



PLANNING COMMISSION AGENDA

Tuesday, January 28, 2020

The Planning Commission will convene at 6:00 PM on
Tuesday, January 28, 2020 at Austin City Hall, Council Chambers
301 W. Second Street, Austin, TX

Greg Anderson
Awais Azhar
Yvette Flores – Secretary
Claire Hempel
Patrick Howard
Fayez Kazi – Chair
Conor Kenny – Vice-Chair
Carmen Llanes Pulido

Robert Schneider
Patricia Seeger
Todd Shaw
James Shieh – Parliamentarian
Jeffrey Thompson
Don Leighton-Burwell – Ex-Officio
Richard Mendoza – 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

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.**

Facilitator: Wendy Rhoades, 512-974-7719
Attorney: Erika Lopez, 512-974-3588
Commission Liaison: Andrew Rivera, 512-974-6508

A. APPROVAL OF MINUTES

1. Approve the minutes of January 14, 2020.

B. PUBLIC HEARINGS

1. **Code Amendment:** [C20-2019-011 - Removing Residential Uses from the AO-3 Zone of the Airport Overlay](#)
Request: Consider an ordinance amending Title 25 of the City Code (25-13-45) that would remove residential uses from the list of allowable uses in the AO-3 zone of the Airport Overlay.
Staff Rec.: **Recommended**
Staff: [Mark Walters](#), 512-974-7695
Planning and Zoning Department
2. **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.: **Recommended, with conditions**
Staff: [Heather Chaffin](#), 512-974-2122
Planning and Zoning Department
3. **Zoning / Rezoning:** [C814-2018-0154 - Austin Green \(Contiguous to District 2\)](#)
Location: 11600-12337 Harold Green Road, Elm Creek, Colorado River Watersheds; Austin Green MUD
Owner/Applicant: Martin Marietta Materials, Inc., Kate Glaze
Agent: MG Realty Investments, LLC (dba Groundwork) (Steven Spears)
Request: DR; Unzoned to PUD;
Staff Rec.: **Postponement request by Staff to February 11, 2020**
Staff: [Wendy Rhoades](#), 512-974-7719
Planning and Zoning Department

Facilitator: [Wendy Rhoades](#), 512-974-7719

Attorney: [Erika Lopez](#), 512-974-3588

Commission Liaison: [Andrew Rivera](#), 512-974-6508

4. **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 March 10, 2020**
Staff: [Heather Chaffin](#), 512-974-2122
Planning and Zoning Department
5. **Rezoning:** [**C14-2019-0108 - Parker House; District 9**](#)
Location: 2404 Rio Grande Street, Shoal Creek Watershed; Central Austin Combined (West University) NP Area
Owner/Applicant: William Archer
Agent: South Llano Strategies (Glen Coleman)
Request: GO-H-NP and MF-4-H-NP to CS-MU-NP
Staff Rec.: **Postponement request by Staff to February 25, 2020**
Staff: [Heather Chaffin](#), 512-974-2122
Planning and Zoning Department
6. **Plan Amendment:** [**NPA-2019-0013.01 - Copeland South; District 9**](#)
Location: 909, 911, 915, 1001, 1003 S. 2nd Street & 604 and 606 Copeland Street, East Bouldin Creek Watershed; Bouldin Creek NP Area
Owner/Applicant: Leslie Moore, Magdalena Rood and Thomas Esparza, Jr.
Agent: StoryBuilt (Jarred Corbell)
Request: Single Family to Mixed Use land use
Staff Rec.: **Staff recommendation is pending. Applicant requests an indefinite postponement**
Staff: [Maureen Meredith](#), 512-974-2695
Planning and Zoning Department
7. **Plan Amendment:** [**NPA-2017-0021.01 - East Riverside / Oltorf FLUM Amendment; District 3**](#)
Location: 4530 E. Ben White Blvd., Country Club Creek Watershed; East Riverside / Oltorf Combined NP Area
Owner/Applicant: Belco Equities, Inc.
Agent: Coats Rose (John M. Joseph)
Request: Commerical to Mixed Use land use
Staff Rec.: **Pending. Applicant request postponement to March 24, 2020.**
Staff: [Maureen Meredith](#), 512-974-2695
Planning and Zoning Department

Facilitator: [Wendy Rhoades](#), 512-974-7719
Attorney: [Erika Lopez](#), 512-974-3588
Commission Liaison: [Andrew Rivera](#), 512-974-6508

8. **Plan Amendment:** [NPA-2018-0005.02 - 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: Commerical to Mixed Use land use
 Staff Rec.: **Recommendation Pending, Staff request for Indefinite Postponement**
 Staff: [Jesse Gutierrez](#), 512-974-1606
 Planning and Zoning Department
9. **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.: **Recommendation Pending, Staff request for Indefinite Postponement**
 Staff: [Sherri Sirwaitis](#), 512-974-3057
 Planning and Zoning Department
10. **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-CO-NP to CS-1-MU-CO-NP for Tract 2
 Staff Rec.: **Pending; Postponement request by Staff to February 25, 2020**
 Staff: [Wendy Rhoades](#), 512-974-7719
 Planning and Zoning Department
11. **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.: **Pending; Postponement request by Staff to February 25, 2020**
 Staff: [Wendy Rhoades](#), 512-974-7719
 Planning and Zoning Department

Facilitator: [Wendy Rhoades](#), 512-974-7719
 Attorney: [Erika Lopez](#), 512-974-3588
 Commission Liaison: [Andrew Rivera](#), 512-974-6508

- 12. Rezoning:** [C14-2019-0168 - Moore's Crossing Mixed Use / Live Work; District 2](#)
 Location: 7012 Elroy Road, Dry Creek East Watershed; Moore's Crossing MUD
 Owner/Applicant: SR Development, Inc. (William Gurasich)
 Agent: Alice Glasco Consulting (Alice Glasco)
 Request: GR and GR-CO to GR-MU-CO
 Staff Rec.: **Notification Error; No action required.**
 Staff: [Kate Clark](#), 512-974-1237
 Planning and Zoning Department
- 13. Rezoning:** [C14-2019-0151 - The Colorfield; District 9](#)
 Location: 1006 Baylor Street, Shoal Creek Watershed; Old West Austin NP Area
 Owner/Applicant: Colorfield LLC (Bryan Cumby)
 Agent: Alice Glasco Consulting (Alice Glasco)
 Request: MF-5-CO-NP to MF-6-CO-NP
 Staff Rec.: **Recommended**
 Staff: [Mark Graham](#), 512-974-3574
 Planning and Zoning Department
- 14. Rezoning:** [C14-2019-0152 - Castle East; District 9](#)
 Location: 1109 West 11th Street, Shoal Creek Watershed; Old West Austin NP Area;
 Owner/Applicant: East Castle Holdings, LLC (Victor Ayad)
 Agent: Alice Glasco Consulting (Alice Glasco)
 Request: MF-5-CO-NP to MF-6-CO-NP
 Staff Rec.: **Recommended**
 Staff: [Mark Graham](#), 512-974-3574
 Planning and Zoning Department
- 15. Rezoning:** [C14-2019-0163 - Medical Office; District 10](#)
 Location: 3405 Glenview Avenue, Shoal Creek Watershed; Central West Austin
 Combined (Windsor Road) NP Area
 Owner/Applicant: Alchemy Wellness Building, LLC (Saima Jehangir)
 Agent: Carlson Law, PLLC (Michelle Carlson)
 Request: NO-NP to LO-NP
 Staff Rec.: **Recommendation of LO-MU-NP**
 Staff: [Mark Graham](#), 512-974-3574
 Planning and Zoning Department
- 16. Site Plan (CUP):** [SPC-2018-0417C - Pease Park - Kingsbury Commons; District 9](#)
 Location: 1100 Kingsbury Street, Shoal Creek Watershed
 Owner/Applicant: City of Austin Parks and Recreation Department (D'Anne Williams)
 Agent: Garza EMC, LLC. (Julia Mrnak)
 Request: Approval for a park site over one acre.
 Staff Rec.: **Recommended**
 Staff: [Jonathan Davila](#), 512-974-2414
 Development Services Department

Facilitator: [Wendy Rhoades](#), 512-974-7719

Attorney: [Erika Lopez](#), 512-974-3588

Commission Liaison: [Andrew Rivera](#), 512-974-6508

- 17. Final Plat - [C8-2019-0092.0A - Dell Children's Subdivision; District 9](#)**
Resubdivision:
Location: 4900 Mueller Blvd., Boggy Creek Watershed; RMMA
Owner/Applicant: Seton Health Care (Scott Herndon)
Agent: Stantec (Joe Farias)
Request: Request resubdivision of 1 existing lot into 4 lots.
Staff Rec.: **Recommended**
Staff: [Don Perryman](#), 512-974-2786
Development Services Department

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)

[Comprehensive Plan Joint Committee](#)
(Chair Kazi and Commissioners: Flores, Llanes Pulido and Shaw)

[Joint Sustainability Committee](#)
(Commissioners Schneider and Seeger, *secondary*)

[Small Area Planning Joint Committee](#)
(Commissioners: Hempel, Howard, Thompson and Shieh)

[South Central Waterfront Advisory Board](#)
(Commissioner Anderson)

ADJOURNMENT

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 2 days (48 hours) before the meeting date. Please call Andrew Rivera at Planning & Zoning Department, at 512-974-6508, for additional information; TTY users route through Relay Texas at 711.

Facilitator: [Wendy Rhoades](#), 512-974-7719
Attorney: [Erika Lopez](#), 512-974-3588
Commission Liaison: [Andrew Rivera](#), 512-974-6508