



## PLANNING COMMISSION AGENDA

**Tuesday, March 24, 2020**

The Planning Commission will convene at 6:00 PM on  
Tuesday, March 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: Jaron Hogenson, 512-974-2253  
Attorney: Nicolas Parke, 512-974-6463  
Commission Liaison: Andrew Rivera, 512-974-6508

## A. APPROVAL OF MINUTES

1. Approve the minutes of March 10, 2020.

## B. PUBLIC HEARINGS

- 1. Plan Amendment: NPA-2017-0021.01 - East Riverside/Oltorf FLUM Amendment; District 3**  
Location: 4530 E. Ben White Blvd., Country Club West Watershed; East Riverside / Oltorf Combined (Parker Lane) NP Area  
Owner/Applicant: 4539 East Ben White Associates LLC (Trevor Belton, Authorized Signatory)  
Agent: Coats Rose (John M. Joseph)  
Request: Commerical to Mixed Use land use  
Staff Rec.: **Not Recommended**  
Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov  
Planning and Zoning Department
- 2. Rezoning: C14-2019-0167 - 4530 E. Ben White Blvd; District 3**  
Location: 4530 East Ben White Blvd., Country Club West Watershed; East Riverside / Oltorf Combined (Parker Lane) NP Area  
Owner/Applicant: 4539 East Ben White Associates LLC (Trevor Belton, Authorized Signatory)  
Agent: Coats Rose (John Joseph)  
Request: SF-2-NP and CS-CO-NP to CS-MU-CO-NP  
Staff Rec.: **Not Recommended**  
Staff: Kate Clark, 512-974-1237, kate.clark@austintexas.gov  
Planning and Zoning Department
- 3. Plan Amendment: NPA-2019-0021.02 - 6101 E. Oltorf Street; District 3**  
Location: 6101 E. Oltorf Street, Carson Creek Watershed; East Riverside / Oltorf Combined (Parker Lane) NP Area  
Owner/Applicant: 2009 TRCB, PL (Brad Gates)  
Agent: Ambrust & Brown (Richard Suttle, Jr.)  
Request: Industry to Mixed Use land use  
Staff Rec.: **Postponement Request by Staff to April 14, 2020**  
Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov  
Planning and Zoning Department

Facilitator: Jaron Hogenson, 512-974-2253

Attorney: Nicolas Parke, 512-974-6463

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

- 4. Rezoning: C14-2019-0110 - 6101 E. Oltorf Street; District 3**  
 Location: 6101 E. Oltorf Street, Carson Creek Watershed; East Riverside / Oltorf Combined (Parker Lane) NP Area  
 Owner/Applicant: 2009 TRCB, PL (Brad Gates)  
 Agent: Ambrust & Brown (Richard Suttle, Jr.)  
 Request: LI-CO-NP to LI-PDA-NP  
 Staff Rec.: **Postponement Request by Staff to April 14, 2020**  
 Staff: Kate Clark, 512-974-1237, kate.clark@austintexas.gov  
 Planning and Zoning Department
- 5. Plan Amendment: NPA-2019-0016.01 - 914 Shady Lane Mixed Use; District 3**  
 Location: 914 Shady Lane, Boggy Creek Watershed; Govalle / Johnston Terrace 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 land use  
 Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov  
 Planning and Zoning Department
- 6. 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, heather.chaffin@austintexas.gov  
 Planning and Zoning Department
- 7. Rezoning: C14-2020-0019 - Church of Christ at East Side; District 1**  
 Location: 5701 East Martin Luther King Jr Boulevard, Walnut Creek Watershed; East MLK Combined NP Area  
 Owner/Applicant: Church of Christ at East Side (George Williams)  
 Agent: Metcalfe, Wolff, Stuart & Williams, LLP (Amanda Couch Brown)  
 Request: CS-CO-NP to CS-MU-CO-NP  
 Staff Rec.: **Recommended**  
 Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov  
 Planning and Zoning Department

Facilitator: Jaron Hogenson, 512-974-2253

Attorney: Nicolas Parke, 512-974-6463

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, heather.chaffin@austintexas.gov  
 Planning and Zoning Department
- 9. Administrative Site Plan: SP-2019-0034C - HEB 10; District 8**  
 Location: 7901 West U.S. 290 Highway, Williamson Creek Watershed-Barton Springs Zone; Oak Hill Combined NP Area  
 Owner/Applicant: HEB Grocery Company LP  
 Agent: Stantec Consulting Services, Inc.  
 Request: The applicant requests 4 environmental variances: 1. Request to vary from LDC 25-8-341 to allow cut in excess of 4 feet (maximum cut 7 feet) in the Barton Springs Zone. 2. Request to vary from LDC 25-8-342 to allow fill in excess of 4 feet (maximum fill 14 feet) in the Barton Springs Zone. 3. Request to vary from LDC 25-8-302(A)(1) to construct a building on a slope with a gradient of more than 25 percent. 4. Request to vary from LDC 25-8-302(A)(2) to construct a parking area that is not a parking structure on a slope with a gradient of more than 15 percent.  
 Staff Rec.: **Recommended**  
 Staff: Pamela Abee-Taulli, 512-974-1879, pamelaaabee-taulli@austintexas.gov  
 Development Services Department
- 10. Final Plat: C8-2019-0093.0A - Loyola Multi-family Subdivision; District 1**  
 Location: 5928 Ed Bluestein Blvd Southbound, Little Walnut Creek Watershed; University Hills NP Area  
 Owner/Applicant: Medanho Partners LTD (Daniel McCormack)  
 Agent: Kimley-Horn (Justin Kramer)  
 Request: Approval of Loyola Multi-Family Subdivision which will subdivide 20.078 acres of previously unplatted property in order to create 330 multi-family residential units with private parking and drives, pedestrian improvements and all other associated improvements.  
 Staff Rec.: **Recommended**  
 Staff: Joey de la Garza, 512-974-2664, joey.delagarza@austintexas.gov  
 Development Services Department

Facilitator: Jaron Hogenson, 512-974-2253  
 Attorney: Nicolas Parke, 512-974-6463  
 Commission Liaison: [Andrew Rivera](#), 512-974-6508

- 11. Project Consent Agreement; District 8**  
**Project Consent Agreement; District 8**  
Location: 7415 Southwest Parkway  
Request: Recommend approving a Project Consent Agreement waiving or modifying provisions of City Code Title 25, including Chapter 25-8, Subchapter A, Article 13 (Save Our Springs Initiative), to allow construction of a mixed-use residential project at 7415 Southwest Parkway in the East Oak Hill Neighborhood Planning Area. This action concerns land located in the Barton Springs zone
- Staff: Andrew Linseisen, Assistant Director, Development Services Department - 512-974-2239; Chris Herrington, Environmental Officer, Watershed Protection Department - 512-974-2840
- 12. Resubdivision; District 5**  
**C8-2017-0157.0A - Redd Subdivision; District 5**  
Location: 1706 Redd Street, Williamson Creek Watershed; Manchaca NP Area  
Owner/Applicant: David Hernandez  
Agent: Austin Civil Engineering (Hunter Shadburne)  
Request: To resubdivide and existing lot into two lots. In addition, the applicant also requests a variance from LDC Section 25-4.
- Staff Rec.: **Recommended**  
Staff: Don Perryman, 512-974-2786, don.perryman@austintexas.gov  
Development Services Department
- 13. Site Plan Extension; District 8**  
**SPC-2014-0442C(XT2) - Sunset Ridge Commission Extension; District 8**  
Location: 8401 SOUTHWEST PARKWAY, Williamson Creek Watershed  
Owner/Applicant: Los Indios Ventures Inc  
Agent: LJA Engineering, Inc. (Reese Hurley)  
Request: Approval of a three year extension to a previously approved site plan.
- Staff Rec.: **Recommended**  
Staff: Jonathan Davila, 512-974-2414, jonathan.davila@austintexas.gov  
Development Services Department

**B. 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.*

Facilitator: Jaron Hogenson, 512-974-2253  
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## **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.

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