



PLANNING COMMISSION AGENDA

Tuesday, September 24, 2019

The Planning Commission will convene at 5:00 PM on
Tuesday, September 24, 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](#)
[Don Leighton-Burwell](#) – 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

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 and Vice-Chair Kenny

a. LDC Revision Working Groups discussion and updates.

Facilitator: [Steve Hopkins](#), (512) 974-3175
Attorney: [Steven Maddoux](#), (512)974-6080
Commission Liaison: [Andrew Rivera](#), 512-974-6508

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

Downtown
(Commissioners Anderson, Flores and Hempel)

Non-Residential
(Vice-Chair Kenny and Commissioners: Flores and Thompson)

Process
(Commissioners Hempel, Shaw and Thompson)

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

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

6:30 PM TIME CERTAIN ITEMS

A. CITIZEN COMMUNICATION

The first four (4) speakers signed up prior to Citizen Communication being called will each be allowed a three-minute allotment to address their concerns regarding **items not posted on the agenda.**

B. APPROVAL OF MINUTES

1. Approval of minutes from Tuesday, September 10, 2019.

Facilitator: [Steve Hopkins](#), (512) 974-3175
Attorney: [Steven Maddoux](#), (512)974-6080
Commission Liaison: [Andrew Rivera](#), 512-974-6508

C. PUBLIC HEARINGS

- 1. Plan Amendment:** [NPA-2019-0020.04 - 600 Industrial Blvd; District 3](#)
Location: 600 Industrial Boulevard, Blunn Creek Watershed; South Congress Combined (East Congress) NP Area
Owner/Applicant: KC 600 Industrial LLC (Mitchell S. Johnson)
Agent: Smith Robertson, L.L.P. (David Hartman)
Request: Industry to Mixed Use land use
Staff Rec.: **Recommended**
Staff: [Jesse Gutierrez](#), 512-974-1606
Planning and Zoning Department
- 2. Rezoning:** [C14-2019-0082 - 600 Industrial Blvd; District 3](#)
Location: 600 Industrial Boulevard, Blunn Creek Watershed; South Congress Combined (East Congress) NP Area
Owner/Applicant: KC 600 Industrial LLC (Mitchell S. Johnson)
Agent: Smith Robertson, L.L.P. (David Hartman)
Request: LI-CO-NP to LI-PDA-NP
Staff Rec.: **Recommended, with conditions**
Staff: [Wendy Rhoades](#), 512-974-7719
Planning and Zoning Department
- 3. 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
- 4. 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

Facilitator: [Steve Hopkins](#), (512) 974-3175
Attorney: [Steven Maddoux](#), (512)974-6080
Commission Liaison: [Andrew Rivera](#), 512-974-6508

5. **Plan Amendment:** [NPA-2019-0010.01 - 2700 E. 5th Street, District 3](#)
 Location: 2700 E. 5th Street, Lady Bird Lake Watershed; Holly NP Area
 Owner/Applicant: 2700 E. 5th JV, LLC
 Agent: Drenner Group, PC (Leah Bojo)
 Request: (No FLUM designation) to Mixed Use land use
 Staff Rec.: **Recommended**
 Staff: [Maureen Meredith](#), 512-974-2695
 Planning and Zoning Department
6. **Rezoning:** [C14-2019-0089 - 2700 E. 5th Street, District 3](#)
 Location: 2700 E. 5th Street, Lady Bird Lake Watershed; Holly NP Area
 Owner/Applicant: 2700 E. 5th JV, LLC
 Agent: Drenner Group, PC (Leah Bojo)
 Request: LI-NP to CS-MU-NP
 Staff Rec.: **Recommendation of CS-MU-CO-NP**
 Staff: [Heather Chaffin](#), 512-974-2122
 Planning and Zoning Department
7. **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.: **Postponement request by Staff to October 8, 2019**
 Staff: [Kathleen Fox](#), 512-974-7877
 Planning and Zoning Department
8. **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.: **Postponement request by Staff to October 8, 2019**
 Staff: [Heather Chaffin](#), 512-974-2122
 Planning and Zoning Department

Facilitator: [Steve Hopkins](#), (512) 974-3175
 Attorney: [Steven Maddoux](#), (512)974-6080
 Commission Liaison: [Andrew Rivera](#), 512-974-6508

9. **Rezoning:** [C14-2019-0114 - 2111 Prather Lane; District 5](#)
 Location: 2111 Prather Lane, West Bouldin Creek Watershed; South Lamar (Suspended) NP Area
 Owner/Applicant: LZA Real Properties East, LLC (Lynn Antoniono)
 Agent: Greystone Custom Homes, LLC (Jerry Johnson)
 Request: SF-3 to SF-6
 Staff Rec.: **Recommended**
 Staff: [Kate Clark](#), 512-974-1237
 Planning and Zoning Department
10. **Rezoning:** [C14-2019-0107.SH - Diamond Forty-Two; District 1](#)
 Location: 5511 - 5519 Jackie Robinson Street, Fort Branch Watershed; East MLK Combined (MLK-183) NP Area
 Owner/Applicant: William Moseley
 Agent: O-SDA Industries, LLC (Megan Lasch)
 Request: SF-3-NP to MF-2-NP
 Staff Rec.: **Recommended; Postponement request by Applicant to October 8, 2019**
 Staff: [Heather Chaffin](#), 512-974-2122
 Planning and Zoning Department
11. **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 (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-CO-NP
 Staff Rec.: **Recommended, with conditions**
 Staff: [Heather Chaffin](#), 512-974-2122
 Planning and Zoning Department
12. **Rezoning:** [C14H-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

Facilitator: [Steve Hopkins](#), (512) 974-3175
 Attorney: [Steven Maddoux](#), (512)974-6080
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- 13. Code Amendment** [Atlas 14](#)
Request: Discuss and consider an ordinance amending Title 25 and Title 30 of the City Code related to floodplain regulations.
Staff: [Kevin Shunk](#), Watershed Engineering Division Manager, Watershed Protection Department, (512) 974-9176

D. PRESENTATIONS

1. [Parks and Recreation Department Long Range Plan](#)
Discuss and consider recommending the Parks and Recreation Department Long Range Plan for Land, Facilities and Programs. Staff: [Kim McKnight](#), Environmental Conservation Program Manager, Parks and Recreation Department, (512) 974-9478

E. 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.

F. 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)

ADJOURNMENT

Facilitator: [Steve Hopkins](#), (512) 974-3175
Attorney: [Steven Maddoux](#), (512)974-6080
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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: [Steve Hopkins](#), (512) 974-3175
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Speaker Testimony Time Allocation

PUBLIC HEARING

Speaker	Number	Minutes	Maximum Speaking Time (w/ donated time)
Applicant / Agent	1	5 min.	10 min. (Additional 3 minute rebuttal)
Speakers For	Up to 3	3 min.	10 min.
Speakers For	Unlimited	1 min.	5 min.
Speaker	Number	Minutes	Maximum Speaking Time (w/ donated time)
Primary Speaker	1	5 min.	10 min.
Speakers Against	Up to 3	3 min.	10 min.
Speakers Against	Unlimited	1 min.	5 min.

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.