



**PLANNING COMMISSION
MINUTES**

October 8, 2019

The Planning Commission convened in a regular meeting on October 8, 2019 @ 301 W. 2nd Street, Austin, TX 78701.

Chair Kazi called the Commission Meeting to order at 6:06 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
Robert Mendoza – Ex-Officio**

Absent:

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.**

Ms. Donna Galati and Cub Scouts of Pack 81 Den 4

B. APPROVAL OF MINUTES

- 1. Approval of minutes from Tuesday, September 24, 2019

Motion to approve minutes from Tuesday, September 24, 2019 was approved on the consent agenda on the motion by Commissioner Llanes-Pulido, seconded by Commissioner Anderson on a vote of 13-0.

C. PUBLIC HEARINGS

1. Plan Amendment: NPA-2019-0027.02 - 2401 Winsted; District 10

Location: 2401 Winsted Lane, Johnson Creek Watershed
Owner/Applicant: David Kanne, Lincoln Ventures LLC
Agent: Drenner Group (Amanda Swor)
Request: Single-Family to Neighborhood Mixed Use land use
Staff Rec.: **Recommended**
Staff: Kathleen Fox, 512-974-7877, kathleen.fox@austintexas.gov
Planning and Zoning Department

Public Hearing closed.

Motion by Vice-Chair Kenny, seconded by Commissioner Anderson to approve Staff’s recommendation of Neighborhood Mixed Use land use for NPA-2019-0027.02 - 2401 Winsted located at 2401 Winsted Lane was approved on a vote of 8-3. Those voting nay were Commissioners Llanes-Pulido, Schneider, and Shaw. Chair Kazi abstained on this item. Commissioner Shieh recused on this item due to a conflict of interest (owner of real estate near subject property).

2. Rezoning: C14-2019-0049 - 2401 Winsted; District 10

Location: 2401 Winsted Lane, Johnson Creek Watershed; Central West Austin Combined (West Austin Neighborhood Group) NP Area
Owner/Applicant: David Kanne, Lincoln Ventures LLC
Agent: Drenner Group (Amanda Swor)
Request: MF-2-NP to LR-MU-CO-NP, as Amended
Staff Rec.: **Recommended**
Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov
Planning and Zoning Department

Public Hearing closed.

Motion by Vice-Chair Kenny, seconded by Commissioner Anderson to approve Staff's recommendation of Neighborhood Mixed Use land use for NPA-2019-0027.02 - 2401 Winsted located at 2401 Winsted Lane was approved on a vote of 8-3. Those voting nay were Commissioners Llanes-Pulido, Schneider, and Shaw. Chair Kazi abstained on this item. Commissioner Shieh recused on this item due to a conflict of interest (owner of real estate near subject property).

3. Plan Amendment: NPA-2019-0020.04 - 600 Industrial Blvd; District 3

Location: 600 Industrial Boulevard, Blunn Creek Watershed; South Congress Combined (East Congress) NP Area
Owner/Applicant: KC 600 Industrial LLC (Mitchell S. Johnson)
Agent: Smith Robertson, L.L.P. (David Hartman)
Request: Industry to Mixed Use land use
Staff Rec.: **Recommended**
Staff: Jesse Gutierrez, 512-974-1606, jesse.gutierrez@austintexas.gov
Planning and Zoning Department

Public Hearing closed.

Motion by Commissioner Anderson, seconded Commissioner Seeger to grant Staff's recommendation of Mixed Use land use for NPA-2019-0020.04 - 600 Industrial Blvd located at 600 Industrial Boulevard was approved on a vote of 12-0. Commissioner Llanes-Pulido abstained on this item.

4. Rezoning: C14-2019-0082 - 600 Industrial Blvd; District 3

Location: 600 Industrial Boulevard, Blunn Creek Watershed; South Congress Combined (East Congress) NP Area
Owner/Applicant: KC 600 Industrial LLC (Mitchell S. Johnson)
Agent: Smith Robertson, L.L.P. (David Hartman)
Request: LI-CO-NP to LI-PDA-NP
Staff Rec.: **Recommended, with conditions**
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov
Planning and Zoning Department

Public Hearing closed.

Motion by Commissioner Anderson, seconded Seeger to grant Staff's recommendation of LI-PDA-NP with an additional condition, for C14-2019-0082 - 600 Industrial Blvd located at 600 Industrial Boulevard was approved on a vote of 12-0. Commissioner Llanes-Pulido abstained on this item.

Condition:

Bail Bond Services is a prohibited use of the Property.

5. Plan Amendment: NPA-2019-0005.03 - 1411 Montopolis Rezoning, District 3

Location: 1411 Montopolis Drive, Carson Creek Watershed; Montopolis NP Area
Owner/Applicant: EBC Construction, LLC (Erasmus Benitez)
Agent: Moncada Enterprises, LLC (Phil Moncada)
Request: Single Family to Mixed Use land use
Staff Rec.: **Pending; Postponement request by Staff to November 12, 2019**
Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov
Planning and Zoning Department

Motion to grant Staff's request for postponement of this this item to November 12, 2019 was approved on the consent agenda on the motion by Commissioner Llanes-Pulido, seconded by Commissioner Anderson on a vote of 13-0.

6. Rezoning: C14-2019-0093 - 1411 Montopolis Dr, District 3

Location: 1411 Montopolis Drive, Carson Creek Watershed; Montopolis NP Area
Owner/Applicant: UWSCO (Erasmus Benitez)
Agent: Moncada Enterprises, LLC (Phil Moncada)
Request: SF-3-NP to GR-MU-NP
Staff Rec.: **Pending; Postponement request by Staff to November 12, 2019**
Staff: Kate Clark, 512-974-1237, kate.clark@austintexas.gov
Planning and Zoning Department

Motion to grant Staff's request for postponement of this this item to November 12, 2019 was approved on the consent agenda on the motion by Commissioner Llanes-Pulido, seconded by Commissioner Anderson on a vote of 13-0.

7. Rezoning: C14-2019-0107.SH - Diamond Forty-Two; District 1

Location: 5511 - 5519 Jackie Robinson Street, Fort Branch Watershed
Owner/Applicant: William Moseley
Agent: O-SDA Industries, LLC (Megan Lasch)
Request: SF-3-NP to MF-2-NP
Staff Rec.: **Recommended**
Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov
Planning and Zoning Department

Motion to grant Applicant’s request for postponement of this this item to November 12, 2019 was approved on the consent agenda on the motion by Commissioner Llanes-Pulido, seconded by Commissioner Anderson on a vote of 13-0.

8. Rezoning: C14-2019-0101 - 1010 Clermont; District 3

Location: 1010 Clermont Avenue, Lady Bird Lake Watershed; East Cesar Chavez NP Area
Owner/Applicant: Cooee Yakka LLC (Paul Stables)
Agent: Hector Avila
Request: GR-MU-V-CO-NP to GR-MU-V-CO-NP, to change conditions of zoning
Staff Rec.: **Recommended**
Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov
Planning and Zoning Department

Public Hearing closed.

Motion to grant Staff’s recommendation of GR-MU-V-CO-NP combining district zoning, to change conditions of zoning for C14-2019-0101 - 1010 Clermont located at 1010 Clermont Avenue was approved on the consent agenda on the motion by Commissioner Llanes-Pulido, seconded by Commissioner Anderson on a vote of 12-0. Chair Kazi recused on this item due to a conflict of interest (rendered professional services).

9. 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.: **Postponement request by Staff to November 12, 2019**
Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov
Planning and Zoning Department

Motion to grant Staff’s request for postponement of this this item to November 12, 2019 was approved on the consent agenda on the motion by Commissioner Llanes-Pulido, seconded by

Commissioner Anderson on a vote of 13-0.

10. Rezoning: C14-2017-0148 - Eightfold; District 1

Location: 3443 Ed Bluestein Boulevard NB, 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.: **Recommended with conditions**
Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov
Planning and Zoning Department

Motion to grant Neighborhood's request for postponement of this this item to November 12, 2019 was approved on the consent agenda on the motion by Commissioner Llanes-Pulido, seconded by Commissioner Anderson on a vote of 13-0.

11. Code Amendment: C20-2019-012 - Downtown Density Bonus Program Map Correction

Location: 827 West 12th Street, Waller Creek Watershed; Downtown Master Plan
Owner/Applicant: City of Austin
Request: Consider amending Title 25 of the City Code related to 25-2-586 (B) Downtown Density Bonus Map and Table to correct a mapping discrepancy.
Staff Rec.: **Recommended**
Staff: Jorge E. Rousselin, 512-974-2975, jorge.rousselin@austintexas.gov
Planning and Zoning Department

Public Hearing closed.

Motion to recommend amending 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 Llanes-Pulido, seconded by Commissioner Anderson on a vote of 13-0.

12. Water District: C12M-2019-0002 - Water Control and Improvement District No. 10

Location: 2000-2111 Trail of Madrones, Lake Austin Watershed
Owner/Applicant: Mary Wood
Request: City consent to the annexation of approximately 4.42 acres into Travis County Water Control and Improvement District No. 10
Staff Rec.: **Approval**
Staff: Virginia Collier, 512-974-2022, virginia.collier@austintexas.gov
Planning and Zoning Department

Public Hearing closed.

Motion to recommend the annexation of approximately 4.42 acres into Travis County Water Control

and Improvement District No. 10 was approved on the consent agenda on the motion by Commissioner Llanes-Pulido, seconded by Commissioner Anderson on a vote of 13-0.

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 and Vice-Chair Kenny

a. LDC Revision Working Groups discussion and updates.

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)

Presentation and questions answered by Brent Lloyd, Development Services Department and Greg Dutton, Planning and Zoning Department.

b. Discuss and consider adopting parliamentary procedures for the LDC Revision sessions.

Motion by Commissioner Thompson, seconded Commissioner Seeger to adopt parliamentary procedures for the LDC Revision sessions was approved on a vote of 13-0.

E. FUTURE AGENDA ITEMS

Llanes-Pulido / Shieh – Neighborhood Plan History

Llanes-Pulido / Shieh – Briefing from Watershed Engineering

F. 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)

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.

ADJOURNMENT

Chair Kazi adjourned the meeting without objection on Tuesday, October 8, 2019 at 10:36 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.