



**PLANNING COMMISSION  
MINUTES**

**July 23, 2019**

**The Planning Commission convened in a regular meeting on July 23, 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  
Yvette Flores  
Claire Hempel  
Fayez Kazi – Chair  
Patrick Howard  
Conor Kenny – Vice-Chair  
Carmen Llanes-Pulido  
James Shieh  
Patricia Seeger**

**Absent:**

**Robert Schneider  
Todd Shaw  
Jeffrey Thompson**

**Ann Teich – 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 the Land Development Code rewrite.

## B. APPROVAL OF MINUTES

1. Approval of minutes from July 9, 2019.

Motion to approve the minutes from July 9, 2019 was approved on the consent agenda on the motion by Commissioner Seeger, seconded by Commissioner Azhar on a vote of 10-0. Commissioners Schneider, Thompson and Shaw absent.

## C. PUBLIC HEARINGS

1. **Plan Amendment:** [NPA-2016-0012.01.SH - 4500 Nuckols Crossing Road; District 2](#)  
Location: 4500 Nuckols Crossing Road, Williamson Creek Watershed; Southeast 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 and the Applicant to September 10, 2019**  
Staff: [Maureen Meredith](#), 512-974-2695  
Planning and Zoning Department

Motion to grant Staff's and the Applicant's request for postponement of this item to September 10, 2019 was approved on the consent agenda on the motion by Commissioner Seeger, seconded by Commissioner Azhar on a vote of 10-0. Commissioners Schneider, Thompson and Shaw absent.

2. **Rezoning:** [C14-2017-0010 - 4500 Nuckols Crossing Road; District 2](#)  
Location: 4500 Nuckols Crossing Road, Williamson Creek Watershed; Southeast 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 the Staff and the Applicant to September 10, 2019**  
Staff: [Wendy Rhoades](#), 512-974-7719  
Planning and Zoning Department

Motion to grant Staff's and the Applicant's request for postponement of this item to September 10, 2019 was approved on the consent agenda on the motion by Commissioner Seeger, seconded by Commissioner Azhar on a vote of 10-0. Commissioners Schneider, Thompson and Shaw absent.

- 3. Plan Amendment:** [NPA-2019-0014.01 - Stassney Residential; District 2](#)  
Location: 6200 and 6220 East Stassney Lane, Williamson Creek Watershed;  
Southeast Combined (McKinney) NP Area  
Owner/Applicant: Tuscany Park, LLC  
Agent: RedVenture (Jill Rogers)  
Request: From Warehouse/Limited Office and Industry to Higher Density Single  
Family land use  
Staff Rec.: **Postponement request by Staff to August 13, 2019**  
Staff: [Maureen Meredith](#), 512-974-2695  
Planning and Zoning Department

Motion to grant Staff's request for postponement of this item to August 27, 2019 was approved on the consent agenda on the motion by Commissioner Seeger, seconded by Commissioner Azhar on a vote of 10-0. Commissioners Schneider, Thompson and Shaw absent.

- 4. Rezoning:** [C14-2019-0070 - Stassney Residential; District 2](#)  
Location: 6200 and 6220 East Stassney Lane, Williamson Creek Watershed;  
Southeast Combined (McKinney) NP Area  
Owner/Applicant: Tuscany Park, LLC  
Agent: RedVenture (Jill Rogers)  
Request: W/LO-CO-NP; LI-CO-NP to SF-6-NP  
Staff Rec.: **Postponement request by Staff to August 13, 2019**  
Staff: [Wendy Rhoades](#), 512-974-7719  
Planning and Zoning Department

Motion to grant Staff's request for postponement of this item to August 27, 2019 was approved on the consent agenda on the motion by Commissioner Seeger, seconded by Commissioner Azhar on a vote of 10-0. Commissioners Schneider, Thompson and Shaw absent.

- 5. 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 August 27, 2019**  
Staff: [Wendy Rhoades](#), 512-974-7719  
Planning and Zoning Department

Motion to grant Staff's request for postponement of this item to August 27, 2019 was approved on the consent agenda on the motion by Commissioner Seeger, seconded by Commissioner Azhar on a vote of 10-0. Commissioners Schneider, Thompson and Shaw absent.

6. **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

Public Hearing closed.

Motion to approve Staff's recommendation of CS-MU-V-NP combining district zoning for C14-2019-0069 - Saint Elmo Apartments located at 4315 South Congress Avenue was approved on the consent agenda on the motion by Commissioner Seeger, seconded by Commissioner Azhar on a vote of 10-0. Commissioners Schneider, Thompson and Shaw absent.

7. **Rezoning:** [C14-2019-0075 - Cannonleague Residences; District 5](#)  
Location: 6501 and 6503 Cannonleague Drive, Williamson Creek Watershed; South Austin Combined (Garrison Park) NP Area  
Owner/Applicant: Don R. Hancock  
Agent: Land Answers, Inc. (Jim Wittliff)  
Request: SF-3-NP to SF-5-NP  
Staff Rec.: **Not Recommended**  
Staff: [Wendy Rhoades](#), 512-974-7719  
Planning and Zoning Department

Public Hearing closed.

Motion by Vice-Chair Kenny, seconded by Commissioner Shieh to approve Applicant's request for SF-5-NP combining district zoning for C14-2019-0075 - Cannonleague Residences located at 6501 and 6503 Cannonleague Drive was approved on a vote of 9-1. Commissioner Seeger voted nay. Commissioners Schneider, Thompson and Shaw absent.

8. **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 request by Staff to August 27, 2019**  
Staff: [Heather Chaffin](#), 512-974-2122  
Planning and Zoning Department

Motion to grant Staff's request for postponement of this item to August 27, 2019 was approved on the consent agenda on the motion by Commissioner Seeger, seconded by Commissioner Azhar on a vote of 10-0. Commissioners Schneider, Thompson and Shaw absent.

- 9. 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 Combined (Zilker) 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-V-CO  
 Staff Rec.: **Recommended**  
 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 Azhar on a vote of 10-0. Commissioners Schneider, Thompson and Shaw 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

Public Hearing closed.

Motion by Commissioner Anderson, seconded by Vice-Chair Kenny to approve Applicant’s request for CS-MU-V-NP combining district zoning C14-2019-0041 - 3706 Goodwin located at 3706 Goodwin Avenue was approved on a vote of 9-0. Carmen Llanes-Pulido abstained on this item. Commissioners Schneider, Thompson and Shaw absent.

- 11. Site Plan (CUP):** [SPC-2019-0142A - Lantana Block P, Lot 3 Conditional Use Permit Building 4; District 8](#)  
 Location: 7415 Southwest Parkway, Bldg 4, Williamson Creek Watershed-Barton Springs Zone  
 Owner/Applicant: Lantana Place LLC (Steve Hay)  
 Agent: LJA Engineering, Inc. (Paul Viktorin)  
 Request: Approval of a conditional use permit for a Cocktail Lounge land use.  
 Staff Rec.: **Recommended**  
 Staff: [Jonathan Davila](#), 512-974-2414,  
 Development Services Department

Public Hearing closed.

Motion to grant Staff’s recommendation for SPC-2019-0142A - Lantana Block P, Lot 3 Conditional Use Permit Building 4 located at 7415 Southwest Parkway, Bldg 4 was approved on the consent agenda on the motion by Commissioner Seeger, seconded by Commissioner Azhar on a vote of 10-0. Commissioners Schneider, Thompson and Shaw absent.

- 12. Site Plan (CUP):**      **[SPC-2018-0068D - Reznicek Field Water Quality Retrofit; District 4](#)**  
 Location:                    7100 Northcrest Blvd., 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

Public Hearing closed.

Motion to grant Staff’s recommendation for SPC-2018-0068D - Reznicek Field Water Quality Retrofit located at 7100 Northcrest Blvd was approved on the consent agenda on the motion by Commissioner Seeger, seconded by Commissioner Azhar on a vote of 10-0. Commissioners Schneider, Thompson and Shaw absent.

**D. NEW BUSINESS**

1.    **[Austin Green Improvement District No. 1](#)**  
 Consider a petition requesting City consent to the creation of the Austin Green Improvement District No. 1 and make a recommendation to Council on the petition. Staff: [Virginia Collier](#), 512-974-2022, Planning and Zoning Department

Motion to recommend City consent to the creation of the Austin Green Improvement District No. 1 was approved on the consent agenda on the motion by Commissioner Seeger, seconded by Commissioner Azhar on a vote of 9-0. Commissioner Hempel recused on this item due to a conflict of interest (Employer rendered professional services). Commissioners Schneider, Thompson and Shaw absent.

2.    **[Initiation of Code Amendments to City Code Title 25 regarding Airport Overlay's AO3 Zone](#)**  
 Discuss and consider initiating amendments to Title 25 of the City Code regarding prohibiting residential uses in the Airport Overlay's AO3 Zone. Staff: [Mark Walters](#), 512-974-7695, Planning and Zoning Department

Motion to initiate amendments to Title 25 of the City Code regarding prohibiting residential uses in the Airport Overlay's AO3 Zone was approved on the consent agenda on the motion by Commissioner Seeger, seconded by Commissioner Azhar on a vote of 10-0. Commissioners Schneider, Thompson and Shaw absent.

## **E. BRIEFINGS**

### **1. Natural Building Height Breaks**

Briefing regarding natural building height breaks.

Presenter: Tyler Stowell, Architect (STG Design), 713-823-2025

(Co-Sponsors: Vice-Chair Kenny and Commissioner Shaw)

Motion to postpone this by Planning Commission to August 13, 2019 was approved on the consent agenda on the motion by Commissioner Seeger, seconded by Commissioner Azhar on a vote of 10-0. Commissioners Schneider, Thompson and Shaw absent.

## **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.

### **2. LDC Revision Working Groups**

Discuss and consider establishing the following Working Groups tasked with researching and providing the Commission with information and recommendations for consideration for adoption to the Land Development Code Rewrite: Affordability, Priorities, Process, Residential and Transitions

(Co-Sponsors: Chair Kazi, Vice-Chair Kenny)

Motion by Commissioner Azhar, seconded by Commissioner Seeger to establish the Land Development Code Rewrite Working Groups and appoint the membership by the following slate:

#### **Affordability**

Azhar

Llanes-Pulido

Howard

Anderson

#### **Priorities**

No members appointed at this time.

#### **Process**

Hempel

Shaw

Thompson

#### **Residential**

Seeger

Kenny

Shieh

Schneider

**Transitions**

Seeger  
Shaw  
Shieh

Anderson  
Azhar

Motion was approved on a vote of 10-0. Commissioners Schneider, Thompson and Shaw absent.

**3. Initiation of Code Amendment regarding TOD and VMU**

Discuss and consider initiating a code amendment to increase heights for TOD and for VMU zoning to 85' and waive compatibility for both of these zoning categories. (Co-Sponsors: Commissioners Anderson and Hempel)

Motion by Commissioner Anderson, seconded by Vice-Chair Kenny, as amended, to initiate a Code amendment to increase heights for TOD and for VMU zoning to 85' and waive compatibility for both of these zoning categories if the properties are on or directly adjacent to Imagine Austin or Transportation Priority Network corridors or Imagine Austin Centers. Motion was approved on a vote of 8-2. Commissioners Llanes-Pulido and Seeger voted nay. Commissioners Schneider, Thompson and Shaw absent.

**4. Initiation of Code Amendment regarding CS District Properties Within Opportunity Zones**

Discuss and consider initiating a code amendment to allow a property within an opportunity zone per Congress' 'Tax Cuts and Jobs Act of 2017 that is zoned CS be permitted to take advantage of the VMU ordinance. (Co-Sponsors: Commissioners Anderson and Hempel)

Item postponed by unanimous consent to August 13, 2019. Commissioners Schneider, Thompson and Shaw absent.

**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.*

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

[Codes and Ordinances Joint Committee](#) – No report provided.

[Comprehensive Plan Joint Committee](#) – No report provided.

[Joint Sustainability Committee](#)– No report provided.

[Small Area Planning Joint Committee](#) – No report provided.

[South Central Waterfront Advisory Board](#) – No report provided.

**ADJOURNMENT**



**Chair Kazi adjourned the meeting without objection on Tuesday, July 23, 2019 at 8:26 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.