



**PLANNING COMMISSION
MINUTES**

September 10, 2019

The Planning Commission convened in a regular meeting on September 10, 2019 @ 505 Barton Springs Rd, Austin, TX 78704.

Chair Kazi called the Commission Meeting to order at 6:15 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
Todd Shaw
James Shieh
Jeffrey Thompson**

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

Absent:

**Robert Schneider
Patricia Seeger
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.**

B. APPROVAL OF MINUTES

Motion to approve the minutes from Tuesday, August 27, 2019 was approved on the consent agenda on the motion by Commissioner Thompson, seconded by Commissioner Shieh on a vote of 10-0. Commissioner Shaw off the dais. Commissioners Schneider and Seeger 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.: **Request for Indefinite Postponement by Staff and the Applicant**
Staff: [Maureen Meredith](#), 512-974-2695
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 Thompson, seconded by Commissioner Shieh on a vote of 10-0. Commissioner Shaw off the dais. Commissioners Schneider and Seeger 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.: **Request for Indefinite Postponement by Staff and the Applicant**
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 Thompson, seconded by Commissioner Shieh on a vote of 10-0. Commissioner Shaw off the dais. Commissioners Schneider and Seeger absent.

3. Plan Amendment: [NPA-2019-0014.02 - Ben White and Montopolis; District 2](#)

Location: 6017, 6029-½, 6109, 6125 East Ben White Boulevard Service Road Eastbound; 6108, 6108-½, 6204 Daffodil Drive; and 3216-½ Montopolis Drive, Carson Creek Watershed; Southeast Combined (McKinney) NP Area
Owner/Applicant: 2910 South 1st Street, LLC (Javier Gutierrez)
Agent: Drenner Group, PC (Leah Bojo)
Request: Commerical to Mixed Use land use
Staff Rec.: **Recommended**
Staff: [Maureen Meredith](#), 512-974-2695
Planning and Zoning Department

Public Hearing closed.

Motion to grant Staff’s recommendation for Mixed Use land use was approved on the consent agenda on the motion by Commissioner Thompson, seconded by Commissioner Shieh on a vote of 10-0. Commissioner Shaw off the dais. Commissioners Schneider and Seeger absent.

4. Rezoning: [C14-2019-0092 - Ben White and Montopolis; District 2](#)

Location: 6017, 6029-½, 6109, 6125 East Ben White Boulevard Service Road Eastbound; 6108, 6108-½, 6204 Daffodil Drive; and 3216-½ Montopolis Drive, Carson Creek Watershed; Southeast Combined (McKinney) NP Area
Owner/Applicant: 2910 South 1st Street, LLC (Javier Gutierrez)
Agent: Drenner Group, PC (Leah Bojo)
Request: CS-NP to CS-MU-NP
Staff Rec.: **Recommended**
Staff: [Wendy Rhoades](#), 512-974-7719
Planning and Zoning Department

Public Hearing closed.

Motion to grant Staff’s recommendation for CS-MU-NP combining distsrict zoning for C14-2019-0092 - Ben White and Montopolis located at 6017, 6029-½, 6109, 6125 East Ben White Boulevard Service Road Eastbound; 6108, 6108-½, 6204 Daffodil Drive; and 3216-½ Montopolis Drive was approved on the consent agenda on the motion by Commissioner Thompson, seconded by Commissioner Shieh on a vote of 10-0. Commissioner Shaw off the dais. Commissioners Schneider and Seeger absent.

5. **Rezoning:** [C14-2019-0099 - 6020 Old Fredericksburg Road; District 8](#)

Location: 6020 Old Fredericksburg Road, Barton Creek Watershed-Barton Springs
Zone; Oak Hill Combined (East Oak Hill) NP Area
Owner/Applicant: Chisholm Creek Properties LLC (Tristan J. Santos)
Agent: Keepers Consulting Corp (Ricca Keepers)
Request: SF-2-NP to SF-3-NP
Staff Rec.: **Recommended**
Staff: [Wendy Rhoades](#), 512-974-7719
Planning and Zoning Department

Public Hearing closed.

Motion to grant Staff's recommendation of SF-3-NP combining district zoning for C14-2019-0099 - 6020 Old Fredericksburg Road located at 6020 Old Fredericksburg Road was approved on the consent agenda on the motion by Commissioner Thompson, seconded by Commissioner Shieh on a vote of 10-0. Commissioner Shaw off the dais. Commissioners Schneider and Seeger absent.

6. **Rezoning:** [C14-2019-0091 - 503 Walnut Apartments; District 9](#)

Location: 503 W. 14th Street, Shoal Creek Watershed; Downtown Austin Plan
(Northwest Area)
Owner/Applicant: 503 Walnut, LLC (Chris Riley)
Agent: 503 Walnut, LLC (Chris Riley)
Request: GO to DMU
Staff Rec.: **Recommendation of DMU-CO**
Staff: [Kate Clark](#), 512-974-1237
Planning and Zoning Department

Public Hearing closed.

Motion to grant Staff's recommendation of DMU-CO combining district zoning for C14-2019-0091 - 503 Walnut Apartments located at 503 W. 14th Street was approved on the consent agenda on the motion by Commissioner Thompson, seconded by Commissioner Shieh on a vote of 10-0. Commissioner Shaw off the dais. Commissioners Schneider and Seeger absent.

7. **Rezoning:** [C14-2019-0114 - 2111 Prather Lane; District 5](#)

Location: 2111 Prather Lane, West Bouldin Creek Watershed
Owner/Applicant: LZA Real Properties East LLC (Lynn Antoniono)
Agent: Greystone Custom Homes LLC (Jerry Johnson)
Request: SF-3 to SF-6
Staff Rec.: **Recommended**
Staff: [Kate Clark](#), 512-974-1237
Planning and Zoning Department

Motion to postpone this item by Planning Commission to September 24, 2019 was approved on the consent agenda on the motion by Commissioner Thompson, seconded by Commissioner Shieh on a vote of 10-0. Commissioner Shaw off the dais. Commissioners Schneider and Seeger absent.

8. Code Modification [C8-2018-0057.0A - 10111 Dobbin Drive; District 5](#)
- SOS

Amendment:

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.: **Recommended, with conditions**
Staff: [Atha Phillips](#), 512-974-2132
Watershed Protection Department

Public Hearing closed.

Motion to grant Staff's recommendation for C8-2018-0057.0A - 10111 Dobbin Drive located at 10111 Dobbin Drive was approved on the consent agenda on the motion by Commissioner Thompson, seconded by Commissioner Shieh on a vote of 10-0. Commissioner Shaw off the dais. Commissioners Schneider and Seeger absent.

9. Resubdivision: [C8-2018-0130.0A - 1700 Pennsylvania Avenue Subdivision; District 1](#)

Location: 1700 Pennsylvania Ave., Boggy Creek Watershed; Central East Austin NP Area
Owner/Applicant: Benny and Jean Sustaita
Agent: Miguel Gonzales
Request: The applicant proposes to resubdivide an existing lot into two lots.
Staff Rec.: **Recommended**
Staff: [Don Perryman](#), 512-974-2786
Development Services Department

Public Hearing closed.

Motion to grant Staff's recommendation of C8-2018-0130.0A - 1700 Pennsylvania Avenue Subdivision located at 1700 Pennsylvania Ave., was approved on the consent agenda on the motion by Commissioner Thompson, seconded by Commissioner Shieh on a vote of 10-0. Commissioner Shaw off the dais. Commissioners Schneider and Seeger absent.

- 10. Preliminary Plan:** [C8-2019-0147 - Bradsher Subdivision Tract 3 Preliminary Plan; District 2](#)
 Location: 3407 McCall Lane, Onion Creek Watershed; Southeast NP Area
 Owner/Applicant: CCI-McKinney Falls I L.P. (Paul Agarwal)
 Agent: Land Strategies (Paul Linehan)
 Request: Approval of the Bradsher Subdivision Tract 3 Preliminary Plan composed of 1 lot on 124.85 acres.
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
- 11. Final Plat - Resubdivision:** [C8-2019-0142.0A - Parker Heights; District 3](#)
 Location: 1809 Parker Lane, Lake Austin Watershed; East Riverside / Oltorf Combined NP Area
 Owner/Applicant: Otto Design & Build, LLC (Peter Pevoto)
 Agent: Thrower Design (Ron Thrower)
 Request: Approval of Parker Heights composed of 2 lots on 0.48 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
- 12. Final Plat - Resubdivision:** [C8-2019-0139.0A - 4405 Banister Lane; District 5](#)
 Location: 4405 Banister Lane, Williamson Creek / West Bouldin Creek Watersheds; South Austin Combined (South Manchaca) NP Area
 Owner/Applicant: 4405 Banister Lane
 Agent: Thrower Design (Ron Thrower)
 Request: Approval of 4405 Banister Lane composed of 2 lots on .05171 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
- 13. Final Plat - Resubdivision:** [C8-2019-0140.0A - 6901 Guadalupe Street; District 4](#)
 Location: 510 Kenniston Drive, Waller Creek Watershed; Highland NP Area
 Owner/Applicant: Ajon
 Agent: Miguel Gonzales Jr.
 Request: Approval of the 6901 Guadalupe Street Final Plat composed of 2 lots on 0.34 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department

- 14. Final Plat - [C8-2019-0149.0A - Mount Moriah Subdivision; District 1](#)**
Resubdivision:
 Location: 4907 Springdale Road, Fort Branch Watershed; Pecan Springs-Springdale NP Area
 Owner/Applicant: Springdale Flats LLC & Greater Mount Moriah Primitive Baptist Church
 Agent: LJA Engineering & Surveying, Inc. (Danny Miller)
 Request: Approval of the Mount Moriah Subdivision composed of 1 lot on 6.38 acres.
 Staff Rec.: **Disapproval**
 Staff: Development Services Department

Motion to disapprove Items C-10 - C-14 was approved on the consent agenda on the motion by Commissioner Thompson, seconded by Commissioner Shieh on a vote of 10-0. Commissioner Shaw off the dais. Commissioners Schneider and Seeger absent.

D. BRIEFING

1. Project Connect Update

Briefing regarding Project Connect.
 Presenters: Dave Couch, Program Officer; Eric Bustos, Government Relations Manager, Capital Metro, 512-974-1200
 Co-Sponsors: Commissioner Anderson and Vice-Chair Kenny

Presentation provided by Dave Couch and Jacob Calhoun of Capital Metro. 512-974-1200

E. PRESENTATION

1. [Imagine Austin Comprehensive Plan Annual Report](#)

Discuss and consider recommending the Imagine Austin Comprehensive Plan Annual Report
 Staff: [Matt Dugan](#), 512-974-7665; [Sam Tedford](#), 512-974-2613
 Planning and Zoning Department

Motion to recommend the Imagine Austin Comprehensive Plan Annual Report was approved on the motion by Commissioner Shieh, seconded by Commissioner Azhar. Motion approved on a vote of 11-0. Commissioners Schneider and Seeger absent.

2. [Congress Avenue Urban Design Initiative](#)

Discuss and consider adopting the Congress Avenue Urban Design Initiative Pedestrian Advisory Council recommendations. Co-Sponsors: Vice-Chair Kenny and Commissioners Anderson and Thompson

Motion by Commissioner Hempel, seconded by Commissioner Anderson to endorse the Congress Avenue Urban Design Initiative Pedestrian Advisory Council recommendations. Motion approved on a vote of 10-0. Chair Kazi off the dais. Commissioners Schneider and Seeger 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 and Vice-Chair Kenny

a. **LDC Revision Working Groups discussion, updates and possible appointments.**

Affordability

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

Downtown

(Commissioners Anderson, Flores and Hempel)

Non-Residential

(Vice-Chair Kenny and Commissioners: Flores and Thompson)

Process

(Commissioners Hempel, Shaw and Thompson)

Residential

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

Transitions

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

Items discussed and updates provided by chairs of the working groups. Items disposed without action.

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 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)

Commissioner Flores stated the Committee reviewed the Imagine Austin Annual Report.

[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.

ADJOURNMENT

Chair Kazi adjourned the meeting without objection on Tuesday, September 10, 2019 at 9:13 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.