
14. **Rezoning:** [C14-2019-0112 - Herrera House, District 3](#)
 Location: 1805 E. 3rd Street, Lady Bird Lake Watershed; East Cesar Chavez NP Area
 Owner/Applicant: Historic Landmark Commission, applicant; Rex Bowers, owner
 Agent: Hector Avila
 Request: SF-3-NP to SF-3-H-NP
 Staff Rec.: **Recommended**
 Staff: [Cara Bertron](#), 512-974-1446
 Planning and Zoning Department
15. **Final Plat out of Approved Preliminary Plan:** [C8J-2009-0142.02.8A - Estancia Hill Country Subdivision, Phase 7](#)
 Location: Estancia Parkway South of Camino Vaquero Parkway, Onion Creek Watershed
 Owner/Applicant: SLF III-Onion Creek LP (Ocie Vest)
 Agent: Land Dev Consulting, LLC (Shervin Nooshin)
 Request: Approval of the Estancia Hill Country Subdivision, Phase 7 Final Plat consisting of the ROW for Estancia Parkway and Avenida Mercado Street.
 Staff Rec.: **Recommended**
 Staff: [Sarah Sumner](#), 512-854-7687
 Single Office

Facilitator: [Natalia Rodriguez](#), 512-974-3099
 Attorney: [Erika Lopez](#), 512-974-3588
 Commission Liaison: [Andrew Rivera](#), 512-974-6508

- 16. Resubdivision:** [C8-2018-0116.0A - Resubdivision of a part of Lot 16, Block 2, Fredericksburg Acres; District 5](#)
- Location: 2300 Thornton Road, West Bouldin Creek Watershed; South Lamar NP Area (Suspended)
- Owner/Applicant: Happy East Homes, LLC (Mark Hutchinson)
- Agent: Servant Engineering and Consulting PLLC (Mauricio Quintero-Rangel)
- Request: Approval of the Resubdivision of a portion of Lot 16, Block 2, Fredericksburg Road Acres, with a flag lot variance.
- Staff Rec.: **Recommended**
- Staff: [Steve Hopkins](#), 512-974-3175
Development Services Department
- 17. Resubdivision:** [C8-2018-0161.0A - Resubdivision of Lot 7 Block G North Gate Addition; District 7](#)
- Location: 1211 Taulbee Ln., Waller Creek Watershed; Crestview NP Area
- Owner/Applicant: 1211 Taulbee (Graham Schmergel)
- Agent: Stantec Consulting Services (Juan Martinez, P.E.)
- Request: Approval of the resubdivision of an existing lot into a four lot subdivision on 0.559 acres
- Staff Rec.: **Recommended**
- Staff: [Cesar Zavala](#), 512-974-3404
Development Services Department
- 18. Subdivision - Total Vacation:** [C8-07-0024.0A\(VAC\) - Nash Avenue Townhomes Total Plat Vacation; District 5](#)
- Location: 1706 Nash Ave., West Bouldin Creek Watershed; South Lamar NP Area (Suspended)
- Owner/Applicant: Keith Douglas
- Agent: Site Specifics (John Hussey)
- Request: Approval of the total vacation of the Nash Avenue Townhome Subdivision, vacating lots 1-10.
- Staff Rec.: **Recommended**
- Staff: [Don Perryman](#), 512-974-2786
Development Services Department

Facilitator: [Natalia Rodriguez](#), 512-974-3099
Attorney: [Erika Lopez](#), 512-974-3588
Commission Liaison: [Andrew Rivera](#), 512-974-6508

- 19. Amended Plat:** [C8-2019-0113.0A - Amended Plat of Lots 3A & 3B, Resubdivision of Lot 3, Bunche Road Subdivision and Lots C1, C2 & C3, Resubdivision of Lot 3C: Amended Plat of Lots 3A, 3B & 3C, Bunche Road Subdivision; District 1](#)
- Location: 1811 Webberville Road, Fort Branch Watershed; MLK-183 NP Area
 Owner/Applicant: Bodhi Group LLC
 Agent: Marco Castaneda, P.E.
 Request: Approval of the Amended Plat of Lots 3A & 3B, Resubdivision of Lot 3, Bunche Road Subdivision and Lots C1, C2 & C3, Resubdivision of Lot 3C: Amended Plat of Lots 3A, 3B & 3C, Bunche Road Subdivision composed of 1 lot on 1.34 acres
- Staff Rec.: **Disapproval**
 Staff: Development Services Department
- 20. Final Plat:** [C8-2019-0122.0A - Windsor Park III, Section 2 Amended Plats of Lot A and B; District 1](#)
- Location: 5300 Westminster Drive, Fort Branch Watershed; Windsor Park NP Area
 Owner/Applicant: Gentrified Investments LLC
 Agent: Site Specifics (John Hussey)
 Request: Approval of the Windsor Park III, Section 2 Amended Plats of Lot A and B composed of 2 lots on 0.36 acres.
- Staff Rec.: **Disapproval**
 Staff: Development Services Department
- 21. Final Plat - Previously Unplatted:** [C8-2019-0125.0A - Sweeney Coventry; District 1](#)
- Location: 2500 Sweeney Lane, Fort Branch Watershed; Windsor Park / University Hills Combined NP Area
 Owner/Applicant: PORCH SUZANNE F & CHRISTOPHER F
 Agent: Miguel Gonzales, Jr.
 Request: Approval of the Sweeney Coventry Final Plat composed of 3 lots on 0.43 acres
- Staff Rec.: **Disapproval**
 Staff: Development Services Department

22. **Final Plat - Resubdivision:** [C8-2019-0115.0A - Hartwell Addition Resubdivision Lots 1 & 2, Block 3; District 3](#)
Location: 203 Broadway, Colorado River Watershed; Govalle/Johnston Terrace Combined NP Area
Owner/Applicant: Rehabbing Austin (Lisa Kattawar)
Agent: Moncada Enterprises LLC (Phil Moncada)
Request: Approval of Hartwell Addition Resubdivision Lots 1 & 2, Block 3 composed of 2 lots on 0.3 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
23. **Preliminary Plan:** [C8-2019-0112 - Twilight Gardens Preliminary Plan \(Withdraw / Resubmittal of C8-2018-0041\); District 8](#)
Location: Twilight Terrace Drive, Williamson Creek Watershed-Barton Springs Zone; West Oak Hill NP Area
Owner/Applicant: Andrey Dervianko
Agent: Perales Engineering (Jerome Perales)
Request: Approval of Twilight Gardens Preliminary Plan (Withdraw / Resubmittal of C8-2018-0041) composed of 32 lots on 18 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
24. **Preliminary Plan:** [C8-2019-0114 - Simon-Caskey Tract; District 8](#)
Location: 7715 West SH 71, Williamson Creek Watershed-Barton Springs Zone; West Oak Hill NP Area
Owner/Applicant: Ridgelea Properties, Inc. (Adam Caskey)
Agent: Carlson, Brigrance, and Doering, Inc. (Bill Couch)
Request: Approval of the Simon-Caskey Tract composed of 22 lots on 10.14 acres.
Staff Rec.: **Disapproval**
Staff: Development Services Department
25. **Final Plat - Resubdivision:** [C8-2019-0111.0A - 1417 Justin Lane Subdivision; District 7](#)
Location: 1417 Justin Lane, Shoal Creek Watershed; Brentwood NP Area
Owner/Applicant: Butlin Homes, Inc. (Nancy Butlin)
Agent: Southwest Engineers (Henry Juarez)
Request: Approval of the 1417 Justin Lane Subdivision composed of 2 lots on 0.3 acres.
Staff Rec.: **Disapproval**
Staff: Development Services Department

D. NEW BUSINESS

E. BRIEFINGS

1. **Natural Building Height Breaks**
Briefing regarding natural building height breaks.
Presenter: Tyler Stowell, Architect (STG Design), 713-823-2025
(Co-Sponsors: Vice-Chair Kenny and Commissioner Shaw)
2. **Opportunity Zones**
Overview regarding Opportunity Zones.
Economic Development Department
(Co-Sponsors: Commissioners Anderson and Schneider)

F. ITEMS FROM COMMISSION

1. **Initiation of Code Amendment regarding CS District Properties Within Opportunity Zones**
Discuss and consider initiating a code amendment to allow a property within an opportunity zone per Congress' 'Tax Cuts and Jobs Act of 2017 that is zoned CS be permitted to take advantage of the VMU ordinance. (Co-Sponsors: Commissioners Anderson and Hempel)
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)
3. **LDC Revision Working Groups**
Discuss and consider establishing the following Working Groups tasked with researching and providing the Commission with information and recommendations for consideration for adoption to the Land Development Code rewrite: Affordability, Downtown, Non-Residential Zones, Priorities, Process, Residential and Transitions
(Co-Sponsors: Chair Kazi, Vice-Chair Kenny)

Facilitator: [Natalia Rodriguez](#), 512-974-3099
Attorney: [Erika Lopez](#), 512-974-3588
Commission Liaison: [Andrew Rivera](#), 512-974-6508

G. FUTURE AGENDA ITEMS

1. 86(R) HB 3167 Staff Briefing Request.

Request for staff briefing at a future meeting regarding 86(R) HB 3167.
(Co-Sponsors: Commissioner Anderson, Chair Kazi and Commissioner Thompson)

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](#)

(Vice-Chair Kenny and Commissioners Azhar, Anderson and Seeger)

[Comprehensive Plan Joint Committee](#)

(Chair Kazi and Commissioners Flores, Llanes-Pulido and Shaw)

[Joint Sustainability Committee](#)

(Commissioners Schneider and Seeger, *secondary*)

[Small Area Planning Joint Committee](#)

(Commissioners Hempel, Howard, Thompson and Shieh)

[South Central Waterfront Advisory Board](#)

(Commissioner Anderson)

LDC Revision Working Groups:

Affordability

(Commissioners Azhar, Howard, Llanes-Pulido and Anderson)

Process

(Commissioners Hempel, Shaw and Thompson)

Residential

(Commissioners Vice-Chair Kenny, Schneider, Seeger and Shieh)

Transitions

(Commissioners Anderson, Azhar, Seeger, Shaw and Shieh)

Facilitator: [Natalia Rodriguez](#), 512-974-3099

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

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

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: [Natalia Rodriguez](#), 512-974-3099
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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