



PLANNING COMMISSION AGENDA

Tuesday, October 22, 2019

The Planning Commission will convene at 6:00 PM on
Tuesday, October 22, 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

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: Clarissa Davis, 512-974-1423
Attorney: Chad Shaw, 512-974-2671
Commission Liaison: Andrew Rivera, 512-974-6508

A. APPROVAL OF MINUTES

1. Approval of minutes from Tuesday, October 8, 2019

B. PUBLIC HEARINGS

1. **Plan Amendment:** [NPA-2018-0021.02 - Skyline Oltorf Mixed Use; District 3](#)
Location: 5208 and 5010 East Oltorf St and 2424 Riverside Farms Rd, Country Club West Watershed
Owner/Applicant: ADD Land, Ltd. and Charitable Holdings II
Agent: Armbrust & Brown, PLLC (Richard T. Suttle, Jr. and Ferris Clements)
Request: Office and Rural Residential to Mixed Use land use
Staff Rec.: **Indefinite postponement request by Staff.**
Staff: [Maureen Meredith](#), 512-974-2695
Planning and Zoning Department
2. **Rezoning:** [C14-2019-0126 - Fiesta CS-1; District 3](#)
Location: 5500 S. IH-35, Suite 210, Williamson Creek Watershed
Owner/Applicant: LRF1 Stassney Heights Plaza LLC
Agent: Thrower Design (Ron Thrower)
Request: GR-NP to CS-1-NP
Staff Rec.: **Recommended**
Staff: [Kate Clark](#), 512-974-1237
Planning and Zoning Department
3. **Rezoning:** [C14-2019-0102 – Wonderspaces; District 1](#)
Location: 1205 Sheldon Cove, Building Two, Suites A - H, Little Walnut Creek Watershed
Owner/Applicant: Metis Capital, LLC (Colin Laitner)
Agent: Graves Dougherty Hearon & Moody (Peter J. Cesaro)
Request: LI-NP to CS-1-NP
Staff Rec.: **Recommended**
Staff: [Heather Chaffin](#), 512-974-2122
Planning and Zoning Department

Facilitator: [Clarissa Davis](#), 512-974-1423

Attorney: [Chad Shaw](#), 512-974-2671

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4. **Restrictive Covenant Termination:** [C14-75-126\(B\)\(RCT\) - Restrictive Covenant Termination - 6111 F.M. 969; District 1](#)
 Location: 6111 F.M. 969 Road, Walnut Creek Watershed
 Owner/Applicant: Masoud Arami, Majid Kamalipour, & Mohammed Arami
 Agent: Drenner Group (Amanda Swor)
 Request: To terminate restrictive covenant C14-75-126(B).
 Staff Rec.: **Recommended**
 Staff: [Heather Chaffin](#), 512-974-2122
 Planning and Zoning Department
5. **Planned Unit Development Amendment:** [C814-04-0055.04.SH – Mueller; District 9](#)
 Location: North I-35 at E. 51st Street / Mueller PUD, Boggy Creek, Tannehill Branch Watersheds
 Owner/Applicant: City of Austin Economic Development Department (Pamela Hefner)
 Agent: McCann Adams Studio (Jana McCann)
 Request: PUD to PUD, to change a condition of zoning
 Staff Rec.: **Recommended**
 Staff: [Heather Chaffin](#), 512-974-2122
 Planning and Zoning Department
6. **Conditional Use Permit:** [SPC-2018-0550C - Clive Bar; District 9](#)
 Location: 609 Davis Street, Lake Austin Watershed
 Owner/Applicant: Clive Bar Austin LLC
 Agent: Big Red Dog
 Request: Applicant proposes a 3-story addition to existing one-story cocktail lounge
 Staff Rec.: **Recommended**
 Staff: [Jeremy Siltala](#), 512-974-2945
 Development Services Department
7. **Resubdivision:** [C8-2019-0084.0A - Resubdivision of Part of Lots 19, 20, 21, & 22, Block 13 Hyde Park Addition; District 9](#)
 Location: 4302 Avenue D, Waller Creek Watershed
 Owner/Applicant: GTT Properties, LLC (G. Tyson Tuttle)
 Agent: Hector Avila
 Request: Approve resubdividing portions of lots into a one lot subdivision on 0.144 acres.
 Staff Rec.: **Recommended**
 Staff: [Cesar Zavala](#), 512-974-3404
 Development Services Department

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8. **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
9. **Encroachment ROW:** [F# 10115-1903 – Right-Of-Way Subsurface Encroachment at East Cesar Chavez Street, Comal Street and Alley; District 3](#)
 Location: 1501 East Cesar Chavez Street; Lady Bird Lake Watershed
 Owner/Applicant: 1500 CC, LLC / Alejandra Flores
 Request: Approve Sub-surface Encroachment of a portion of East Cesar Chavez Street, Comal Street and Willow Street Alley Right-of-Way by a parking garage near the intersection of East Cesar Chavez Street and Comal Street.
 Staff Rec.: **Recommended**
 Staff: [Andy Halm](#), 512-974-7185, Office of Real Estate Services

C. BRIEFING

1. [Lobbyist Ordinance](#)
 Briefing regarding lobbyist ordinance; requirements for Boards and Commissions. Staff: Jannette Goodall, City Clerk, 512-974-2211; Lynn Carter, Law Department, 512-974-2171 (Co-Sponsors: Commissioners Shaw and Schneider)

D. ITEMS FROM COMMISSION

1. **Neighborhood Plans and Process**
 Discussion regarding history of neighborhood plans and process. (Co-Sponsors: Commissioners Llanes Pulido and Shieh)
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)

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)

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Process
(Commissioners Hempel, Shaw and Thompson)

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

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

b. Consider adoption of rules related to public testimony.

D. 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.

E. 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

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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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