



**PLANNING COMMISSION  
MINUTES**

**July 9, 2019**

**The Planning Commission convened in a regular meeting on July 9, 2019 @ 301 W. 2<sup>nd</sup> Street, Austin, TX 78701.**

**Chair Kazi called the Commission Meeting to order at 6:03 p.m.**

**Commission Members in Attendance:**

**Greg Anderson  
Awais Azhar  
Fayez Kazi – Chair  
Yvette Flores  
Patrick Howard  
Conor Kenny – Vice-Chair  
Carmen Llanes-Pulido  
Claire Hempel  
Robert Schneider  
Patricia Seeger  
Todd Shaw  
James Shieh  
Jeffrey Thompson**

**Absent:**

**William Burkhardt – Ex- Officio  
Robert 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

**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.**

**B. APPROVAL OF MINUTES**

1. Approval of minutes from June 25, 2019.

Approval of minutes from June 25, 2019 was approved on the consent agenda on the motion by Commissioner Seeger, seconded by Commissioner Schneider on a vote 11-0. Commissioners Howard and Llanes-Pulido absent.

**C. PUBLIC HEARINGS**

**1. 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 August 13, 2019 was approved on the consent agenda on the motion by Commissioner Seeger, seconded by Commissioner Schneider on a vote 11-0. Commissioners Howard and Llanes-Pulido absent.

**2. 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: [Sherrri Sirwaitis](#), 512-974-3057  
Planning and Zoning Department

Motion to grant Applicant's request for postponement of this item to August 13, 2019 was approved on the consent agenda on the motion by Commissioner Seeger, seconded by Commissioner Schneider on a vote 11-0. Commissioners Howard and Llanes-Pulido absent.

**3. Plan Amendment: [NPA-2019-0005.02 - Palm Harbor Homes MH Park; District 3](#)**

Location: 810 Bastrop Highway Southbound, Carson Creek Watershed;  
Montopolis NP Area  
Owner/Applicant: Owner: Palm Harbor Homes, Inc.  
Applicant: City of Austin, Planning & Zoning Department  
Agent: City of Austin, Planning and Zoning Department (Maureen Meredith)  
Request: From Commercial to Higher Density Single Family land use  
Staff Rec.: **Not Recommended**  
Staff: [Maureen Meredith](#), 512-974-2695  
Planning and Zoning Department

Public Hearing closed.

Motion by Vice-Chair Kenny, seconded by Commissioner Anderson to forward case NPA-2019-0005.02 - Palm Harbor Homes MH Park located at 810 Bastrop Highway Southbound without a recommendation was approved on a vote of 11-0. Commissioners Howard and Llanes-Pulido absent.

**4. Rezoning: [C14-2019-0028 - Palm Harbor Homes MH Park, District 3](#)**

Location: 810 Bastrop Highway Southbound, Carson Creek Watershed;  
Montopolis NP Area  
Owner/Applicant: Owner: Palm Harbor Homes, Inc.  
Applicant: City of Austin, Planning & Zoning Department  
Agent: City of Austin, Planning and Zoning Department (Kate Clark)  
Request: From CS-NP to MH-NP  
Staff Rec.: **Not Recommended**  
Staff: [Kate Clark](#), 512-974-1237  
Planning and Zoning Department

Public Hearing closed.

Motion by Vice-Chair Kenny, seconded by Commissioner Anderson to forward case C14-2019-0028 - Palm Harbor Homes MH Park located at 810 Bastrop Highway Southbound without a recommendation was approved on a vote of 11-0. Commissioners Howard and Llanes-Pulido absent.

**5. Plan Amendment:** [NPA-2018-0016.04 - Springdale Farms; District 1](#)

Location: 735 Springdale Road, Boggy Creek Watershed; Govalle / Johnston Terrace Combined NP Area  
Owner/Applicant: PSW-Springdale LLC  
Agent: PSW-Springdale LLC (Jarred Corbell)  
Request: From Single Family to Mixed Use land use  
Staff Rec.: **Recommended**  
Staff: [Maureen Meredith](#), 512-974-2695  
Planning and Zoning Department

Public Hearing closed.

Motion to approve Staff's recommendation of Mixed Use land use for NPA-2018-0016.04 - Springdale Farms located at 735 Springdale Road was approved on the consent agenda on the motion by Commissioner Seeger, seconded by Commissioner Schneider on a vote 11-0. Commissioners Howard and Llanes-Pulido absent.

**6. Rezoning:** [C14-2019-0031 - Springdale Farms; District 1](#)

Location: 735 Springdale Road, Boggy Creek Watershed; Govalle / Johnston Terrace Combined NP Area  
Owner/Applicant: PSW-Springdale LLC (Jarred Corbell)  
Request: CS-MU-CO-NP to CS-MU-CO-NP, to change a condition of zoning  
Staff Rec.: **Recommended**  
Staff: [Heather Chaffin](#), 512-974-2122  
Planning and Zoning Department

Public Hearing closed.

Motion to approve Staff's recommendation of CS-MU-CO-NP combinig district zoning, to change a condition of zoning was approved on the consent agenda on the motion by Commissioner Seeger, seconded by Commissioner Schneider on a vote 11-0. Commissioners Howard and Llanes-Pulido absent.

**7. Rezoning:** [C14-2018-0128 - 2323 South Lamar; District 5](#)

Location: 2323 South Lamar Boulevard, 2421 Bluebonnet Lane, and 2315 South Lamar Boulevard, West Bouldin Creek Watershed; South Lamar NP Area NP Area (Suspended)  
Owner/Applicant: 2323 South Lamar LTD (Kirk Rudy)  
Agent: Armbrust & Brown PLLC (Richard Suttle)  
Request: GR-V-CO, LO-CO, and GR-CO to LO-V-CO and GR-CO-V  
Staff Rec.: **Postponement request by Staff to July 23, 2019**  
Staff: [Heather Chaffin](#), 512-974-2122  
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 Seeger, seconded by Commissioner Schneider on a vote 11-0. Commissioners Howard and Llanes-Pulido absent.

**8. Rezoning:** [C14-2018-0155 - 3303 Manor Road; District 1](#)

Location: 2205 Tillery Street, 2213 Tillery Street and 3303 Manor Road, Tannehill Branch Watershed; East MLK Combined 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-CO-NP  
Staff Rec.: **Recommended, with Conditions**  
Staff: [Heather Chaffin](#), 512-974-2122  
Planning and Zoning Department

Motion to grant Neighborhood's request for postponement of this item to August 13, 2019 was approved on the consent agenda on the motion by Commissioner Seeger, seconded by Commissioner Schneider on a vote 11-0. Commissioners Howard and Llanes-Pulido absent.

**9. Site Plan Extension:** [SP-2013-0449C\(XT2\) - Waller Park Place; District 9](#)

Location: 92 Red River Street, Waller Creek Watershed; Downtown Austin Plan  
Owner/Applicant: Waller Creek Land Company, LLC  
Agent: Big Red Dog  
Request: Applicant requests 5-year extension to previously approved site plan.  
Staff Rec.: **Recommended**  
Staff: [Jeremy Siltala](#), 512-974-2945  
Development Services Department

Public Hearing closed.

Motion to grant Staff's recommendation for SP-2013-0449C(XT2) - Waller Park Place, located at 92 Red River Street was approved with an additional condition by Staff, on the consent agenda on the motion by Commissioner Seeger, seconded by Commissioner Schneider on a vote 11-0. Commissioners Howard and Llanes-Pulido absent.

Additional Condition:

Applicant agrees to provide right-of-way for Red River Street and Cesar Chavez Street along their frontage to realign the intersections of Red River Street / Cesar Chavez Street and Red River Street / Davis Street, and improve multi-modal transportation along Red River Street. Such right-of-way shall be provided at the time of first correction or revision to the approved site plan in a form mutually agreed upon between the Austin Transportation Department (ATD) and Applicant. The provision of right-of-way shall be subject to rough proportionality. The Applicant shall add a note to the site plan sheet stating the above condition.

**10. Site Plan (CUP):**      [SPC-2018-0068D - Reznicek Field Water Quality Retrofit; District 4](#)

Location:                    401 West St. Johns Avenue, Waller Creek Watershed; Brentwood / Highland Combined (Highland) NP Area  
Owner/Applicant:        Watershed Protection Department, City of Austin  
Agent:                        Tom Franke (Watershed Protection Department)  
Request:                    Approval of a Conditional Use Permit for land zoned P (Public) over 1 acre in size.  
Staff Rec.:                 **Recommended**  
Staff:                         [Robert Anderson](#), 512-974-3026  
                                      Development Services 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 Seeger, seconded by Commissioner Schneider on a vote 11-0. Commissioners Howard and Llanes-Pulido absent.

**11. Site Plan (CUP):**      [SPC-2018-0324C - Georgian Acres Park; District 4](#)

Location:                    500 East Powell Lane, Little Walnut Creek Watershed; North Lamar / Georgian Acres Combined NP Area  
Owner/Applicant:        Parks and Recreation Department  
Agent:                        CAS Consulting Services  
Request:                    Approval of a Conditional Use Permit for land zoned P (Public) over 1 acre in size.  
Staff Rec.:                 **Recommended**  
Staff:                         [Jeremy Siltala](#), 512-974-2945  
                                      Development Services Department

Public Hearing closed.

Motion to grant Staff’s recommendation for SPC-2018-0324C - Georgian Acres Park located at 500 East Powell Lane was approved on the consent agenda on the motion by Commissioner Seeger, seconded by Commissioner Schneider on a vote 11-0. Commissioners Howard and Llanes-Pulido absent.

- 12. Site Plan - Variance:** [SP-2018-0560C - Velocity Credit Union; District 1](#)  
 Location: 705 East 12th Street, Waller Creek Watershed; Downtown Austin Plan  
 Owner/Applicant: Velocity Credit Union  
 Agent: Stantec Consulting Services, Inc.  
 Request: Applicant requests a variance to 25-6-591 to allow more parking than required.  
 Staff Rec.: **Recommended**  
 Staff: [Jeremy Siltala](#), 512-974-2945  
 Development Services Department

Item disposed without action due to Applicant's withdrawal of the application.

- 13. Final Plat - Resubdivision:** [C8-2018-0097.0A - Holton Tillery Acres Subdivision; District 3](#)  
 Location: 3201 Holton Street, Boggy Creek / Colorado River Watersheds; Govalle/Johnston Terrace Combined (Govalle) NP Area  
 Owner/Applicant: Urban Gravity LLC  
 Agent: Southwest Engineers (Matt Dringenberg)  
 Request: Approve a Variance from 25-4-175 (LDC) to allow a flag lot and resubdivide 2 lots into 6 lots on 0.92 acres.  
 Staff Rec.: **Recommended**  
 Staff: [Sylvia Limon](#), 512-974-2767  
 Development Services Department

Public Hearing closed.

Motion to grant Staff's recommendation for C8-2018-0097.0A - Holton Tillery Acres Subdivision located at 3201 Holton Street was approved on the consent agenda on the motion by Commissioner Seeger, seconded by Commissioner Schneider on a vote 11-0. Commissioners Howard and Llanes-Pulido absent.

- 14. Resubdivision:** [C8-2019-0021.0A - Resubdivision of Lot 1, Block "A" Braker Pointe Subdivision; District 7](#)  
 Location: 10751-1/2 North Mopac Expressway Service Road Northbound, Shoal Creek Watershed; North Burnet / Gateway NP Area  
 Owner/Applicant: Betsy Foster, GBD Properties, Inc.  
 Agent: Nick Brown, Stantec Consulting Services  
 Request: Applicant proposes to resubdivide Lot 1, Block "A" Braker Pointe Subdivision into two lots.  
 Staff Rec.: **Recommended**  
 Staff: [Joey de la Garza](#), 512-974-2664  
 Development Services Department

Public Hearing closed.

Motion to grant Staff's recommendation for C8-2019-0021.0A - Resubdivision of Lot 1, Block "A"

Braker Pointe Subdivision located at 10751-1/2 North Mopac Expressway Service Road Northbound was approved on the consent agenda on the motion by Commissioner Seeger, seconded by Commissioner Schneider on a vote 11-0. Commissioners Howard and Llanes-Pulido absent.

**15. Resubdivision:**            [C8-2019-0099.0A - 6111 South Congress; District 2](#)

Location:                    6111 South Congress Avenue, Williamson Creek Watershed; South Congress Combined (Sweetbriar) NP Area  
Owner/Applicant:        Maynard Angel Denise Trust & Roger Alan Maynard  
Agent:                      Kimley-Horn (Harrison M. Hudson, P.E.)  
Request:                    Request for the approval of 6111 South Congress composed of 1 lot on 1.76 acres.  
Staff Rec.:                **Disapproval**  
Staff:                        Development Services Department

**16. Resubdivision:**            [C8-2019-0106.0A - Resubdivision of a Portion of Lots 3 and 4, Block 17, Westfield A; District 10](#)

Location:                    2000 Forest Trail, Johnson Creek Watershed; West Austin Neighborhood Group NP Area  
Owner/Applicant:        Patricia Donahue  
Agent:                      Amc Design Group Inc. (Chris McComb)  
Request:                    Approval of the Resubdivision of a Portion of Lots 3 and 4, Block 17, Westfield A composed of 2 lots on 0.61 acres.  
Staff Rec.:                **Disapproval**  
Staff:                        Development Services Department

**17. Final Plat - Previously Unplatted:**            [C8-2019-0105.0A - Arebalo Place Subdivision; District 3](#)

Location:                    6400 Lynch Lane, Country Club East Watershed; Montopolis NP Area  
Owner/Applicant:        Geraci Properties, LLC (Richard Geraci)  
Agent:                      Miguel Gonzales, Jr.  
Request:                    Approval of the Arebalo Place Subdivision Final Plat composed of 1 lot on 0.88 acres.  
Staff Rec.:                **Disapproval**  
Staff:                        Development Services Department

Public Hearings closed.

Motion to disapprove Items C-15 – C-17 was approved on the consent agenda on the motion by Commissioner Seeger, seconded by Commissioner Schneider on a vote 11-0. Commissioners Howard and Llanes-Pulido absent.



## **D. NEW BUSINESS**

### **1. Initiation of Code Amendments - Downtown Density Bonus Map and Table**

Discuss and consider initiation of amendments to Title 25 of the City Code related to 25-2-586 (B) Downtown Density Bonus Map and Table to correct a mapping discrepancy. [Jorge Rousselin](#), 512-974-2975 Planning and Zoning Department

Motion to initiate amendments to Title 25 of the City Code related to 25-2-586 (B) Downtown Density Bonus Map and Table to correct a mapping discrepancy was approved on the consent agenda on the motion by Commissioner Seeger, seconded by Commissioner Schneider on a vote 11-0. Commissioners Howard and Llanes-Pulido absent.

## **E. 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 without action.

## **F. 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.*

Commissioners Seeger and Shieh – Tenant Relocation Ordinance

Vice-Chair Kenny and Commissioner Shaw – Natural Building Height Breaks

## **G. Nominations and Elections**

### **1. Planning Commission Joint Committees and Advisory Board Nominations**

Discussion and nomination of Planning Commission Members to be recommended to Council for the purpose of serving on the following Committees: Codes and Ordinances Joint Committee, Comprehensive Plan Joint Committee, Joint Sustainability Committee, Small Area Planning Joint Committee and South Central Waterfront Advisory Board.

After nomination and election the following members approved for recommendation to Council to serve on the following Committees:

**Codes and Ordinances Joint Committee**

Patricia Seeger  
Awais Azhar

Conor Kenny  
Greg Anderson

**Comprehensive Plan Joint Committee**

Yvette Flores  
Carmen Llanes-Pulido

Fayez Kazi  
Todd Shaw

**Small Area Planning Joint Committee**

Claire Hempel  
Patrick Howard

Jeffrey Thompson  
James Shieh

**Joint Sustainability Committee**

Robert Schneider  
Patricia Seeger (Secondary)

**South Central Waterfront Advisory Board**

Greg Anderson

Motion approved on unanimous consent, 11-0 vote. Commissioners Howard and Llanes-Pulido absent.

**H. BOARDS, COMMITTEES & WORKING GROUPS UPDATES**

*\*Former Members*

[Codes and Ordinances Joint Committee](#)

*(\*Chair Kazi and Commissioner Seeger)*

No report provided.

[Comprehensive Plan Joint Committee](#)

*(\*Vice-Chair Kenny and Commissioners Flores 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](#)

(Vacant )

**ADJOURNMENT**

**Chair Kazi adjourned the meeting without objection on Tuesday, July 9, 2019 at 7:32 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.