



**PLANNING COMMISSION
MINUTES**

August 27, 2019

The Planning Commission convened in a regular meeting on August 27, 2019 @ 301 W. 2nd Street, Austin, TX 78701.

Chair Kazi called the Commission Meeting to order at 6:05 p.m.

Commission Members in Attendance:

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

**Don Leighton-Burwell – Ex-Officio
Ann Teich – Ex-Officio**

Absent:

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 August 13, 2019.

Motion to approve the minutes from Tuesday, August 13, 2019 was approved on the consent agenda on the motion by Commissioner Shieh, seconded by Commissioner Schneider on a vote of 12-0. Vice-Chair Kenny off the dais.

C. PUBLIC HEARINGS

1. Plan Amendment: [NPA-2018-0021.02 - Skyline Oltorf Mixed Use; District 3](#)

Location: 5208 and 5010 East Oltorf St and 2424 Riverside Farms Rd, Country Club West Watershed; East Riverside/Oltorf Combined NP Area
Owner/Applicant: ADD Land, Ltd. and Charitable Holdings II
Agent: Armbrust & Brown, PLLC (Richard T. Suttle, Jr. and Ferris Clements)
Request: Office and Rural Residential to Mixed Use land use
Staff Rec.: **Pending; Postponement request by applicant to October 22, 2019**
Staff: [Kathleen Fox](#), 512-974-7877
Planning and Zoning Department

Motion to grant Applicant's request for indefinite postponement of this item was approved on the consent agenda on the motion by Commissioner Shieh, seconded by Commissioner Schneider on a vote of 12-0. Vice-Chair Kenny off the dais.

2. Plan Amendment: [NPA-2019-0020.04 - 600 Industrial Blvd; District 3](#)

Location: 600 Industrial Boulevard, Blunn Creek Watershed; Montopolis NP Area
Owner/Applicant: KC 600 Industrial LLC
Agent: (David Hartman) Smith Robertson, L.L.P.
Request: Industry to Mixed Use land use
Staff Rec.: **Pending; Postponement request by staff to September 24, 2019**
Staff: [Jesse Gutierrez](#), 512-974-1606
Planning and Zoning Department

Motion to grant Staff's request for postponement of the item to September 24, 2019 was approved on the consent agenda on the motion by Commissioner Shieh, seconded by Commissioner Schneider on a vote of 12-0. Vice-Chair Kenny off the dais.

3. Plan Amendment: [NPA-2018-0005.02 - Mary Vice Estates PUD Lot 27 Amendment; District 3](#)

Location: 6301 Circulo De Amistad, Carson Creek and Country Club West Watersheds; Montopolis NP Area
Owner/Applicant: Habitat for Humanity, Inc.
Agent: Husch Blackwell LLP (Stacey L. Milazzo)
Request: Commercial to Mixed Use land use
Staff Rec.: **Request for Indefinite Postponement by Staff**
Staff: [Jesse Gutierrez](#), 512-974-1606
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 Shieh, seconded by Commissioner Schneider on a vote of 11-0. Commissioner Anderson recused on this item due a conflict of interest (Employed by Applicant); Vice-Chair Kenny off the dais.

4. Rezoning: [C814-97-0002.01 - Mary Vice Estates PUD Lot 27 Amendment #1; District 3](#)

Location: 6301 Circulo de Amistad, Carson Creek Watershed; Montopolis NP Area
Owner/Applicant: Austin Habitat for Humanity, Inc. (Andy Alarcon)
Agent: Husch Blackwell, LLP (Stacey Milazzo)
Request: PUD-NP to PUD-NP
Staff Rec.: **Pending, Request for Indefinite Postponement by Staff**
Staff: [Sherry Sirwaitis](#), 512-974-3057
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 Shieh, seconded by Commissioner Schneider on a vote of 11-0. Commissioner Anderson recused on this item due a conflict of interest (Employed by Applicant); Vice-Chair Kenny off the dais.

5. Plan Amendment: [NPA-2019-0010.01 - 2700 E. 5th Street](#)

Location: 2700 E. 5th Street, Lady Bird Lake Watershed; Holly NP Area
Owner/Applicant: 2700 E. 5th JV, LLC
Agent: Drenner Group, PC (Leah Bojo)
Request: (No FLUM designation) to Mixed Use land use
Staff Rec.: **Recommended**
Staff: [Maureen Meredith](#), 512-974-2695
Planning and Zoning Department

Motion to grant Staff's request for postponement of this item to September 24, 2019 was approved on the consent agenda on the motion by Commissioner Shieh, seconded by Commissioner Schneider on a vote of 12-0. Vice-Chair Kenny off the dais.

6. Rezoning: [C14-2019-0089 - 2700 E. 5th Street, District 3](#)

Location: 2700 E. 5th Street, Lady Bird Lake; Holly NP Area
Owner/Applicant: 2700 E. 5th JV, LLC
Agent: Drenner Group, PC (Leah Bojo)
Request: LI-NP to CS-MU-NP
Staff Rec.: **Recommendation of CS-MU-CO-NP**
Staff: [Heather Chaffin](#), 512-974-2122
Planning and Zoning Department

Motion to grant Staff's request for postponement of this item to September 24, 2019 was approved on the consent agenda on the motion by Commissioner Shieh, seconded by Commissioner Schneider on a vote of 12-0. Vice-Chair Kenny off the dais.

7. 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 (Jill Rogers)
Agent: Austin Civil Engineering (Brian Roby)
Request: From Warehouse/Limited Office and Industry to Higher Density Single
Family 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 of this item was approved on the consent agenda on the motion by Commissioner Shieh, seconded by Commissioner Schneider on a vote of 12-0. Vice-Chair Kenny off the dais.

8. 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 (Jill Rogers)
Agent: Austin Civil Engineering (Brian Roby)
Request: W/LO-CO-NP; LI-CO-NP to SF-6-NP
Staff Rec.: **Request for Indefinite Postponement by the Applicant**
Staff: [Wendy Rhoades](#), 512-974-7719
Planning and Zoning Department

Motion to grant Applicant's request for indefinite postponement of this item was approved on the consent agenda on the motion by Commissioner Shieh, seconded by Commissioner Schneider on a vote of 12-0. Vice-Chair Kenny off the dais.

9. 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.: **Recommended, with conditions**

Staff: [Wendy Rhoades](#), 512-974-7719
Planning and Zoning Department

Public Hearing closed.

Motion by Commissioner Anderson, seconded by Commissioner Shieh to grant Staff's recommendation of PUD district zoning, with conditions, and as amended by the Applicant, for C814-2012-0160.01 - 211 South Lamar located at 211 South Lamar Boulevard Northbound and 1211 West Riverside Drive was approved on a vote of 13-0.

Amendment:

\$2.5 million dollar contribution shall be furnished by Applicant to Foundation Communities as memorialized by public restrictive covenant.

10. 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: Sprouse Shrader Smith (Terrence L. Irion)

Agent: 3443 Zen Garden LLP (Adam Zarafshari)

Request: LI-NP to LI-PDA-NP

Staff Rec.: **Pending; Postponement request by Applicant to October 8, 2019**

Staff: [Heather Chaffin](#), 512-974-2122
Planning and Zoning Department

Motion to grant Applicant's request for postponement of this item to October 8, 2019 was approved on the consent agenda on the motion by Commissioner Shieh, seconded by Commissioner Schneider on a vote of 12-0. Vice-Chair Kenny off the dais.

11. Rezoning: [C814-2018-0128 - 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.: **Pending; Postponement request by Staff to October 8, 2019**

Staff: [Heather Chaffin](#), 512-974-2122
Planning and Zoning Department

Motion to grant Applicant’s request for postponement of this item to October 8, 2019 was approved on the consent agenda on the motion by Commissioner Shieh, seconded by Commissioner Schneider on a vote of 12-0. Vice-Chair Kenny off the dais.

12. Code Amendment: [C20-2019-008 - University Neighborhood Overlay \(UNO\) Amendments](#)

Request: Consider an ordinance amending Title 25 of the City Code related to allowable uses, building heights, parking requirements, and sign regulations in the University Neighborhood Overlay (UNO).

Staff Rec.: **Recommended**

Staff: [Mark Walters](#), 512-974-7695
Planning and Zoning Department

Public Hearing closed.

Motion by Commissioner Seeger, seconded by Commissioner Hempel to approve Staff’s recommendation to amend Title 25 of the City Code related to allowable uses, building heights, parking requirements, and sign regulations in the University Neighborhood Overlay (UNO) on a vote of 11-1, as amended. Commissioner Seeger voted nay. Commissioner Shieh off the dais.

Amendments:

- 1) Eliminate parking requirements and utilize Council direction regarding accessible parking as provided per the [Land Development Code Revision Policy Guidance \(pg. 14.\)](#).
- 2) Expand the UNO boundary map and height map to include the areas outlined as “Possible expansion of the Inner West Campus Subdistrict” in Exhibit A, below.



3) Amend Section 25-2-756 (Height) to make a 20’ height bonus available for 40’ and 45’ base height multi-family properties in the Outer West Campus subdistrict.

13. Code Amendment: [C20-2018-005 - Neighborhood Plan Amendment Fee Waivers](#)

Request: Consider an ordinance amending Title 25 of the City Code to waive fees for neighborhood plan amendment application fees for SMART Housing projects and for amendments initiated by neighborhood plan contact teams.

Staff Rec.: **Recommended**

Staff: [Mark Walters](#), 512-974-7695
 Planning and Zoning Department

Public Hearing closed.

Motion to grant Staff’s recommendation to amend an ordinance amending Title 25 of the City Code to waive fees for neighborhood plan amendment application fees for SMART Housing projects and for amendments initiated by neighborhood plan contact teams was approved on the consent agenda on the motion by Commissioner Shieh, seconded by Commissioner Schneider on a vote of 12-0. Vice-Chair Kenny off the dais.

- 14. Development Agreement Amendment:** [Five \(5\) Years Extension of Land Development Standards Agreement with Austin Independent School District](#)
Owner/Applicant: Development Services Department, City of Austin
Request: Conduct a public hearing and consider a recommendation authorizing an amendment to the Land Development Standards Agreement with Austin Independent School District to extend the expiration of the agreement by a period of five (5) years.
Staff Rec.: **Recommended**
Staff: [Donna Galati](#), 512-974-2733
Development Services Department

Public Hearing closed.

Motion to grant Staff's recommendation for Five (5) Years Extension of Land Development Standards Agreement with Austin Independent School District was approved on the consent agenda on the motion by Commissioner Shieh, seconded by Commissioner Schneider on a vote of 11-0. Chair Kazi recused himself from this item due to a conflict of interest (rendered professional services). Vice-Chair Kenny off the dais.

- 15. Development Agreement Amendment:** [Two \(2\) Years Exention of Land Development Standards Agreements with School Districts](#)
Request: Conduct a public hearing and consider a recommendation authorizing an amendments to the Land Development Agreements with Eanes, Round Rock, Del Valle, Pflugerville, and Leander Independent School Districts to extend the expiration of the agreements by a period of two (2) years.
Staff Rec.: **Recommended**
Staff: [Donna Galati](#), 512-974-2733
Development Services Department

Public Hearing closed.

Motion to grant Staff's recommendation for Two (2) Years Extension of Land Development Standards Agreements with Eanes, Round Rock, Del Valle, Pflugerville, and Leander Independent School was approved on the consent agenda on the motion by Commissioner Shieh, seconded by Commissioner Schneider on a vote of 11-0. Chair Kazi recused himself from this item due to a conflict of interest (rendered professional services). Vice-Chair Kenny off the dais.

16. Code Modification: [C8-2018-0057.0A - 10111 Dobbin Drive; District 5](#)
 Location: 10111 Dobbin Drive, Slaughter Creek Watershed-Barton Springs Zone
 Owner/Applicant: Jerry Perales, Perales Land Development, LLC
 Agent: Jerry Perales, Perales Land Development, LLC
 Request: In response to Council Resolution 20190207-030, consider a site-specific amendment to Save Our Springs Initiative regulations (Land Development Code Chapter 25-8, Subchapter A, Article 13 "SOS") to allow for the creation of a single-lot subdivision and development of a single-family home.
 Staff Rec.: **Item postponed to September 10, 2019 due to notification error.**
 Staff: [Atha Phillips](#), 512-974-2132
 Watershed Protection Department

Motion to grant Staff's request for postponement of this item to September 10, 2019 was approved on the consent agenda on the motion by Commissioner Shieh, seconded by Commissioner Schneider on a vote of 12-0. Vice-Chair Kenny off the dais.

Item to be renotified.

17. Resubdivision: [C8-2018-0158.0A - Violet Crown Heights; District 7](#)
 Location: 1410 Karen Avenue, Shoal Creek Watershed; Brentwood / Highland NP Area
 Owner/Applicant: Denise Bermudez
 Agent: Servant Engineering (Mauricio Quinterro)
 Request: Resubdivision of Lot 6 and west 40' of Lot 7, Violet Crown Heights Section 1, comprised of two lots on 16,220 square feet.
 Staff Rec.: **Recommended**
 Staff: [Steve Hopkins](#), 512-974-3175
 Development Services Department

Public Hearing closed.

Motion to grant Staff's recommendation for C8-2018-0158.0A - Violet Crown Heights located at 1410 Karen Avenue was approved on the consent agenda on the motion by Commissioner Shieh, seconded by Commissioner Schneider on a vote of 12-0. Vice-Chair Kenny off the dais.

18. Site Plan Extension: [SP-2014-0070C\(XT2\) - Springdale Creek Condominiums; District 1](#)
 Location: 4926 Springdale Road, Fort Branch Watershed; MLK NP Area
 Owner/Applicant: Texas InTown Homes, LTD (Jason Andrus)
 Agent: LJA Engineering (Charles Hager)
 Request: Applicant requests three year extension to previously approved site plan.
 Staff Rec.: **Recommended**
 Staff: [Ann DeSanctis](#), 512-974-3102
 Development Services Department

Public Hearing closed.

Motion to grant Staff's recommendation for SP-2014-0070C(XT2) - Springdale Creek Condominiums located at 4926 Springdale Road was approved on the consent agenda on the motion by Commissioner Shieh, seconded by Commissioner Schneider on a vote of 12-0. Vice-Chair Kenny off the dais.

19. Compatibility [SP-2018-0486C – Manchaca; District 5](#)

Waiver:

Location: 5107 Manchaca Road, Williamson Creek Watershed; South Manchaca NP Area

Owner/Applicant: Urban Design Group

Agent: PSW (Emily Cole)

Request: Consider a request to reduce the intensive recreational compatibility setback from 50 feet to 29 feet and 19 feet.

Staff Rec.: **Recommended**

Staff: [Randall Rouda](#), 512-974-3338
Development Services Department

Public Hearing closed.

Motion by Commissioner Seeger, seconded by Commissioner Shaw to grant Staff's recommendation for SP-2018-0486C – Manchaca located at 5107 Manchaca Road was approved on a vote of 12-0. Commissioner Shieh off the dais.

20. Resubdivision: [C8-2018-0025.1A - AISD Loyola plat; District 1](#)

Location: 5301 Loyola Lane, Little Walnut Creek Watershed; University Hills NP Area

Owner/Applicant: Austin Independent School District (Paul Turner)

Agent: LJA Engineering (John Clarke)

Request: Resubdivision of Loyola Center Tract No. 2, comprised of 98 lots on 31.76 acres.

Staff Rec.: **Recommended**

Staff: [Steve Hopkins](#), 512-974-3175
Development Services Department

Public Hearing closed.

Motion to grant Staff's recommendation for C8-2018-0025.1A - AISD Loyola plat located at 5301 Loyola Lane was approved on the consent agenda on the motion by Commissioner Shieh, seconded by Commissioner Schneider on a vote of 12-0. Vice-Chair Kenny off the dais.

- 21. Site Plan Extension:** [SP-2014-0320C\(XT2\) - Commerce Center South Section Two; District 2](#)
 Location: 5811 Trade Center Drive, Carson Creek Watershed; Southeast Combined (McKinney) NP Area
 Owner/Applicant: AEW Capital Management (David McGeehan)
 Agent: Cunningham-Allen, Inc. (Richard Couch)
 Request: Applicant requests three year extension to previously approved site plan.
 Staff Rec.: **Recommended**
 Staff: [Ann DeSanctis](#), 512-974-3102
 Development Services Department

Public Hearing closed.

Motion to grant Staff's recommendation for SP-2014-0320C(XT2) - Commerce Center South Section Two located at 5811 Trade Center Drive was approved on the consent agenda on the motion by Commissioner Shieh, seconded by Commissioner Schneider on a vote of 12-0. Vice-Chair Kenny off the dais.

- 22. Site Plan (CUP):** [SPC-2019-0247A - The Linc; District 4](#)
 Location: 6406 North IH 35 Service Road Southbound, Suites 1600 & 1700, Tannehill Branch Watershed; St. John Coronado Hills Combined NP Area
 Owner/Applicant: LED Linc, LLC (Dean Davidov)
 Agent: Big Red Dog Engineering, a division of WGI (Cliff Kendall)
 Request: Approval of a CUP for a Coctail Lounge land use
 Staff Rec.: **Recommended**
 Staff: [Ann DeSanctis](#), 512-974-3102
 Development Services Department

Public Hearing closed.

Motion to grant Staff's recommendation for SPC-2019-0247A - The Linc located at 6406 North IH 35 Service Road Southbound, Suites 1600 & 1700 was approved on the consent agenda on the motion by Commissioner Shieh, seconded by Commissioner Schneider on a vote of 12-0. Vice-Chair Kenny off the dais.

- 23. Resubdivision:** [C8-2019-0074.0A.SH - Mueller Section 7C, Resubdivision of Block 94B; District 9](#)
 Location: 3952 Berkman Drive, Tannehill Branch Watershed; RMMA
 Owner/Applicant: City of Austin (Christine Freundl)
 Agent: Stantec (David Miller)
 Request: Approval of the resubdivision of Lot 1, Block 94B, Mueller Section 7C, from 1 lot to 4 lots on 6.42 acres.
 Staff Rec.: **Recommended.**
 Staff: [Don Perryman](#), 512-974-2786
 Development Services Department

Public Hearing closed.

Motion to grant Staff's recommendation for C8-2019-0074.0A.SH - Mueller Section 7C, Resubdivision of Block 94B located at 3952 Berkman Drive was approved on the consent agenda on the motion by Commissioner Shieh, seconded by Commissioner Schneider on a vote of 12-0. Vice-Chair Kenny off the dais.

24. Final Plat - [C8-2019-0137.0A - Centro Subdivision; District 3](#)

Resubdivision:

Location: 1403 East 6th Street, Lady Bird Lake Watershed; East Riverside / Oltorf Combined NP Area

Owner/Applicant: 6th & Onion LP (Barrett Lepore)

Agent: Big Red Dog, a Division of WGC (Kyle Moore)

Request: Approval of the Centro Subdivision composed of 3 lots on 3.564 acres.

Staff Rec.: **Disapproval**

Staff: Development Services Department

25. Resubdivision: [C8-2019-0127.01A - Cherico Subdivision; District 3](#)

Location: 1103 Cherico Street, Boggy Creek Watershed; Govalle NP Area

Owner/Applicant: Austin Land Development LLC (Addison Thom)

Agent: Permit Partners, LLC (Jennifer Hanlen)

Request: Approval of the Cherico Subdivision composed of 2 lots on 0.497 acres.

Staff Rec.: **Disapproval**

Staff: Development Services Department

26. Amended Plat: [C8-2019-0128.0A - Herman Brown Addition No. 2 Section 5, Amended Plat; District 10](#)

Location: 2618 Maria Anna Road, Taylor Slough South Watershed; West Austin Neighborhood Group NP Area

Owner/Applicant: Ashley Amini

Agent: Drenner Group, PC (Dave Anderson)

Request: Approval of the Herman Brown Addition No. 2 Section 5, Amended Plat composed of 3 lots on 1.38 acres.

Staff Rec.: **Disapproval**

Staff: Development Services Department

27. Final Plat - Resubdivision: [C8-2019-0136.0A - Banister Heights, Resubdivision of Lots 25-27; District 5](#)

Location: 4013 Clawson Road, West Bouldin Creek Watershed; South Lamar NP Area

Owner/Applicant: 4013 Clawson Road LLC (Chris Palladino)

Agent: Optimized Engineering (Travis Robinson)

Request: Approval of Banister Heights, Resubdivision of Lots 25-27 composed of 1 lot on 0.457 acres

Staff Rec.: **Disapproval**

Staff: Development Services Department

28. **Final Plat - with Preliminary:** [C8-2015-0042 - St. Andrew's School Miller Tract; District 8](#)
 Location: 5613 Patton Ranch Road, Barton Creek Watershed-Barton Springs Zone; East Oak Hill / Oak Hill Combined Combined NP Area
 Owner/Applicant: St. Andrews Episcopal School (Miller Tract)
 Agent: LJA (Michael Porvaznik)
 Request: Approval of the St. Andrew's School Miller Tract Final Plat composed of 5 lots on 24.77 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
29. **Final Plat - Previously Unplatted:** [C8-2019-0129.0A - QUIKTRIP No. 4136; District 1](#)
 Location: 6111 FM 969 Road, Walnut Creek Watershed; MLK-183 / East MLK Combined NP Area
 Owner/Applicant: Masoud Arami & Majid Kamalipour & Mohammed Arami
 Agent: Nicholas Leschke
 Request: Approval of the QUIKTRIP No. 4136 Final Plat composed of 2 lots on 6.095 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
30. **Final Plat - Amended Plat:** [C8-2019-0130.0A - 71 and 73 Julius; District 3](#)
 Location: 71 Julius Street, Lady Bird Lake Watershed; Holly NP Area
 Owner/Applicant: Dan and Amy Coops
 Agent: Newcastle Homes
 Request: Approval of the 71 and 73 Julius Final Plat composed of 3 lots on 0.376 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
31. **Final Plat - Resubdivision:** [C8-2019-0134.0A - St. Elmo Corner Market Subdivision; District 3](#)
 Location: 4402 South Congress Avenue, Williamson Creek Watershed; West Congress NP Area
 Owner/Applicant: Ronaldo & Katrina Stanley
 Agent: Jones & Carter (Joseph York)
 Request: Approval of the St. Elmo Corner Market Subdivision composed of 1 lot on 2.08 acres.
 Staff Rec.: **Disapproval**
 Staff: Development Services Department

Public Hearing closed.

Motion to disapprove items C-24 – C-31 was approved on the consent agenda on the motion by Commissioner Shieh, seconded by Commissioner Schneider on a vote of 12-0. Vice-Chair Kenny off the dais.

D. 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 disposed without action.

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, Downtown, Non-Residential Zones, Priorities, Process, Residential and Transitions (Co-Sponsors: Chair Kazi, Vice-Chair Kenny)

Item discussed and disposed without action.

3. LDC Revision Process Working Group Recommendations

Discuss and consider recommendations from the LDC Revision Process Working Group. (Co-Sponsors: Commissioners Thomson and Hempel)

Posted on Addendum

4. Rules of Procedure

Discuss and consider amending Rules of Procedure related to speaker testimony on public hearing items. (Co-Sponsors: Chair Kazi, Vice-Chair Kenny)

Motion by Commissioner Azhar, seconded by Commissioner Carmen Llanes-Pulido to amend the Rules of Procedure related to speaker testimony on public hearing items as reflected below.

Speaker	Number	Minutes	Maximum Speaking Time (w/ donated time)
Applicant / Agent	1	5 min.	10 min. (Additional 3 minute rebuttal)
Speakers For	Up to 3	3 min.	10 min.
Speakers For	Unlimited	1 min.	5 min.
Speaker	Number	Minutes	Maximum Speaking Time (w/ donated time)
Primary Speaker	1	5 min.	10 min.
Speakers Against	Up to 3	3 min.	10 min.
Speakers Against	Unlimited	1 min.	5 min.

Motion approved on a vote of 12-0. Commissioner Shieh off the dais.

H. BOARDS, COMMITTEES & WORKING GROUPS UPDATES

[Codes and Ordinances Joint Committee](#)

(Vice-Chair Kenny and Commissioners Azhar, Anderson and Seeger)

No report provided

[Comprehensive Plan Joint Committee](#)

(Chair Kazi and Commissioners Flores, Llanes-Pulido and Shaw)

No report provided

[Joint Sustainability Committee](#)

(Commissioners Schneider and Seeger, *secondary*)

No report provided

[Small Area Planning Joint Committee](#)

(Commissioners Hempel, Howard, Thompson and Shieh)

No report provided

[South Central Waterfront Advisory Board](#)

(Commissioner Anderson)

No report provided

LDC Revision Working Groups:

Affordability

(Commissioners Azhar, Howard, Llanes-Pulido and Anderson)

Commissioner Azhar stated the working group is outlining metrics to understand affordability.

Downtown

(Commissioners Hempel, Flores and Anderson)

Commissioner Hempel stated the working group will be working with Austin Downtown Alliance and Austin Downtown Neighborhood Association and others to discuss downtown objectives including reviewing the Downtown Austin Plan.

Non-Residential

(Vice-Chair Kenny and Commissioners Flores and Thompson)

Commissioner Kenny stated the working group is looking at building heights.

Process

(Vice-Chair Kenny and Commissioners Hempel, Shaw and Thompson)

Commissioner Thompson provided the following presentation:

<http://www.austintexas.gov/edims/document.cfm?id=325854>

Residential

(Vice-Chair Kenny, Commissioners Schneider, Seeger and Shieh)

No report provided.

Transitions

(Commissioners Anderson, Azhar, Seeger, Shaw and Shieh)

Commissioner Shaw stated the working group is reviewing development of new housing along corridors and the goals set out in the Housing Blueprint.

ADJOURNMENT

Chair Kazi adjourned the meeting without objection on Tuesday, August 27, 2019 at 10:35 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.