



**PLANNING COMMISSION  
MINUTES**

**June 25, 2019**

The Planning Commission convened in a regular meeting on June 25, 2019 @ 301 W. 2<sup>nd</sup> Street, Austin, TX 78701.

**Chair Kazi called the Commission Meeting to order at 6:10 p.m.**

**Commission Members in Attendance:**

**Greg Anderson  
Awais Azhar  
Fayez Kazi – Chair  
Yvette Flores  
Patrick Howard  
Conor Kenny – Vice-Chair  
Karen McGraw  
James Schissler  
Robert Schneider  
Todd Shaw  
Jeffrey Thompson**

**Ann Teich – Ex-Officio**

**Absent:**

**Patricia Seeger  
James Shieh**

**William Burkhardt – Ex- Officio  
Robert Mendoza – 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.**

Mr. Stuart Hersh – Mr. Hersh discussed matters related to affordable housing and the Land Development Code rewrite.

## B. APPROVAL OF MINUTES

1. Approval of minutes from June 11, 2019

Motion to approve the minutes from June 11, 2019 was approved on the consent agenda on the motion by Commissioner Howard, seconded by Vice-Chair Kenny on a vote of 11-0. Commissioners Seeger and Shieh absent.

## C. PUBLIC HEARINGS

1. **Plan Amendment:** [NPA-2017-0021.01 - East Riverside/Oltorf FLUM Amendment; District 3](#)

Location: 4530 East Ben White Boulevard, Country Club Creek Watershed; East Riverside / Oltorf Combined NP Area

Owner/Applicant: Belco Equities, Inc.

Agent: Coats Rose (John M. Joseph)

Request: Commercial to Mixed Use land use

Staff Rec.: **Request for indefinite postponement by the Applicant**

Staff: [Maureen Meredith](#), 512-974-2695  
Planning and Zoning Department

Motion to grant Applicant's request for indefinite postponement was approved on the consent agenda on the motion by Commissioner Howard, seconded by Vice-Chair Kenny on a vote of 11-0. Commissioners Seeger and Shieh absent.

**2. Plan Amendment:** [NPA-2016-0012.01.SH - 4500 Nuckols Crossing Road; District 2](#)

Location: 4500 Nuckols Crossing Road, Williamson Creek Watershed; Southeast Austin Combined (Franklin Park) NP Area  
Owner/Applicant: Angelos Angelou and John Sasaridis; McDowell Housing Partners (Ariana Brendle)  
Agent: Thrower Design (Ron Thrower)  
Request: Single Family to Multifamily land use  
Staff Rec.: **Postponement request by Staff to July 23, 2019.**  
Staff: [Maureen Meredith](#), 512-974-2695  
Planning and Zoning Department

Motion to grant Staff's request for postponement of this item to July 23, 2019 was approved on the consent agenda on the motion by Commissioner Howard, seconded by Vice-Chair Kenny on a vote of 11-0. Commissioners Seeger and Shieh absent.

**3. Rezoning:** [C14-2017-0010 - 4500 Nuckols Crossing Road; District 2](#)

Location: 4500 Nuckols Crossing Road, Williamson Creek Watershed; Southeast Austin Combined (Franklin Park) NP Area  
Owner/Applicant: Angelos Angelou and John Sasaridis; McDowell Housing Partners (Ariana Brendle)  
Agent: Thrower Design (Ron Thrower)  
Request: SF-2-NP to MF-3-CO-NP  
Staff Rec.: **Postponement request by Staff to July 23, 2019.**  
Staff: [Wendy Rhoades](#), 512-974-7719  
Planning and Zoning Department

Motion to grant Staff's request for postponement of this item to July 23, 2019 was approved on the consent agenda on the motion by Commissioner Howard, seconded by Vice-Chair Kenny on a vote of 11-0. Commissioners Seeger and Shieh absent.

**4. Plan Amendment:** [NPA-2018-0005.01 - 1501 Airport Commerce; District 3](#)

Location: 1501 Airport Commerce Drive, Carson Creek Watershed; Montopolis NP Area  
Owner/Applicant: W2 Hill ACP II LP  
Agent: Drenner Group (Amanda Swor)  
Request: Commercial to Mixed Use land use  
Staff Rec.: **Not recommended**  
Staff: [Jesse Gutierrez](#), 512-974-1606  
Planning and Zoning Department

Motion to grant Applicant's request for postponement of this item to July 9, 2019 was approved on the consent agenda on the motion by Commissioner Howard, seconded by Vice-Chair Kenny on a vote of 11-0. Commissioners Seeger and Shieh absent.

5. **Rezoning:** [C14-2019-0029 - 1501 Airport Commerce Dr; District 3](#)

Location: 1501 Airport Commerce Drive, Carson Creek Watershed; Montopolis NP Area  
Owner/Applicant: W2 Hill ACP II, LP  
Agent: Drenner Group, PC (Amanda Swor)  
Request: CS-CO-NP to CS-MU-CO-NP  
Staff Rec.: **Not recommended**  
Staff: [Sherri Sirwaitis](#), 512-974-3057  
Planning and Zoning Department

Motion to grant Applicant's request for postponement of this item to July 9, 2019 was approved on the consent agenda on the motion by Commissioner Howard, seconded by Vice-Chair Kenny on a vote of 11-0. Commissioners Seeger and Shieh absent.

6. **Rezoning:** [C814-2012-0160.01 - 211 South Lamar; District 5](#)

Location: 211 South Lamar Boulevard Northbound and 1211 West Riverside Drive, Lady Bird Lake Watershed; South Lamar Combined (Zilker) NP Area (Suspended)  
Owner/Applicant: 16 Piggybank Ltd. (Huston Street)  
Agent: Drenner Group, PC (Amanda Swor)  
Request: Amend the PUD to modify the permitted uses and site development regulations  
Staff Rec.: **Postponement request by Staff to July 23, 2019**  
Staff: [Wendy Rhoades](#), 512-974-7719  
Planning and Zoning Department

Motion to grant Staff's request for postponement of this item to July 23, 2019 was approved on the consent agenda on the motion by Commissioner Howard, seconded by Vice-Chair Kenny on a vote of 11-0. Commissioners Seeger and Shieh absent.

7. **Rezoning:** [C14-2019-0069 - Saint Elmo Apartments; District 3](#)

Location: 4315 South Congress Avenue, Williamson Creek Watershed; South Congress Combined (East Congress) NP Area  
Owner/Applicant: Lampros Moumouris  
Agent: Rivera Engineering (Michael A. Rivera)  
Request: CS-MU-NP to CS-MU-V-NP  
Staff Rec.: **Recommended, with conditions**  
Staff: [Wendy Rhoades](#), 512-974-7719  
Planning and Zoning Department

Motion to grant Neighborhood's request for postponement of this item to July 23, 2019 was approved on the consent agenda on the motion by Commissioner Howard, seconded by Vice-Chair Kenny on a vote of 11-0. Commissioners Seeger and Shieh absent.

**8. Rezoning:** [C14-2019-0003 - Lantana Block P, Lot 3; District 8](#)

Location: 7415 Southwest Parkway, Williamson Creek Watershed-Barton Springs Zone; Oak Hill Combined (West Oak Hill) NP Area  
Owner/Applicant: Lantana Place, L.L.C. (Erin D. Pickens)  
Agent: LJA Engineering, Inc. (Paul J. Viktorin)  
Request: GR-NP to GR-MU-NP for Tract 1 and CS-1-NP to CS-1-MU-NP for Tract 2  
Staff Rec.: **Request for indefinite postponement by the Staff**  
Staff: [Wendy Rhoades](#), 512-974-7719  
Planning and Zoning Department

Motion to grant Staff's request for indefinite postponement of this was approved on the consent agenda on the motion by Commissioner Howard, seconded by Vice-Chair Kenny on a vote of 11-0. Commissioners Seeger and Shieh absent.

**9. Restrictive Covenant Amendment:** [C14-85-288.8\(RCA5\) - Lantana Block P, Lot 3; District 8](#)

Location: 7415 Southwest Parkway, Williamson Creek Watershed-Barton Springs Zone; Oak Hill Combined (West Oak Hill) NP Area  
Owner/Applicant: Lantana Place, L.L.C. (Erin D. Pickens)  
Agent: LJA Engineering, Inc. (Paul J. Viktorin)  
Request: To remove the provision establishing the maximum net leasable square feet of buildable space or maximum floor-to-area ratio (FAR) that can be developed on the Property  
Staff Rec.: **Request for indefinite postponement by the Staff**  
Staff: [Wendy Rhoades](#), 512-974-7719  
Planning and Zoning Department

Motion to grant Staff's request for indefinite postponement of this item was approved on the consent agenda on the motion by Commissioner Howard, seconded by Vice-Chair Kenny on a vote of 11-0. Commissioners Seeger and Shieh absent.

**10. Rezoning:** [C14-2019-0041 - 3706 Goodwin; District 1](#)

Location: 3706 Goodwin Avenue, Boggy Creek Watershed; East MLK Combined NP Area  
Owner/Applicant: GBME, LLC (Matt Brecht)  
Request: CS-MU-NP to CS-MU-V-NP  
Staff Rec.: **Not recommended**  
Staff: [Heather Chaffin](#), 512-974-2122  
Planning and Zoning Department

Motion to grant Neighborhood's request for postponement of this item to July 23, 2019 was approved on the consent agenda on the motion by Commissioner Howard, seconded by Vice-Chair Kenny on a vote of 11-0. Commissioners Seeger and Shieh absent.

**11. Rezoning:** [C14-2018-0155 - 3300 Manor Road; District 1](#)

Location: 2205 Tillery Street, 2213 Tillery Street and 3303 Manor Road, Tannehill Branch Watershed; East MLK Combined (MLK 183) NP Area  
Owner/Applicant: The Urban Groundskeeper (Glenn F. Cooper)  
Agent: Drenner Group, PC (Amanda Swor)  
Request: CS-V-CO-NP, CS-CO-NP and SF-3-NP to CS-MU-V-NP  
Staff Rec.: **Postponement request by Staff to July 9, 2019**  
Staff: [Heather Chaffin](#), 512-974-2122  
Planning and Zoning Department

Motion to grant Staff's request for postponement of this item to July 9, 2019 was approved on the consent agenda on the motion by Commissioner Howard, seconded by Vice-Chair Kenny on a vote of 11-0. Commissioners Seeger and Shieh absent.

**12. Rezoning:** [C14-2019-0040 - Victory Medical Office; District 5](#)

Location: 2111 Fort View Drive, Williamson Creek Watershed; South Lamar Combined NP Area (Suspended)  
Owner/Applicant: Eveann Investments, LP (William G. Franklin)  
Agent: Husch Blackwell, LLP (Nikelle Meade)  
Request: NO-MU-CO and SF-3 to LO  
Staff Rec.: **Recommendation of LO-MU-CO**  
Staff: [Sherri Sirwaitis](#), 512-974-3057  
Planning and Zoning Department

Public hearing closed.

Motion to grant Staff's recommendation of LO-MU-CO combining district zoning for C14-2019-0040 - Victory Medical Office located at 2111 Fort View Drive was approved on the consent agenda on the motion by Commissioner Howard, seconded by Vice-Chair Kenny on a vote of 11-0. Commissioners Seeger and Shieh absent.

**13. Rezoning:** [C14-2019-0071 - Rose Hill Apartments; District 5](#)

Location: 5508 Rose Hill Circle, Williamson Creek Watershed; South Austin Combined (South Manchaca) NP Area  
Owner/Applicant: Spatz Austin Apartments, LLC (David M. Spatz)  
Request: LO-NP to LO-MU-NP  
Staff Rec.: **Recommended**  
Staff: [Wendy Rhoades](#), 512-974-7719,  
Planning and Zoning Department

Public hearing closed.

Motion to grant Staff's recommendation of LO-MU-CO combining district zoning for C14-2019-0071 - Rose Hill Apartments located at 5508 Rose Hill Circle was approved on the consent agenda

on the motion by Commissioner Howard, seconded by Vice-Chair Kenny on a vote of 11-0. Commissioners Seeger and Shieh absent.

**14. Rezoning:**                    [C14-2019-0073.SH - Lakeline II; District 6](#)

Location:                    13653 Rutledge Spur, Lake Creek Watershed; Northwest Park and Ride  
Town Center TOD  
Owner/Applicant:        FC Austin Six Housing Corporation (Walter Moreau)  
Agent:                      Civilitude, LLC (Eyad Kasemi)  
Request:                    CS-MU-CO to CS-MU-CO, to change a condition of zoning  
Staff Rec.:                **Recommended**  
Staff:                        [Sherri Sirwaitis](#), 512-974-3057  
                                  Planning and Zoning Department

Public hearing closed.

Motion to grant Staff’s recommendation of CS-MU-CO combining district zoning, to change a condition of zoning for C14-2019-0073.SH – Lakeline II located at 13653 Rutledge Spur was approved on the consent agenda on the motion by Commissioner Howard, seconded by Vice-Chair Kenny on a vote of 11-0. Commissioners Seeger and Shieh absent.

**15. Resubdivision:**            [C8-2018-0079.0A - ATX Eastside Prock Subdivision; District 3](#)

Location:                    4803 Prock Lane, Tannehill Branch Watershed; East MLK Combined  
(MLK 183) NP Area  
Owner/Applicant:        ATX Eastside Properties LLC (Peter Gray)  
Agent:                      Southwest Engineers (Matt Dringenberg)  
Request:                    Approve the resubdivision of one lot into 2 lots on 0.460 acres.  
Staff Rec.:                **Recommended**  
Staff:                        [Sylvia Limon](#), 512-974-2767  
                                  Development Services Department

Public hearing closed.

Motion to grant Staff’s recommendation for C8-2018-0079.0A - ATX Eastside Prock Subdivision located at 4803 Prock Lane was approved on the consent agenda on the motion by Commissioner Howard, seconded by Vice-Chair Kenny on a vote of 11-0. Commissioners Seeger and Shieh absent.

**16. Resubdivision:** [C8-2018-0117.0A - Resubdivision of Lot 2, Lary Addition; District 3](#)

Location: 3507 Oak Springs Drive, Boggy Creek Watershed; East MLK Combined NP Area  
Owner/Applicant: James Caswell  
Agent: Southwest Engineers (Matt Dringenberg)  
Request: Request approval of the Resubdivision of Lot 2, Lary Addition, comprised of 2 lots on 15,961 square feet, including a flag lot variance.  
Staff Rec.: **Recommended**  
Staff: [Steve Hopkins](#), 512-974-3175  
Development Services Department

Public hearing closed.

Motion to grant Staff's recommendation for C8-2018-0117.0A - Resubdivision of Lot 2, Lary Addition located at 3507 Oak Springs Drive was approved on the consent agenda on the motion by Commissioner Howard, seconded by Vice-Chair Kenny on a vote of 10-1. Commissioner McGraw voted nay. Commissioners Seeger and Shieh absent.

**17. Site Plan:** [SP-2014-0262C\(XT2\) - Lantana Block P, Lot 3; District 8](#)

Location: 7415 Southwest Parkway, Williamson Creek Watershed-Barton Springs Zone; Oak Hill Combined (West Oak Hill) NP Area  
Owner/Applicant: Lantana Place, LLC  
Agent: LJA Engineering, Inc. (Paul J. Viktorin)  
Request: Request approval for a 3-year extension to a previously approved site plan.  
Staff Rec.: **Recommended**  
Staff: [Robert Anderson](#), 512-974-3026  
Development Services Department

Public hearing closed.

Motion by Commissioner Schissler, seconded by Vice-Chair Kenny to grant Staff's recommendation for SP-2014-0262C(XT2) - Lantana Block P, Lot 3 located at 7415 Southwest Parkway was approved on a vote of 10-1. Commissioner McGraw voted nay. Commissioners Seeger and Shieh absent.

**18. Preliminary Plan:** [C8-2019-0091 - Broadmoor; District 7](#)

Location: 11501 Burnet Road, Walnut Creek Watershed; North Burnet NP Area  
Owner/Applicant: Broadmoor Austin Associates (Leon Shadowen)  
Agent: Kimley-Horn (Josh Miksch)  
Request: Approval of the Broadmoor plat composed of 5 lots on 60.41 acres.  
Staff Rec.: **Disapproval**  
Staff: Development Services Department



19. **Final Plat - Resubdivision:** [C8-2019-0092.0A - DCMC Dell Pace Project - MOB; District 9](#)  
 Location: 4900 Mueller Boulevard, Boggy Creek Watershed; RMMA  
 Owner/Applicant: Seton Family of Hospitals  
 Agent: Stantec Consulting Services Inc. (Daulton Wendel)  
 Request: Approval of the DCMC Dell Pace Project - MOB Final Plat composed of 4 lots on 29.55 acres  
 Staff Rec.: **Disapproval**  
 Staff: Development Services Department
20. **Final Plat with Preliminary:** [C8-2019-0093.0A - Loyola Multifamily; District 1](#)  
 Location: 5928 Ed Bluestein Boulevard, Little Walnut Creek Watershed; University Hills / Windsor Park Combined NP Area  
 Owner/Applicant: Medanjo Partners LTD (Daniel McCormack)  
 Agent: Kimley-Horn (Justin Kramer)  
 Request: Approval of Loyola Multifamily composed of 1 lot on 20.23 acres  
 Staff Rec.: **Disapproval**  
 Staff: Development Services Department
21. **Final Plat - Previously Unplatted:** [C8-2019-0096.0A - Flores-Gonzalez Subdivision; District 4](#)  
 Location: 10311 Ray Avenue, Little Walnut Creek Watershed  
 Owner/Applicant: ONE OF A KIND INVESTMENTS LLC & GERMAN GONZALES  
 Agent: Genesis 1 Engineering (George Gonzalez)  
 Request: Approval of the Flores-Gonzalez Subdivision Final Plat composed of 1 lot on 0.38 acres  
 Staff Rec.: **Disapproval**  
 Staff: Development Services Department
22. **Final Plat - Resubdivision:** [C8-2019-0097.0A - 1300 Bob Harrison; District 1](#)  
 Location: 1300 Bob Harrison, Boggy Creek Watershed; Central East Austin NP Area  
 Owner/Applicant: Paul Krause  
 Agent: Southwest Engineers (Henry Juarez)  
 Request: Approval of 1300 Bob Harrison composed of 2 lots on 0.27 acres  
 Staff Rec.: **Disapproval**  
 Staff: Development Services Department

23. **Final Plat - with Preliminary:** [C8-2016-0055.01.1A - Riverside and Lamar Preliminary Plan Revision - Final Plat; District 5](#)  
 Location: 1211 West Riverside Drive, Lady Bird Lake Watershed; South Lamar Combined (Zilker) NP Area  
 Owner/Applicant: 16 PIGGYBANK LTD BRIAN FOLEY  
 Agent: Consort, Inc. (Ben Turner)  
 Request: Approval of the Riverside and Lamar Preliminary Plan Revision - Final Plat composed of 2 lots on 1.15 acres  
 Staff Rec.: **Disapproval**  
 Staff: Development Services Department
24. **Resubdivision:** [C8J-2019-0095.0A - Rosson-290; 2-Mile ETJ](#)  
 Location: 8701 Rosson Drive, Williamson Creek Watershed-Barton Springs Zone; West Oak Hill NP Area  
 Owner/Applicant: Cindee Scheiffer  
 Agent: Southwest Engineers (Alberto Gutierrez)  
 Request: Approval of the Rosson-290 plat composed of 1 lot on 2.21 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Development Services Department

Public hearings closed.

Motion to disapprove Items C-18 – C-24 was approved on the consent agenda on the motion by Commissioner Howard, seconded by Vice-Chair Kenny on a vote of 11-0. Commissioners Seeger and Shieh absent.

#### D. NEW BUSINESS

##### 1. [Austin Water Capital Improvement Projects](#)

Discussion and possible recommendation of Austin Water Capital Improvement Projects located in the Drinking Water Protection Zone for approval to include in Austin Water 5-year capital spending plan. Staff: [Christina Romero](#), Financial Manager II, Austin Water. 512-972-0122.

Motion to recommend Austin Water Capital Improvement Projects located in the Drinking Water Protection Zone for approval to include in Austin Water 5-year capital spending plan was approved on the consent agenda on the motion by Commissioner Howard, seconded by Vice-Chair Kenny on a vote of 11-0. Commissioners Seeger and Shieh absent.

## 2. [Long-Range CIP Strategic Plan](#)

Discussion and possible action related to proposed updates to Long-Range CIP Strategic Plan and transmittal memo from Planning Commission to City Manager. Staff: [Stevie Greathouse](#), 512- 974 7226, Planning and Zoning Department

Motion by Commissioner McGraw, seconded by Commissioner Schissler to recommend the proposed updates to Long-Range CIP Strategic Plan and submit the transmittal memo from Planning Commission to City Manager. Motion approved on a vote of 11-0. Commissioners Seeger and Shieh absent.

## E. BRIEFINGS

### 1. [Historic Design Standards](#)

Briefing regarding Historic Design Standards. Presenter: Commissioner Karen McGraw, Planning Commission (Co-Sponsors: Commissioner McGraw and Chair Kazi)

Presentation provided by Commissioner McGraw.

## F. 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, Vice-Chair Kenny

Item discussed and disposed.

## G. 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.*

## H. BOARDS, COMMITTEES & WORKING GROUPS UPDATES

### [Codes and Ordinances Joint Committee](#)

(Chair Kazi and Commissioners McGraw, Schissler, and Seeger)

Commissioner McGraw stated the Committee reviewed proposed code amendments related to UNO, Downtown Density Bonus and Airport Overlay.

### [Comprehensive Plan Joint Committee](#)

(Vice-Chair Kenny and Commissioners Flores, Schissler and Shaw)

No report provided.

[Joint Sustainability Committee](#)

(Commissioners Schneider and Seeger)

No report provided.

[Small Area Planning Joint Committee](#)

(Commissioners Anderson, Howard, Shieh and Thompson)

No report provided.

[South Central Waterfront Advisory Board](#)

(Commissioner Schissler)

No report provided.

HLC – Design Guidelines Working Group

(Commissioner McGraw)

No report provided.

## **ADJOURNMENT**

**Chair Kazi adjourned the meeting without objection on Tuesday, June 25, 2019 at 7:49 p.m.**

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 4 days before the meeting date. Please call Jerry Rusthoven at Planning & Zoning Department, at 512-974-3207, for additional information; TTY users route through Relay Texas at 711.