



## PLANNING COMMISSION AGENDA

**Tuesday, January 14, 2020**

The Planning Commission will convene at 6:00 PM on  
Tuesday, January 14, 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: Kate Clark, 512-974-1237

Attorney: Erika Lopez, 512-974-3588

Commission Liaison: Andrew Rivera, 512-974-6508

## A. APPROVAL OF MINUTES

1. Approve the minutes of December 10, 2019 and December 17, 2019.

## B. PUBLIC HEARINGS

- 1. Plan Amendment:** [NPA-2019-0015.01 - 5010 & 5102 Heflin Lane; District 1](#)  
Location: 5010 & 5102 Heflin Lane, Fort Branch Watershed; East MLK Combined NP Area  
Owner/Applicant: Heflin Phase 1, LLC (Lynn Yuan and Shirley Davis)  
Agent: Metcalf Wolff Stuart & Williams, LLC (Michele Rogerson Lynch)  
Request: Single Family land use to Higher Density Single Family land use  
Staff Rec.: **Indefinite Postponement request by the Applicant**  
Staff: [Kathleen Fox](#), 512-974-7877  
Planning and Zoning Department
- 2. Plan Amendment:** [NPA-2019-0003.01 - David Chapel Missionary Baptist Church; District 1](#)  
Location: 2201, 2203, 2207, 2211, 2301 E. Martin Luther King, Jr. Blvd. and 1805 & 1807 Ferdinand St. and 1803 & 1807 Chestnut Ave., Boggy Creek Watershed; Chestnut NP Area  
Owner/Applicant: David Chapel Missionary Baptist Church  
Agent: Husch Blackwell, LLP (Nikelle Meade)  
Request: Civic and Single Family land uses to Mixed Use land use  
Staff Rec.: **Applicant postponement request to March 10, 2020**  
Staff: [Maureen Meredith](#), 512-974-2695  
Planning and Zoning Department
- 3. Plan Amendment:** [NPA-2019-0016.01 - 914 Shady Lane Mixed Use; District 3](#)  
Location: 914 Shady Lane, Boggy Creek Watershed; Govalle/Johnston Terrace Combined NP Area  
Owner/Applicant: Kimberly Beal & Stephanie Scherzer  
Agent: Alice Glasco Consulting (Alice Glasco)  
Request: Water & Single Family land uses to Higher Density Single Family and Mixed Use land uses  
Staff Rec.: **Staff recommends Higher Density Single Family and Neighborhood Mixed Use land uses.**  
Staff: [Maureen Meredith](#), 512-974-2695  
Planning and Zoning Department

Facilitator: [Kate Clark](#), 512-974-1237

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

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

4. **Rezoning:** [C14-2019-0098 - 914 Shady Lane Mixed Use; District 3](#)  
Location: 914 Shady Lane, Boggy Creek Watershed; Govalle/Johnston Terrace Combined NP Area  
Owner/Applicant: Kimberly Beal & Stephanie Scherzer  
Agent: Alice Glasco Consulting (Alice Glasco)  
Request: SF-3-NP to SF-6-NP (Tract 1) and CS-MU-NP (Tract 2)  
Staff Rec.: **SF-3-NP to SF-6-NP (Tract 1) and LR-MU-NP (Tract 2)**  
Staff: [Heather Chaffin](#), 512-974-2122  
Planning and Zoning Department
5. **Plan Amendment:** [NPA-2019-0021.02 - 6101 E. Oltorf Street, District 3](#)  
Location: 6101 E. Oltorf Street, Carson Creek Watershed; East Riverside / Oltorf Combined (Parker Lane) NP Area  
Owner/Applicant: 2009 TRCB, PL (Brad Gates)  
Agent: Ambrust & Brown (Richard Suttle, Jr.)  
Request: Industry land use to Mixed Use land use  
Staff Rec.: **Postponement request by Applicant to February 11, 2020**  
Staff: [Maureen Meredith](#), 512-974-2695  
Planning and Zoning Department
6. **Rezoning:** [C14-2019-0110 - 6101 E. Oltorf Street, District 3](#)  
Location: 6101 E. Oltorf Street, Carson Creek Watershed; East Riverside / Oltorf Combined (Parker Lane) NP Area  
Owner/Applicant: 2009 TRCB, PL (Brad Gates)  
Agent: Ambrust & Brown (Richard Suttle, Jr.)  
Request: LI-CO-NP to LI-PDA-NP  
Staff Rec.: **Postponement request by Applicant to February 11, 2020**  
Staff: [Kate Clark](#), 512-974-1237  
Planning and Zoning Department
7. **Plan Amendment:** [NPA-2019-0022.01 - 200 Academy; District 9](#)  
Location: 200 Academy Dr., Blunn Creek Watershed; Greater South River City Combined NP Area  
Owner/Applicant: Spearhead Academy, LTD  
Agent: Weiss Architecture (Richard Weiss)  
Request: Mixed Use/Office land use to Mixed Use land use  
Staff Rec.: **Applicant requests an Indefinite Postponement**  
Staff: [Maureen Meredith](#), 512-974-2695  
Planning and Zoning Department

Facilitator: [Kate Clark](#), 512-974-1237

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

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

8. **Rezoning:** [C14-2017-0148 – Zen Garden; 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  
Planning and Zoning Department
9. **Rezoning:** [C14-2019-0142 - AISD - Loyola Lane Tract, District 1](#)  
Location: 6412 Ed Bluestein Boulevard, Little Walnut Creek Watershed; University Hills 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  
Planning and Zoning Department
10. **Rezoning:** [C814-2018-0121 - 218 S. Lamar; District 5](#)  
Location: 218 South Lamar Boulevard, South Lamar Combined (Zilker) NP Area (Suspended); Lady Bird Lake and West Bouldin Creek Watersheds  
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 Applicant to January 28, 2020**  
Staff: [Heather Chaffin](#), 512-974-2122  
Planning and Zoning Department
11. **Rezoning:** [C14-2019-0156 - 707 Rio Grande Street; District 9](#)  
Location: 707 Rio Grande Street, Shoal Creek Watershed; Downtown Austin Plan (Northwest District)  
Owner/Applicant: Rio Grande Street Partners, LP (Diana G. Zuniga)  
Agent: Jackson Walker L.L.P. (Pam Madere)  
Request: GO to DMU-CO  
Staff Rec.: **Recommended**  
Staff: [Mark Graham](#), 512-974-3574  
Planning and Zoning Department

Facilitator: [Kate Clark](#), 512-974-1237

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

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

- 12. Rezoning:** [C14-2019-153 - Old Koenig V Rezoning; District 7](#)  
 Location: 900 Old Koenig Lane, Shoal and Waller Creek Watersheds; Brentwood NP Area  
 Owner/Applicant: HMZ Holdings LLC (Zaid Hakkak)  
 Agent: Land Answers, Inc. (Jim Wittliff)  
 Request: CS-MU-CO-NP to CS-MU-V-CO-NP  
 Staff Rec.: **Recommended**  
 Staff: [Mark Graham](#), 512-974-3574  
 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  
 Planning and Zoning Department
- 14. Final Plat (Resubdivision):** [C8-2019-0137.0A - Centro Subdivision; District 3](#)  
 Location: 1401 E 6th St, Lady Bird Lake Watershed; East Cesar Chavez NP Area  
 Owner/Applicant: 6th & Onion, LP (Barrett Lepore)  
 Agent: Kyle Moore (Big Red Dog, a Division of WGI)  
 Request: Request is for the approval of Centro Subdivision which will resubdivide previously platted property (3.564 ac.) in order to create a 3 lot subdivision (Lots 1, 2, & 3, Block A) for office and restaurant use.  
 Staff Rec.: **Recommended**  
 Staff: [Joey de la Garza](#), (512) 974-2664  
 Development Services Department
- 15. Site Plan Variance:** [SP-2018-0472C - 44 East; District 9](#)  
 Location: 44 East Avenue, Lady Bird Lake Watershed; Downtown Master Plan  
 Owner/Applicant: LROC Properties Southwest LP  
 Agent: Big Red Dog Engineering & Consulting (Lance Rosenfield)  
 Request: Approve a variance on a previously approved site plan from LDC § 25-2-721(E)(1) to allow mirrored glass on the structure.  
 Staff Rec.: **Recommended, with conditions.**  
 Staff: [Anaiah Johnson](#), 512-974-2932  
 Development Services Department

Facilitator: [Kate Clark](#), 512-974-1237

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

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

## C. 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.*

## D. 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.

Facilitator: [Kate Clark](#), 512-974-1237

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

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

**Speaker Testimony Time Allocation**

**PUBLIC HEARING**

<b>Speaker</b>	<b>Number</b>	<b>Time Allocated</b>
<b>Applicant / Agent</b>	1	5 min (Additional 3 minute rebuttal)
<b>Speakers For</b>	Up to 3	3 min.
<b>Speakers For</b>	Unlimited	1 min.
<b>Primary Speaker</b>	1	5 min.
<b>Speakers Against</b>	Up to 3	3 min.
<b>Speakers Against</b>	Unlimited	1 min.

**Applicant, Primary Speaker and 3min. speakers are each limited to a total of 10 min.**

**1min. speakers are limited to a total of 5 minutes.**

**POSTPONEMENT**

<b>Speaker</b>	<b>Number</b>	<b>Time Allocated</b>
<b>Primary Speaker Favoring Postponement</b>	1	3 min.
<b>Secondary Speaker Favoring Postponement</b>	1	2 min.
<b>Primary Speaker Opposing Postponement</b>	1	3 min.
<b>Secondary Speaker Opposing Postponement</b>	1	2 min.

**2020 PLANNING COMMISSION MEETING SCHEDULE**

January 14, 2020	July 14, 2020
January 28, 2020	July 28, 2020
February 11, 2020	August 11, 2020
February 25, 2020	August 25, 2020
March 10, 2020	September 8, 2020
March 24, 2020	September 22, 2020
April 14, 2020	October 13, 2020
April 28, 2020	October 27, 2020
May 12, 2020	November 10, 2020
May 26, 2020	November 24, 2020
June 9, 2020	December 8, 2020
June 23, 2020	December 22, 2020