



**PLANNING COMMISSION
MINUTES**

December 17, 2019

The Planning Commission convened in a special called meeting on December 17, 2019 @ 301 W. 2nd Street, Austin, TX 78701.

Chair Kazi called the Commission Meeting to order at 5:00 p.m.

Commission Members in Attendance:

**Awais Azhar
Yvette Flores
Claire Hempel
Patrick Howard
Fayez Kazi – Chair
Conor Kenny – Vice-Chair
Robert Schneider
Patricia Seeger
James Shieh
Jeffrey Thompson**

Absent:

**Greg Anderson
Carmen Llanes-Pulido
Todd Shaw**

**Don Leighton-Burwell – 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.**

A. APPROVAL OF MINUTES

1. Approve the minutes of December 10, 2019.

Approval of minutes from December 10, 2019 postponed to January 14, 2020 at the request of Staff, was approved on the consent agenda on the motion by Commissioner Howard, seconded by Commissioner Flores. Vote: 10-0. Commissioners Anderson, Llanes-Pulido and Shaw absent.

B. PUBLIC HEARINGS

1. **Plan Amendment:** [NPA-2019-0022.02 - 305 S. Congress; District 9](#)
Location: 305 S. Congress Avenue, Lady Bird Lake Watershed; Greater South River City (South River City) NP Area
Owner/Applicant: Richard T. Suttle, Jr., Trustee
Agent: Armbrust & Brown, PLLC (Richard T. Suttle, Jr.)
Request: Industry to Mixed Use land use
Staff Rec.: **Indefinite postponement request by Staff.**
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 Howard, seconded by Commissioner Flores. Vote: 10-0. Commissioners Anderson, Llanes-Pulido and Shaw absent.

2. **Rezoning:** [C814-89-0003.02 - 305 S. Congress; District 9](#)
Location: 305 S. Congress Avenue, Lady Bird Lake Watershed; Greater South River City (South River City) NP Area
Owner/Applicant: Richard T. Suttle, Jr., Trustee
Agent: Armbrust & Brown, PLLC (Richard T. Suttle, Jr.)
Request: From PUD to PUD, to amend existing zoning conditions.
Staff Rec.: **Indefinite postponement request by Staff.**
Staff: [Kate Clark](#), 512-974-1237
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 Howard, seconded by Commissioner Flores. Vote: 10-0. Commissioners Anderson, Llanes-Pulido and Shaw absent.

3. **Plan Amendment:** [NPA-2019-0016.01 - 914 Shady Lane Mixed Use; District 3](#)
Location: 914 Shady Lane, Boggy Creek Watershed; Govalle/Johnston Terrace Combined NP Area
Owner/Applicant: Kimberly Beal & Stephanie Scherzer

Agent: Alice Glasco Consulting (Alice Glasco)
Request: Water & Single Family to Mixed Use land use
Staff Rec.: **Postponement request by Staff to January 14, 2020**
Staff: [Maureen Meredith](#), 512-974-2695
Planning and Zoning Department

Motion to grant Staff's request for postponement of this item to January 14, 2020 was approved on the consent agenda on the motion by Commissioner Howard, seconded by Commissioner Flores. Vote: 10-0. Commissioners Anderson, Llanes-Pulido and Shaw absent.

- 4. Rezoning:** [C14-2019-0133 - The Bridge at Turtle Creek; District 2](#)
Location: 735 Turtle Creek Boulevard, 6020 South 1st Street and 6102 South 1st Street, Williamson Creek; South Austin Combined NP Area (Garrison Park)
Owner/Applicant: New Hope Wesleyan Church (Daniel Robinson, Pastor)
Agent: Alice Glasco Consulting (Alice Glasco)
Request: SF-3-NP and LO-NP to LR-V-NP
Staff Rec.: **Recommendation of LR-V-NP for Tract 1 and GO-V-NP for Tract 2, with conditions**
Staff: [Kate Clark](#), 512-974-1237
Planning and Zoning Department

Public Hearing closed.

Motion to grant Staff's recommendation of LR-V-NP combining district for Tract 1 and GO-V-NP combining district for Tract 2 for C14-2019-0133 - The Bridge at Turtle Creek located at 735 Turtle Creek Boulevard, 6020 and 6102 South 1st Street was approved on the consent agenda on the motion by Commissioner Howard, seconded by Commissioner Flores. Vote: 10-0. Commissioners Anderson, Llanes-Pulido and Shaw absent.

- 5. Rezoning:** [C14-2019-0107.SH - Diamond Forty-Two; District 1](#)
Location: 5511 - 5519 Jackie Robinson Street, Fort Branch Watershed; East MLK Combined (MLK-183) NP Area
Owner/Applicant: William Moseley
Request: SF-3-NP to MF-2-NP
Staff Rec.: **Postponement request by Staff to January 28, 2020**
Staff: [Heather Chaffin](#), 512-974-2122
Planning and Zoning Department

Motion to grant Staff's request for postponement of this item to January 28, 2020 was approved on the consent agenda on the motion by Commissioner Howard, seconded by Commissioner Flores. Vote: 10-0. Commissioners Anderson, Llanes-Pulido and Shaw absent.

- 6. Restrictive Covenant Amendment:** [C14-85-288.8\(RCA5\) - Lantana Block P, Lot 3; District 8](#)
 Location: 7415 Southwest Parkway, Williamson Creek Watershed-Barton Springs Zone; Oak Hill Combined (West Oak Hill) NP Area
 Owner/Applicant: Lantana Place, L.L.C. (Erin D. Pickens)
 Agent: LJA Engineering, Inc. (Paul J. Viktorin)
 Request: To remove the provision establishing the maximum net leasable square feet of buildable space or maximum floor-to-area ratio (FAR) that can be developed on the Property.
 Staff Rec.: **Request for postponement by the Staff to January 28, 2020**
 Staff: [Wendy Rhoades](#), 512-974-7719
 Planning and Zoning Department

Motion to grant Staff’s request for postponement of this item to January 28, 2020 was approved on the consent agenda on the motion by Commissioner Howard, seconded by Commissioner Flores. Vote: 10-0. Commissioners Anderson, Llanes-Pulido and Shaw absent.

- 7. Rezoning:** [C14-2019-0003 - Lantana Block P, Lot 3; District 8](#)
 Location: 7415 Southwest Parkway, Williamson Creek Watershed-Barton Springs Zone; Oak Hill Combined (West Oak Hill) NP Area
 Owner/Applicant: Lantana Place, L.L.C. (Erin D. Pickens)
 Agent: LJA Engineering, Inc. (Paul J. Viktorin)
 Request: GR-NP to GR-MU-NP for Tract 1 and CS-1-NP to CS-1-MU-NP for Tract 2
 Staff Rec.: **Request for postponement by the Staff to January 28, 2020**
 Staff: [Wendy Rhoades](#), 512-974-7719
 Planning and Zoning Department

Motion to grant Staff’s request for postponement of this item to January 28, 2020 was approved on the consent agenda on the motion by Commissioner Howard, seconded by Commissioner Flores. Vote: 10-0. Commissioners Anderson, Llanes-Pulido and Shaw absent.

- 8. Rezoning:** [C814-2012-0128.03.SH - thinkEAST Austin PUD; District 3](#)
 Location: 1141 Shady Lane and 5300 Jain Lane, Boggy Creek Watershed; Govalle/Johnston Terrace Combined NP Area
 Owner/Applicant: THINKEAST AUSTIN LP (Richard deVarga)
 Agent: Drenner Group PC (Amanda Swor)
 Request: PUD-NP to PUD-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 grant Staff’s recommendation of PUD-NP combining district zoning, to change a condition of zoning for C814-2012-0128.03.SH - thinkEAST Austin PUD located at 1141 Shady Lane and 5300 Jain Lane was approved on the consent agenda on the motion by Commissioner

Howard, seconded by Commissioner Flores. Vote: 10-0. Commissioners Anderson, Llanes-Pulido and Shaw absent.

9. Resubdivision: [C8-2018-0164.0A - Resubdivision of the West 40 Feet of Lot 8, Lot 9 and the East 25 Feet of Lot 10, Block I, Violet Crown Heights, Section Two; District 7](#)

Location: 1504 Ruth Ave., Shoal Creek Watershed; Brentwood NP Area
Owner/Applicant: David Whitworth Development Company
Agent: David Whitworth
Request: Approval of the resubdivision of an existing lot and portions of lots into a three lot subdivision on 0.57 acres with a variance to Section 25-4-175 to allow a residential flag.
Staff Rec.: **Recommended**
Staff: [Cesar Zavala](#), 512-974-3404
Development Services Department

Public Hearing closed.

Motion to grant Staff’s recommendation for C8-2018-0164.0A - Resubdivision of the West 40 Feet of Lot 8, Lot 9 and the East 25 Feet of Lot 10, Block I, Violet Crown Heights, Section Two located at 1504 Ruth Ave., was approved on the consent agenda on the motion by Commissioner Howard, seconded by Commissioner Flores. Vote: 10-0. Commissioners Anderson, Llanes-Pulido and Shaw absent.

C. 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.

D. 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)

Commissioner Shieh stated the Committee reviewed the following: 218 S Lamar PUD, 44 East bird study, and the Waller Creek/Palm District Plan initiative. NHCD also provided a presentation regarding displacement mitigation strategies.

South Central Waterfront Advisory Board

(Commissioner Anderson)

No report provided.

ADJOURNMENT

Chair Kazi adjourned the meeting without objection on Tuesday, December 17, 2019 at 5:06 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.