



## PLANNING COMMISSION AGENDA

**Tuesday, October 8, 2019**

The Planning Commission will convene at 6:00 PM on  
Tuesday, October 8, 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

### **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: Johnathan Davila, 512-974-2414.  
Attorney: Chad Shaw, 512-974-2671  
Commission Liaison: [Andrew Rivera](#), 512-974-6508

## B. APPROVAL OF MINUTES

1. Approval of minutes from Tuesday, September 24, 2019

## C. PUBLIC HEARINGS

- 1. Plan Amendment:** [NPA-2019-0027.02 - 2401 Winsted; District 10](#)  
Location: 2401 Winsted Lane, Johnson Creek Watershed  
Owner/Applicant: 2401 Winsted 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
- 2. 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: 2401 Winsted LLC  
Agent: Drenner Group (Amanda Swor)  
Request: MF-2-NP to LR-MU-CO-NP, as Amended  
Staff Rec.: **Recommended, with conditions**  
Staff: [Heather Chaffin](#), 512-974-2122  
Planning and Zoning Department
- 3. 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

Facilitator: Johnathan Davila, 512-974-2414.

Attorney: Chad Shaw, 512-974-2671

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

4. **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
5. **Plan Amendment:** [NPA-2019-0005.03 - 1411 Montopolis Rezoning, District 3](#)  
 Location: 1411 Montopolis Drive, Carson Creek Watershed; Montopolis NP Area  
 Owner/Applicant: EBC Construction, LLC (Erasmus Benitez)  
 Agent: Moncada Enterprises, LLC (Phil Moncada)  
 Request: Single Family to Mixed Use land use  
 Staff Rec.: **Pending; Postponement request to November 12, 2019 by Staff**  
 Staff: [Maureen Meredith](#), 512-974-2695  
 Planning and Zoning Department
6. **Rezoning:** [C14-2019-0093 - 1411 Montopolis Dr, District 3](#)  
 Location: 1411 Montopolis Drive, Carson Creek Watershed; Montopolis NP Area  
 Owner/Applicant: UWSCO (Erasmus Benitez)  
 Agent: Moncada Enterprises, LLC (Phil Moncada)  
 Request: SF-3-NP to GR-MU-NP  
 Staff Rec.: **Pending; Postponement request to November 12, 2019 by Staff**  
 Staff: [Kate Clark](#), 512-974-1237  
 Planning and Zoning Department
7. **Rezoning:** [C14-2019-0107.SH - Diamond Forty-Two; District 1](#)  
 Location: 5511 - 5519 Jackie Robinson Street, Fort Branch Watershed  
 Owner/Applicant: William Moseley  
 Agent: O-SDA Industries, LLC (Megan Lasch)  
 Request: SF-3-NP to MF-2-NP  
 Staff Rec.: **Recommended**  
 Staff: [Heather Chaffin](#), 512-974-2122  
 Planning and Zoning Department

Facilitator: Johnathan Davila, 512-974-2414.  
 Attorney: Chad Shaw, 512-974-2671  
 Commission Liaison: [Andrew Rivera](#), 512-974-6508

8. **Rezoning:** [C14-2019-0101 - 1010 Clermont; District 3](#)  
 Location: 1010 Clermont Avenue, Lady Bird Lake Watershed; East Cesar Chavez NP Area  
 Owner/Applicant: Cooee Yakka LLC (Paul Stables)  
 Agent: Hector Avila  
 Request: GR-MU-V-CO-NP to GR-MU-V-CO-NP, to change a condition of zoning.  
 Staff Rec.: **Recommended**  
 Staff: [Heather Chaffin](#), 512-974-2122, Planning and Zoning Department
9. **Rezoning:** [C814-2018-0128 - 218 S. Lamar; District 5](#)  
 Location: 218 South Lamar Boulevard, Lady Bird Lake and West Bouldin Creek Watersheds; South Lamar Combined (Zilker) NP Area (Suspended)  
 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.: **Postponement request by Staff to November 12, 2019**  
 Staff: [Heather Chaffin](#), 512-974-2122 Planning and Zoning Department
10. **Rezoning:** [C14-2017-0148 - Eightfold; District 1](#)  
 Location: 3443 Ed Bluestein Boulevard NB, Walnut Creek and Boggy Creek Watersheds; East MLK Combined NP Area  
 Owner/Applicant: Sprouse Shrader Smith (Terrence L. Irion)  
 Agent: 3443 Zen Garden LLP (Adam Zarafshari)  
 Request: LI-NP to LI-PDA-NP  
 Staff Rec.: **Recommended with conditions**  
 Staff: [Heather Chaffin](#), 512-974-2122 Planning and Zoning Department
11. **Code Amendment:** [C20-2019-012 - Downtown Density Bonus Program Map Correction](#)  
 Location: 827 West 12th Street, Waller Creek Watershed; Downtown Master Plan  
 Owner/Applicant: City of Austin  
 Request: Consider amending Title 25 of the City Code related to 25-2-586 (B) Downtown Density Bonus Map and Table to correct a mapping discrepancy.  
 Staff Rec.: **Recommended**  
 Staff: [Jorge E. Rousselin](#), 512-974-2975 Planning and Zoning Department

Facilitator: Johnathan Davila, 512-974-2414.  
 Attorney: Chad Shaw, 512-974-2671  
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- 12. Water District:** [C12M-2019-0002 - Water Control and Improvement District No. 10](#)  
Location: 2000-2111 Trail of Madrones, Lake Austin Watershed  
Owner/Applicant: Mary Wood  
Request: City consent to the annexation of approximately 4.42 acres into Travis County Water Control and Improvement District No. 10  
Staff Rec.: **Approval**  
Staff: [Virginia Collier](#), 512-974-2022  
Planning and Zoning Department

#### **D. 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 and Vice-Chair Kenny

##### **a. LDC Revision Working Groups discussion and updates.**

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)

##### **b. Discuss and consider adopting parliamentary procedures for the LDC Revision sessions.**

#### **E. FUTURE AGENDA ITEMS**

Facilitator: Johnathan Davila, 512-974-2414.

Attorney: Chad Shaw, 512-974-2671

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

*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 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**

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.

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