



PLANNING COMMISSION AGENDA

Tuesday, February 25, 2020

The Planning Commission will convene at 6:00 PM on
Tuesday, February 25, 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: Cesar Zavala, 512-974-3404
Attorney: Steven Maddoux, 512-974-6080
Commission Liaison: Andrew Rivera, 512-974-6508

A. APPROVAL OF MINUTES

1. Approve the minutes of February 11, 2020.

B. 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.: **Indefinite postponement request by Applicant.**
Staff: [Maureen Meredith](#), 512-974-2695
Planning and Zoning Department
2. **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 March 10, 2020**
Staff: [Wendy Rhoades](#), 512-974-7719
Planning and Zoning Department
3. **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 March 10, 2020**
Staff: [Wendy Rhoades](#), 512-974-7719
Planning and Zoning Department

Facilitator: [Cesar Zavala](#), 512-974-3404

Attorney: [Steven Maddoux](#), 512-974-6080

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

4. **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 April 14, 2020**
 Staff: [Heather Chaffin](#), 512-974-2122
 Planning and Zoning Department
5. **Plan Amendment:** [NPA-2016-0012.01.SH - Nuckols Crossing Road - SMART Housing; District 2](#)
 Location: 4316 and 4400 Nuckols Crossing Road, Williamson Creek Watershed; Southeast Combined (Franklin Park) NP Area
 Owner/Applicant: Owners: Angelos Angelou and John Sasaridis; Mark Sebastian Miles Weindel. Applicant: McDowell Housing Partners (Ariana Brendle)
 Agent: Throrer Design (Ron Throrer)
 Request: Single Family to Multifamily land use
 Staff Rec.: **Postponement request by Staff to April 14, 2020**
 Staff: [Maureen Meredith](#), 512-974-2695
 Planning and Zoning Department
6. **Rezoning:** [C14-2017-0010.SH - Nuckols Crossing Road - SMART Housing; District 2](#)
 Location: 4316 and 4400 Nuckols Crossing Road, Williamson Creek Watershed; Southeast Combined (Franklin Park) NP Area
 Owner/Applicant: Owners: Angelos Angelou and John Sasaridis; Mark Sebastian Miles Weindel. Applicant: McDowell Housing Partners (Ariana Brendle)
 Agent: Throrer Design (Ron Throrer)
 Request: SF-2-NP; SF-2-CO-NP to MF-4-NP, as amended
 Staff Rec.: **Postponement request by Staff to April 14, 2020**
 Staff: [Wendy Rhoades](#), 512-974-7719
 Planning and Zoning Department
7. **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.: **Recommended, with conditions**
 Staff: [Wendy Rhoades](#), 512-974-7719
 Planning and Zoning Department

Facilitator: [Cesar Zavala](#), 512-974-3404
 Attorney: [Steven Maddoux](#), 512-974-6080
 Commission Liaison: [Andrew Rivera](#), 512-974-6508

8. **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
9. **Rezoning:** [C14-2019-0138 - Block 190; District 9](#)
Location: 97 Red River Street; 604 Driskill Street; 701 705 East Cesar Chavez Street, Waller Creek Watershed; Downtown Master Plan (Rainey Street District)
Owner/Applicant: Waller Creek Owners, LLC (Tony Curp)
Agent: Armbrust & Brown, PLLC (Richard T. Suttle, Jr.)
Request: CBD-CURE to CBD-CURE, to remove the provision of the CURE zoning limiting Floor-to-Area Ratio (FAR) to 10:1
Staff Rec.: **Recommended**
Staff: [Mark Graham](#), 512-974-3574
Planning and Zoning Department
10. **Plan Amendment:** [NPA-2019-0015.02 - 3500 Pecan Springs Rd.](#)
Location: 3500 Pecan Springs Road, Fort Branch Watershed; East MLK Combined NP Area
Owner/Applicant: Peter Gray
Agent: Thrower Design (Ron Thrower)
Request: Single Family to Higher Density Single Family land use
Staff Rec.: **Recommended**
Staff: [Jesse Gutierrez](#), 512-974-1606
Planning and Zoning Department
11. **Rezoning:** [C14-2019-0164 - Pecan Springs Residential; District 1](#)
Location: 3500 Pecan Springs Road, Fort Branch Watershed; East MLK Combined NP Area
Owner/Applicant: Peter Gray
Agent: Thrower Design (Ron Thrower)
Request: SF-3-NP to SF-6-NP
Staff Rec.: **Recommended**
Staff: [Heather Chaffin](#), 512-974-2122
Planning and Zoning Department

Facilitator: [Cesar Zavala](#), 512-974-3404
Attorney: [Steven Maddoux](#), 512-974-6080
Commission Liaison: [Andrew Rivera](#), 512-974-6508

- 12. 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 Higher Density Single Family and Mixed Use land uses
Staff Rec.: **Staff recommends Higher Density Single Family (Tract 1) and Neighborhood Mixed Use land use (Tract 2), in lieu of Applicant's request for Mixed Use**
Staff: [Maureen Meredith](#), 512-974-2695
Planning and Zoning Department
- 13. Rezoning:** [C14-2019-0098 - Shady Lane Mixed Use; District 3](#)
Location: 914 Shady Lane, Boggy Creek Watershed; Govalle / Johnston Terrace NP Area
Owner/Applicant: Kimberly Beal and Stephanie Scherzer
Agent: Alice Glasco Consulting (Alice Glasco)
Request: SF-3-NP to SF-6-NP (Tract 1) and CS-MU-NP (Tract 2)
Staff Rec.: **Recommendation of SF-6-NP (Tract 1) and LR-MU-NP (Tract 2)**
Staff: [Heather Chaffin](#), 512-974-2122
Planning and Zoning Department
- 14. Rezoning:** [C14H-2020-0011 - Lavada Durst \("Dr. Hepcat"\) House; District 1](#)
Location: 1906 E. 21st Street, Boggy Creek Watershed; Upper Boggy Creek NP Area
Owner/Applicant: Historic Landmark Commission - Applicant; Mary Clark, owner
Agent: Leah Bojo
Request: SF-3-NP to SF-3-H-NP
Staff Rec.: **Recommended**
Staff: [Steve Sadowsky](#), 512-974-6454
Planning and Zoning Department

Facilitator: [Cesar Zavala](#), 512-974-3404
Attorney: [Steven Maddoux](#), 512-974-6080
Commission Liaison: [Andrew Rivera](#), 512-974-6508

- 15. Plan Amendment:** [Imagine Austin / Downtown Austin Plan Amendments](#)
Owner/Applicant: City of Austin
Request: Consider amendments to the following elements of the Imagine Austin Comprehensive Plan:
- Downtown Austin Plan
(1) The “Pedestrian Activity and Mixed-Use Streets for the Core/Waterfront District Map” as well as text elements related to use and design; (2) the “Proposed Density Bonus Program Map,” and (3) the “Proposed Downtown Zoning Changes Map,” consistent with Commercial Center (CC) and Downtown Core (DC) zoning proposed in the Land Development Code Revision.
- Growth Concept Map - Text Changes
Expanding commercial and office land use designations to include multi-unit residential uses.
- Staff Rec.: **Recommended**
Staff: [Brent Lloyd](#), 512-974-2974
[Christine Barton-Holmes](#), 512-974-2788
Development Services Department
- 16. Resubdivision:** **C8-2017-0157.0A - Redd Subdivision; District 5**
Location: 1706 Redd Street, Williamson Creek Watershed; South Manchaca NP Area
Owner/Applicant: David Hernandez
Agent: Austin Civil Engineering (Hunter Shadburne)
Request: Resubdivision request from 1 lot to 2 lots. In addition, the applicant requests a variance from Section 25-4-175 in order to create a lot using a flag lot design.
- Staff Rec.: **Postponement request by Applicant to March 10, 2020**
Staff: [Don Perryman](#), 512-974-2786
Development Services Department
- 17. Site Plan (CUP):** [SPC-2019-0244A - Stassney Food Prep; District 5](#)
Location: 2056 West Stassney Lane, Williamson Creek Watershed; South Austin Combined (Westgate) NP Area
Owner/Applicant: John and Susan Hoberman
Agent: Marco Castaneda
Request: A conditional use permit for a Food Preparation use on a site zoned GR-NP
- Staff Rec.: **Recommended**
Staff: [Jonathan Davila](#), 512-974-2414
Development Services Department

Facilitator: [Cesar Zavala](#), 512-974-3404
Attorney: [Steven Maddoux](#), 512-974-6080
Commission Liaison: [Andrew Rivera](#), 512-974-6508

18. **Resubdivision:** [C8-2019-0134.0A - St. Elmo Corner Market Subdivision; District 3](#)
Location: 4402 (4408) S. Congress Ave., Williamson Creek Watershed; West Congress NP Area
Owner/Applicant: Quiktrip Corporation
Agent: Jones/Carter (Joseph York)
Request: Approve the resubdivision of part of one lot into one lot on 2.075 acres.
Staff Rec.: **Recommended**
Staff: [Sylvia Limon](#), 512-974-2767,
Development Services Department
19. **Site Plan; Extension:** [SP-2014-0444C\(XT2\) - Easton Park; District 10](#)
Location: 5708 Sutherlin Road, Fort Branch Watershed; Windsor Park NP Area
Owner/Applicant: SWS Sutherlin LLC (Sean O' Neil)
Agent: WGI (Esteban Gonzalez)
Request: Approval of a three-year extension to a previously approved site plan.
Staff Rec.: **Recommended**
Staff: [Rosemary Avila](#), 512-974-2784
Development Services Department
20. **Site Plan:** [SPC-2019-0175A - Austin Montessori Children's House; District 5](#)
Location: 4910 & 4912 Sunset Trail, Williamson Creek Watershed; Westgate NP Area
Owner/Applicant: Austin Montessori School
Agent: Smith Holt Architecture and Project Management (Smith Holt)
Request: The proposed use, Day Care Services (Commercial), is a Conditional use in an SF-2 zoning district.
Staff Rec.: **Recommended**
Staff: [Renee Johns](#), 512-974-2711
Development Services Department
21. **Site Plan:** [SPC-2019-0451A - 78 Rainey CUP; District 9](#)
Location: 78 Rainey St., Waller Creek and Lady Bird Lake Watersheds; Downtown Master Plan
Owner/Applicant: Ashland Rainey, LLC (Bill Mccann)
Agent: Cliff Kendall Big Red Dog Division of WGI
Request: The proposed use, cocktail lounge is a Conditional use within the Rainey Street subdistrict of the Waterfront Overlay.
Staff Rec.: **Recommended**
Staff: [Renee Johns](#), 512-974-2711
Development Services Department

Facilitator: [Cesar Zavala](#), 512-974-3404
Attorney: [Steven Maddoux](#), 512-974-6080
Commission Liaison: [Andrew Rivera](#), 512-974-6508

22. **Replat:** [C8-2017-0077.0A - Replat of Lake Shore Colony; District 3](#)
Location: 2215 Town Lake Circle, Lady Bird Lake Watershed
Owner/Applicant: FBZ Town Lake Circle LP (and multiple owners)
Agent: KBGE (Armando Portillo)
Request: To replat 9 lots on 13.5 acres
Staff Rec.: **Recommended**
Staff: [David Wahlgren](#), 512-974-6455
Development Services Department
23. **Partial Vacation:** [C8-67-55\(VAC\) - Lake Shore Colony; District 3](#)
Location: 2215 Town Lake Circle, Lady Bird Lake Watershed
Owner/Applicant: FBZ Town Lake Circle LP (and multiple owners)
Agent: KBGE (Armando Portillo)
Request: To vacate Lots 1-11
Staff Rec.: **Recommended**
Staff: [David Wahlgren](#), 512-974-6455
Development Services Department
24. **Total Vacation:** [C8-94-0208.0A \(VAC\) - Resubdivision of Barcelona Plaza Section 1-A; District 3](#)
Location: 2215 Town Lake Circle, Lady Bird Lake Watershed
Owner/Applicant: FBZ Town Lake Circle LP (and multiple owners)
Agent: KBGE (Armando Portillo)
Request: To vacate Lots 1 & 2
Staff Rec.: **Recommended**
Staff: [David Wahlgren](#), 512-974-6455
Development Services Department
25. **Total Vacation:** [C8s-68-191 \(VAC\) - Barcelona Plaza Section 1; District 3](#)
Location: 2215 Town Lake Circle, Lady Bird Lake Watershed
Owner/Applicant: FBZ Town Lake Circle LP (and multiple owners)
Agent: KBGE (Armando Portillo)
Request: To vacate Tract A (consisting of 4 lots)
Staff Rec.: **Recommended**
Staff: [David Wahlgren](#), 512-974-6455
Development Services Department
26. **Partial Vacation:** [C8s-68-168\(VAC\) - Townhouse Subdivision; District 3](#)
Location: 2215 Town Lake Circle, Lady Bird Lake Watershed
Owner/Applicant: FBZ Town Lake Circle LP (and multiple owners)
Agent: KBGE (Armando Portillo)
Request: To vacate Lot 1-A
Staff Rec.: **Recommended**
Staff: [David Wahlgren](#), 512-974-6455
Development Services Department

Facilitator: [Cesar Zavala](#), 512-974-3404
Attorney: [Steven Maddoux](#), 512-974-6080
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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: [Cesar Zavala](#), 512-974-3404

Attorney: [Steven Maddoux](#), 512-974-6080

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Speaker Testimony Time Allocation

PUBLIC HEARING

| Speaker | Number | Time Allocated |
|--------------------------|---------------|--------------------------------------|
| Applicant / Agent | 1 | 5 min (Additional 3 minute rebuttal) |
| Speakers For | Up to 3 | 3 min. |
| Speakers For | Unlimited | 1 min. |
| Primary Speaker | 1 | 5 min. |
| Speakers Against | Up to 3 | 3 min. |
| Speakers Against | Unlimited | 1 min. |

Applicant, Primary Speaker and 3min. speakers are each limited to a total of 10 min.

1min. speakers are limited to a total of 5 minutes.

POSTPONEMENT

| Speaker | Number | Time Allocated |
|--|---------------|-----------------------|
| Primary Speaker Favoring Postponement | 1 | 3 min. |
| Secondary Speaker Favoring Postponement | 1 | 2 min. |
| Primary Speaker Opposing Postponement | 1 | 3 min. |
| Secondary Speaker Opposing Postponement | 1 | 2 min. |

2020 PLANNING COMMISSION MEETING SCHEDULE

| | |
|-------------------|--------------------|
| January 14, 2020 | July 14, 2020 |
| January 28, 2020 | July 28, 2020 |
| February 11, 2020 | August 11, 2020 |
| February 25, 2020 | August 25, 2020 |
| March 10, 2020 | September 8, 2020 |
| March 24, 2020 | September 22, 2020 |
| April 14, 2020 | October 13, 2020 |
| April 28, 2020 | October 27, 2020 |
| May 12, 2020 | November 10, 2020 |
| May 26, 2020 | November 24, 2020 |
| June 9, 2020 | December 8, 2020 |
| June 23, 2020 | December 22, 2020 |