



## PLANNING COMMISSION AGENDA

**Tuesday, November 12, 2019**

The Planning Commission will convene at 5:00 PM on  
Tuesday, November 12, 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: Robert Anderson, 512-974-3026  
Attorney: Erika Lopez, 512-974-3588  
Commission Liaison: Andrew Rivera, 512-974-6508

## A. DISCUSSION AND POSSIBLE ACTION

### 1) Land Development Code Revision

Discussion and possible action of adoption of a comprehensive revision to the Land Development Code, relating to the regulation of land use and development in the City of Austin and its extraterritorial jurisdiction, together with related actions and City Code amendments; and amending the Imagine Austin Comprehensive Plan to revise the Growth Concept Map and associated text, adopted in the Austin Strategic Mobility Plan, to designate areas for multi-unit house-scale residential development and existing single-family uses. Staff: Brent Lloyd, Development Officer, Development Services Department, 512-974-2974; Annick C. Beaudet, Assistant Director, Austin Transportation Department, 512-974-7959.

## 6:00 PM TIME CERTAIN ITEMS

## APPROVAL OF MINUTES

Approval of minutes from Tuesday, October 22, 2019

## B. PUBLIC HEARINGS

- 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 (Erasmio Benitez)  
Agent: Moncada Enterprises, LLC (Phil Moncada)  
Request: Single Family to Mixed Use land use  
Staff Rec.: **Application withdrawn by Applicant**  
Staff: [Maureen Meredith](#), 512-974-2695  
Planning and Zoning Department

Facilitator: [Robert Anderson](#), 512-974-3026  
Attorney: [Erika Lopez](#), 512-974-3588  
Commission Liaison: [Andrew Rivera](#), 512-974-6508

2. **Rezoning:** [C14-2019-0093 - 1411 Montopolis Rezoning; 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 SF-6-NP, as amended  
Staff Rec.: **Recommended**  
Staff: [Kate Clark](#), 512-974-1237  
Planning and Zoning Department
3. **Rezoning:** [C14-2019-0135 - West Stassney Lane Pharmacy Site Plan; District 2](#)  
Location: 725 W. Stassney Lane, Williamson Creek Watershed; Garrison Park NP Area  
Owner/Applicant: South Austin Healthcare Co. (Rohit Chaudhary)  
Agent: Southwest Engineers (Matthew Dringenberg)  
Request: SF-3-NP to GR-NP  
Staff Rec.: **Recommended**  
Staff: [Kate Clark](#), 512-974-1237  
Planning and Zoning Department
4. **Plan Amendment:** [NPA-2019-0028.01 – Wonderspaces; District 4](#)  
Location: 1205 Sheldon Cove, Building Two, Suites A - H (17,576 sq. ft.), Little Walnut Creek Watershed; Heritage Hills/Windsor Hills Combined NP Area  
Owner/Applicant: Metis Capital, LLC (Colin Laitner)  
Agent: Graves Dougherty Hearon & Moody (Peter J. Cesaro)  
Request: Industry to Commercial land use  
Staff Rec.: **Recommended**  
Staff: [Maureen Meredith](#), 512-974-2695  
Planning and Zoning Department
5. **Rezoning:** [C14-2019-0102 – Wonderspaces; District 4](#)  
Location: 1205 Sheldon Cove, Building Two, Suites A - H, Little Walnut Creek Watershed; Heritage Hills/Windsor Hills Combined NP Area  
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: [Robert Anderson](#), 512-974-3026

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

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

6. **Plan Amendment:** [NPA-2017-0018.01 - 2106 Payne Avenue; District 7](#)  
Location: 2106 Payne Avenue, Shoal Creek Watershed; Brentwood / Highland Combined (Brentwood) NP Area  
Owner/Applicant: ARCH Properties, Inc.  
Agent: Daniel McFarland  
Request: Single Family to Mixed Use/Office  
Staff Rec.: **Recommended**  
Staff: [Maureen Meredith](#), 512-974-2695  
Planning and Zoning Department
7. **Rezoning:** [C14-2019-0053 - 2106 Payne Avenue; District 7](#)  
Location: 2106 Payne Avenue, Shoal Creek Watershed; Brentwood / Highland Combined (Brentwood) NP Area  
Owner/Applicant: ARCH Properties, Inc.  
Agent: Daniel McFarland  
Request: SF-3NP to NO-MU-NP  
Staff Rec.: **Recommended**  
Staff: [Kate Clark](#), 512-974-1237  
Planning and Zoning Department
8. **Plan Amendment:** [NPA-2019-0008.01 - 2711-2717 Manor Road; District 1](#)  
Location: 2711, 2713, 2715, and 2717 Manor Road; 2204 Curtis Avenue, Boggy Creek Watershed; Rosewood NP Area  
Owner/Applicant: 2715 Manor, LLC; 2717 Manor, LLC; Dennis Bruyere; and Andrew Pluta  
Agent: Drenner Group, LLC (Amanda Swor)  
Request: Single Family to Mixed Use land use  
Staff Rec.: **Recommended**  
Staff: [Maureen Meredith](#), 512-974-2695  
Planning and Zoning Department
9. **Rezoning:** [C14-2019-0105 - 2711-2717 Manor Road; District 1](#)  
Location: 2711, 2713, 2715, and 2717 Manor Road; 2204 Curtis Avenue, Boggy Creek Watershed; Rosewood NP Area  
Owner/Applicant: E-I35 Properties LLC, (Jerry T. Springer); 2717 Manor, LLC (Dennis Bruyere); Andrew Pluta  
Agent: Drenner Group, LLC (Amanda Swor)  
Request: SF-3-NP to CS-V-NP  
Staff Rec.: **Recommended**  
Staff: [Heather Chaffin](#), 512-974-2122  
Planning and Zoning Department

Facilitator: [Robert Anderson](#), 512-974-3026  
Attorney: [Erika Lopez](#), 512-974-3588  
Commission Liaison: [Andrew Rivera](#), 512-974-6508

- 10. Plan Amendment:** [NPA-2019-0012.02 - 3201 and 3203 Merrie Lynn; District 9](#)  
 Location: 3201 and 3203 Merrie Lynn Avenue, Boggy Creek Watershed; Upper Boggy Creek NP Area  
 Owner/Applicant: 3201 Merrie Lynn LLC (Eric Freytag), David Bills  
 Agent: Drenner Group, LLC (Amanda Swor)  
 Request: Multifamily to Mixed Use/Office land use  
 Staff Rec.: **Recommended**  
 Staff: [Maureen Meredith](#), 512-974-2695  
 Planning and Zoning Department
- 11. Rezoning:** [C14-2019-0106 - 3201 and 3203 Merrie Lynn; District 9](#)  
 Location: 3201 and 3203 Merrie Lynn Avenue, Boggy Creek Watershed; Upper Boggy Creek NP Area  
 Owner/Applicant: 3201 Merrie Lynn LLC (Eric Freytag), David Bills  
 Agent: Drenner Group, LLC (Amanda Swor)  
 Request: MF-4-NP to LO-MU-NP, as amended  
 Staff Rec.: **Recommended**  
 Staff: [Heather Chaffin](#), 512-974-2122  
 Planning and Zoning Department
- 12. Restrictive Covenant Amendment:** [C14-85-244, Part 7\(RCA2\) - Restrictive Covenant Amendment - 10010 N Capital of Texas Hwy; District 7](#)  
 Location: 10010 North Capital of Texas Highway, Shoal Creek Watershed; North Burnet/Gateway NP Area  
 Owner/Applicant: H & M Austin Management, Inc. (Richard Hardin)  
 Agent: The Drenner Group, P.C. (Leah M. Bojo)  
 Request: To amend a public restrictive covenant associated with zoning case C14-85-244(Part 7)  
 Staff Rec.: **Recommended**  
 Staff: [Sherri Sirwaitis](#), 512-974-3057  
 Planning and Zoning Department
- 13. Rezoning:** [C14-2017-0148 - Eightfold; District 1](#)  
 Location: 3443 Ed Bluestein Boulevard Northbound, 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.: **Postponement request by Applicant to December 10, 2019**  
 Staff: [Heather Chaffin](#), 512-974-2122  
 Planning and Zoning Department

Facilitator: [Robert Anderson](#), 512-974-3026  
 Attorney: [Erika Lopez](#), 512-974-3588  
 Commission Liaison: [Andrew Rivera](#), 512-974-6508

14. **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.: **Postponement request by Staff to December 17, 2019**  
Staff: [Heather Chaffin](#), 512-974-2122  
Planning and Zoning Department
15. **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 December 10, 2019**  
Staff: [Heather Chaffin](#), 512-974-2122  
Planning and Zoning Department
16. **Rezoning:** [C14-2019-0123 - 1408 E. 51st Street; District 4](#)  
Location: 1408, 1410, 1414, 1416, and 1418 East 51st Street, Tannehill Branch Creek Watershed; Windsor Park NP Area  
Owner/Applicant: Sage Crossroads, LLC (David Foor)  
Agent: Drenner Group PC (Leah Bojo)  
Request: LO-V-NP to GR-MU-V-NP, as amended  
Staff Rec.: **Recommended**  
Staff: [Heather Chaffin](#), 512-974-2122  
Planning and Zoning Department
17. **Restrictive Covenant Amendment:** [C14-71-278\(RCA\) - 1408 E. 51st Street; District 4](#)  
Location: 1408, 1410, 1414, 1416, and 1418 East 51st Street, Tannehill Branch Creek Watershed; Windsor Park NP Area  
Owner/Applicant: Sage Crossroads, LLC (David Foor)  
Agent: Drenner Group PC (Leah Bojo)  
Request: To amend a public restrictive covenant associated with zoning case C14-71-278  
Staff Rec.: **Recommended**  
Staff: [Heather Chaffin](#), 512-974-2122  
Planning and Zoning Department

Facilitator: [Robert Anderson](#), 512-974-3026  
Attorney: [Erika Lopez](#), 512-974-3588  
Commission Liaison: [Andrew Rivera](#), 512-974-6508

- 18. Rezoning:** [C14-2019-0127 - Travis County Courthouse; District 9](#)  
 Location: 1700 Guadalupe Street, Shoal Creek Watershed; Downtown Master Plan  
 Owner/Applicant: Travis County (Judge Sarah Eckhardt)  
 Agent: Hunt Companies (Rodney Moss)  
 Request: DMU to P  
 Staff Rec.: **Recommended**  
 Staff: [Mark Graham](#), 512-974-3574  
 Planning and Zoning Department
- 19. Planned Unit Development Amendment:** [C814-04-0055.04.SH – Mueller; District 9](#)  
 Location: North I-35 at E. 51<sup>st</sup> Street / Mueller PUD, Boggy Creek Watershed, Tannehill Branch Watershed, RMMA  
 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
- 20. Rezoning:** [C14H-2019-0128 - Richard Overton House; District 3](#)  
 Location: 2011 Hamilton Avenue, Boggy Creek Watershed, East MLK Combined NP Area  
 Owner/Applicant: City of Austin, Historic Landmark Commission  
 Request: SF-3-NP to SF-3-H-NP  
 Staff Rec.: **Recommended**  
 Staff: [Steve Sadowsky](#), 512-974-6454  
 Planning and Zoning Department
- 21. Rezoning:** [C14H-1994-0019 - Steussy-Skinner House; District 9](#)  
 Location: 1705 Nueces Street, Shoal Creek Watershed, Downtown Master Plan  
 Owner/Applicant: City of Austin, Planning and Zoning Department  
 Request: GO-H to GO  
 Staff Rec.: **Recommended**  
 Staff: [Steve Sadowsky](#), 512-974-6454  
 Planning and Zoning Department

Facilitator: [Robert Anderson](#), 512-974-3026  
 Attorney: [Erika Lopez](#), 512-974-3588  
 Commission Liaison: [Andrew Rivera](#), 512-974-6508

22. **Right-of-Way Vacation:** [F#10188-1908 – Right-of-Way Vacation; District 3](#)  
 Location: Onion Street between East 5th Street and East 6th Street  
 Owner/Applicant: 6th & Onion, LP  
 Agent: Armbrust & Brown, PLLC (Micahel Gaudini)  
 Request: Approval of Right-of-Way Vacation – Portion of Onion Street (0.399 acres (Approximately 17,393 square feet) being a portion of Onion Street, lying between Blocks 3 & 4, Subdivision of Outlot 4, Division “A”, a subdivision recorded in Volume W, Page 391, Deed Records of Travis County, Texas)  
 Staff Rec.: **Recommended**  
 Staff: [Mashell Smith](#), 512-974-7079  
 Office of Real Estate Services
23. **Right-of-Way Vacation:** [F#10076-1901 - Right-of-Way Alley Vacation; District 1](#)  
 Location: 809 E. 9th Street  
 Owner/Applicant: Guadalupe Neighborhood Development Corporation  
 Agent: Civilitude Engineers & Planners (Nhat Ho)  
 Request: Approval of Right-Of-Way vacation of the Alley (0.013 acre/ 572 sq. ft.) portion being the remaining of 20-ft wide tract of land, known as the alley of East 8th Street, adjacent to Lots 16 and 17, Sarah and Lydia M. Robertson’s Subdivision, out of Outlot 1, Division B, recorded in Volume 2, Page 232, Plat Records Travis County, Texas.  
 Staff Rec.: **Recommended**  
 Staff: [Mashell Smith](#), 512-974-7079  
 Office of Real Estate Services
24. **Compatibility Waiver:** [SP-2019-0168C - 3232 E Cesar Chavez; District 3](#)  
 Location: 3232 E Cesar Chavez St., Colorado River Watershed  
 Agent: Civilitude (James Schissler)  
 Request: Consider a request to reduce the compatibility height requirement of 25-2-1063 for the front of the proposed building along Cesar Chavez.  
 Staff Rec.: **Recommended**  
 Staff: [Robert Anderson](#), 512-974-3026  
 Development Services Department

Facilitator: [Robert Anderson](#), 512-974-3026  
 Attorney: [Erika Lopez](#), 512-974-3588  
 Commission Liaison: [Andrew Rivera](#), 512-974-6508



25. **Site Plan Extension:** [SP-2013-0026C\(XT2\) - Grove Retail Center, District 3](#)  
 Location: 5900 E Riverside Drive, Country Club East Watershed; Montopolis NP Area  
 Owner/Applicant: Self Directed IRA Services, Inc. Custodian FBO David Beseda IRA (David Beseda)  
 Agent: PSCE, Inc. (Mirza Baig)  
 Request: Approval of a five-year extension to a previously approved site plan.  
 Staff Rec.: **Recommended**  
 Staff: [Anaiah Johnson](#), 512-974-2932  
 Development Services Department
26. **Site Plan Extension:** [SP-2014-0495B\(XT2\) - Terrace Section Five Block A Lot 3 \(Extension\); District 8](#)  
 Location: 3000 Via Fortuna, Barton Creek Watershed-Barton Springs Zone; South Lamar Combined NP Area (Suspended)  
 Owner/Applicant: Desta Three Partnership, Ltd. (Rodger Arend)  
 Agent: Armbrust and Brown (Richard Suttle)  
 Request: Applicant requests five-year extension to previously approved site plan.  
 Staff Rec.: **Recommended**  
 Staff: [Jonathan Davila](#), 512-974-2414  
 Development Services Department
27. **Resubdivision:** [C8-2018-0224.0A - Woodward resubdivision; District 3](#)  
 Location: 303 Woodward Street, East Bouldin Creek Watershed  
 Owner/Applicant: Woodward Street Holdings, LLC  
 Agent: Servant Engineering (Mauricio Quintero Rangel)  
 Request: Approval of the Woodward resubdivision, comprised of two lots on 0.36 acre, with a flag lot variance.  
 Staff Rec.: **Recommended**  
 Staff: [Steve Hopkins](#), 512-974-3175  
 Development Services Department
28. **Final Plat:** [C8-2018-0166.0A.SH - Govalle Terrace; District 3](#)  
 Location: 5225 Jain Lane, Boggy Creek Watershed; Govalle / Johnston Terrace Combined (Johnston Terrace) NP Area  
 Owner/Applicant: Govalle Terrace Partners, LP  
 Agent: Big Red Dog Engineering Consulting (Amir Namakforoosh)  
 Request: Approve a subdivision of 2 lots on 5.2373 acres.  
 Staff Rec.: **Recommended**  
 Staff: [Sylvia Limon](#), 512-974-2767  
 Development Services Department

Facilitator: [Robert Anderson](#), 512-974-3026  
 Attorney: [Erika Lopez](#), 512-974-3588  
 Commission Liaison: [Andrew Rivera](#), 512-974-6508

- 29. Final Plat:** [C8J-2008-0176.01.6A - Sun Chase South Section Six; District 2](#)  
Location: Sun Chase Parkway, Dry Creek East Watershed; Sun Chase MUD  
Owner/Applicant: Qualico CR, LP (Vera Massaro)  
Agent: Carlson Brigrance & Doering, Inc. (Bill Couch)  
Request: Approval of Sun Chase South Section Six Final Plat, consisting of 42 lots on 10.872 acres. Water and wastewater will be provided by the City of Austin.  
Staff Rec.: **Recommended**  
Staff: [Sarah Sumner](#), 512-854-7687  
Single Office

## C. NEW BUSINESS

- 1. 2020 Planning Commission Meeting Schedule**  
Discussion and possible action to adopt the Planning Commission 2020 meeting schedule.

## 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 & 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)

Facilitator: [Robert Anderson](#), 512-974-3026  
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: [Robert Anderson](#), 512-974-3026  
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