



PLANNING COMMISSION AGENDA

Tuesday, December 10, 2019

The Planning Commission will convene at 6:00 PM on
Tuesday, December 10, 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: Sherri Sirwaitis, 512-974-3057
Attorney: Erika Lopez, 512-974-3588
Commission Liaison: Andrew Rivera, 512-974-6508

A. APPROVAL OF MINUTES

1. Approve the minutes of November 26, 2019.

B. PUBLIC HEARINGS

- 1. Plan Amendment:** [NPA-2017-0021.01 - East Riverside/Oltorf FLUM Amendment; District 3](#)
Location: 4530 E. Ben White Blvd., Country Club Creek Watershed; East Riverside/Oltorf Combined NP Area
Owner/Applicant: Belco Equities, Inc.
Agent: Coats Rose (John M. Joseph)
Request: Commerical to Mixed Use land use
Staff Rec.: **Postponement request by Applicant to January 28, 2020**
Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov
Planning and Zoning Department
- 2. 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 land use
Staff Rec.: **Recommended**
Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov
Planning and Zoning Department
- 3. 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-3-NP to NO-MU-NP
Staff Rec.: **Recommended**
Staff: Kate Clark, 512-974-1237, kate.clark@austintexas.gov
Planning and Zoning Department

Facilitator: [Sherri Sirwaitis](#), 512-974-3057

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

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

4. **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, maureen.meredith@austintexas.gov
 Planning and Zoning Department
5. **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, heather.chaffin@austintexas.gov
 Planning and Zoning Department
6. **Plan Amendment:** [NPA-2019-0007.01 - Settlement Home - 8900 Hunters Trace; District 4](#)
 Location: 8900 Hunters Trace, Little Walnut Creek Watershed; North Austin Civic Association NP Area
 Owner/Applicant: Owner: The Settlement Club
 Applicant: City of Austin - Planning and Zoning Department
 Agent: Julie Schechter
 Request: Single Family to Mixed Use/Office land use
 Staff Rec.: **Recommended**
 Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov
 Planning and Zoning Department
7. **Rezoning:** [C14-2019-0141 - Settlement Home; District 4](#)
 Location: 8900 Hunters Trace, Little Walnut Creek Watershed; North Austin Civic Association NP Area
 Owner/Applicant: Settlement Club
 Agent: City of Austin - Planning and Zoning Department (Sherri Sirwaitis)
 Request: SF-3-NP to NO-MU-NP
 Staff Rec.: **Recommended**
 Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov
 Planning and Zoning Department

Facilitator: [Sherri Sirwaitis](#), 512-974-3057

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

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8. **Rezoning:** [C14-2019--0142 - AISD - Loyola Lane Tract, District 1](#)
 Location: 6412 Ed Bluestein Boulevard, Little Walnut Creek Watershed; North Austin Civic Association NP Area
 Owner/Applicant: Blusky Interests, Ltd. (John McCormack)
 Agent: Metcalfe, Wolff, Stuart & Williams LLP (Amanda Brown)
 Request: GR-MU-CO-NP to GR-MU-CO-NP, to change a condition of zoning
 Staff Rec.: **Recommended**
 Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov
 Planning and Zoning Department
9. **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: 3443 Zen Garden LLP (Adam Zarafshari)
 Agent: Sprouse Shrader Smith (Terrence L. Irion)
 Request: LI-NP to LI-PDA-NP
 Staff Rec.: **Recommended**
 Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov
 Planning and Zoning Department
10. **Rezoning:** [C814-2018-0121 - 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 by Staff to January 14, 2020**
 Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov
 Planning and Zoning Department
11. **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, heather.chaffin@austintexas.gov
 Planning and Zoning Department

Facilitator: [Sherri Sirwaitis](#), 512-974-3057
 Attorney: [Erika Lopez](#), 512-974-3588
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- 12. 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(RCA)
- Staff Rec.: **Recommended**
- Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov
Planning and Zoning Department
- 13. Rezoning:** [C14H-2019-0148 - Edward and Connie Rendon House; District 3](#)
- Location: 1705 Haskell Street, Lady Bird Lake Watershed; East Cesar Chavez NP Area
- Owner/Applicant: Historic Landmark Commission - Applicant
- Request: SF-3-NP to SF-3-H-NP
- Staff Rec.: **Recommended**
- Staff: Steve Sadowsky, 512-974-6454, steve.sadowsky@austintexas.gov
Planning and Zoning Department
- 14. Rezoning:** [C14H-2019-0147 - Heflybower House; District 9](#)
- Location: 704 W. 22nd Street, Shoal Creek Watershed; Central West Austin NP Area
- Owner/Applicant: Historic Landmark Commission - Applicant
- Request: MF-4-NP to MF-4-H-NP
- Staff Rec.: **Recommended**
- Staff: Steve Sadowsky, 512-974-6454, steve.sadowsky@austintexas.gov
Planning and Zoning Department
- 15. Code Amendment:** [Central Health](#)
- Owner/Applicant: City of Austin
- Request: Discuss and consider an amendment to Title 25 of the City Code related to allowable uses, building heights, floor area ratio, and general site development standards for the area relatively located within the Central Health downtown campus.
- Staff Rec.: **Recommended**
- Staff: Jerry Rusthoven, 512-974-3207, jerry.rusthoven@austintexas.gov
Planning and Zoning Department

Facilitator: [Sherri Sirwaitis](#), 512-974-3057
 Attorney: [Erika Lopez](#), 512-974-3588
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16. **Resubdivision:** [C8-2019-0097.0A - O'Reilly resubdivision; District 1](#)
Location: 1300 Bob Harrison, Boggy Creek Watershed; Central East Austin NP Area
Owner/Applicant: Paul Krause
Agent: Southwest Engineers (Henry Juarez)
Request: Approve the O'Reilly Resubdivision, comprised of three lots on 0.27 acre.
Staff Rec.: **Recommended**
Staff: Steve Hopkins, 512-974-3175, steve.hopkins@austintexas.gov
Development Services Department
17. **Resubdivision:** [C8-2018-0175.1A - Cartwright Lots, Resubdivision of Part of Lot 32, Theodore Low Heights; District 5](#)
Location: 3204 Clawson Road, West Bouldin Creek Watershed; South Lamar Combined NP Area (Suspended)
Owner/Applicant: 3204 Clawson LLC
Agent: Servant Engineering & Consulting (Mauricio Quintero Rangel)
Request: Approve a variance from 25-4-175 (LDC) to allow flag lots and the resubdivision of part of one lot into 4 lots on 0.99 acres.
Staff Rec.: **Recommended**
Staff: Sylvia Limon, 512-974-2767, sylvia.limon@austintexas.gov
Development Services Department.
18. **Site Plan:** [SPC-2018-0575CS - Vertical Bridge 5288; District 4](#)
Location: 8226-1/2 Georgian Drive, Little Walnut Creek Watershed; North Lamar Combined NP Area
Owner/Applicant: Powell Lane Plaza Partnership
Agent: Vertical Bridge (Lou Garcia)
Request: Approve a conditional use permit for a telecommunications tower within 200 ft. of an SF-5 or more restricted zoning district or use.
Staff Rec.: **Recommended**
Staff: Robert Anderson, 512-974-3026, robert.anderson@austintexas.gov
Development Services Department
19. **Street Vacation:** [F # 9941-1803 Street Vacation](#)
Location: West 49th Street (1304 and 1306 West 49th Street)
Owner/Applicant: Woodrow W 49 Partners, LLC
Agent: Civilitude (Nhat Ho)
Request: Approve street vacation of 2,067 square foot portion of West 49th Street.
Staff Rec.: **Recommended**
Staff: Mashell Smith, 512-974-7079, mashell.smith@austintexas.gov
Office of Real Estate Services

Facilitator: [Sherri Sirwaitis](#), 512-974-3057

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

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

C. NEW BUSINESS

1. [Recommendation: Amendment to Chapter 1-2](#)

Discussion and possible action to recommend that Council initiate an amendment to Chapter 1-2 relating to the approval process for criteria manuals (administrative rules). Co- Sponsors Commissioner Thompson and Chair Kazi.

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)

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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