



**PLANNING COMMISSION
MINUTES**

January 14, 2020

The Planning Commission convened in a meeting on January 14, 2020 @ 301 W. 2nd Street, Austin, TX 78701.

Chair Kazi called the Commission Meeting to order at 6:02 p.m.

Commission Members in Attendance:

**Greg Anderson
Yvette Flores
Patrick Howard
Fayez Kazi – Chair
Conor Kenny – Vice-Chair
Carmen Llanes Pulido
Robert Schneider
Todd Shaw
James Shieh
Jeffrey Thompson**

Don Leighton-Burwell – Ex-Officio

Absent:

**Claire Hempel
Awais Azhar
Patricia Seeger**

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.**

Angela Garza- Ms. Garza discussed matters related to lending and loan services business.

Elizabeth Kerry – Ms. Kerry discussed matters related to the proposed LDC rewrite.

Stuart Hersh – Mr. Hersh discussed matters related to the proposed LDC rewrite.

A. APPROVAL OF MINUTES

1. Approve the minutes of December 10, 2019 and December 17, 2019.

Motion to approve the minutes of December 10, 2019 and December 17, 2019 was approved on the consent agenda on the motion by Commissioner Thompson, seconded by Vice-Chair Kenny on a vote of 9-0. Commissioners Azhar, Hempel and Seeger absent. Commissioner Llanes Pulido off the dais.

B. PUBLIC HEARINGS

1. **Plan Amendment:** [NPA-2019-0015.01 - 5010 & 5102 Heflin Lane; District 1](#)

Location: 5010 & 5102 Heflin Lane, Fort Branch Watershed; East MLK Combined NP Area
Owner/Applicant: Heflin Phase 1, LLC (Lynn Yuan and Shirley Davis)
Agent: Metcalf Wolff Stuart & Williams, LLC (Michele Rogerson Lynch)
Request: Single Family land use to Higher Density Single Family land use
Staff Rec.: **Indefinite Postponement request by the Applicant**
Staff: [Kathleen Fox](#), 512-974-7877
Planning and Zoning Department

Motion to grant Applicant's request for Indefinite Postponement of this item was approved on the consent agenda on the motion by Commissioner Thompson, seconded by Vice-Chair Kenny on a vote of 9-0. Commissioners Azhar, Hempel and Seeger absent. Commissioner Llanes Pulido off the dais.

2. **Plan Amendment:** [NPA-2019-0003.01 - David Chapel Missionary Baptist Church; District 1](#)

Location: 2201, 2203, 2207, 2211, 2301 E. Martin Luther King, Jr. Blvd. and 1805 & 1807 Ferdinand St. and 1803 & 1807 Chestnut Ave., Boggy Creek Watershed; Chestnut NP Area
Owner/Applicant: David Chapel Missionary Baptist Church
Agent: Husch Blackwell, LLP (Nikelle Meade)
Request: Civic and Single Family land uses to Mixed Use land use

Staff Rec.: **Applicant postponement request to March 10, 2020**
Staff: [Maureen Meredith](#), 512-974-2695
Planning and Zoning Department

Motion to grant Applicant's request for postponement of this item to March 10, 2020 was approved on the consent agenda on the motion by Commissioner Thompson, seconded by Vice-Chair Kenny on a vote of 9-0. Commissioners Azhar, Hempel and Seeger absent. Commissioner Llanes Pulido off the dais.

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 land uses to Higher Density Single Family and Mixed Use land uses
Staff Rec.: **Staff recommends Higher Density Single Family and Neighborhood Mixed Use land uses.**
Staff: [Maureen Meredith](#), 512-974-2695
Planning and Zoning Department

Motion to grant Applicant's request for postponement of this item to February 25, 2020 was approved on the consent agenda on the motion by Commissioner Thompson, seconded by Vice-Chair Kenny on a vote of 9-0. Commissioners Azhar, Hempel and Seeger absent. Commissioner Llanes Pulido off the dais.

4. Rezoning: [C14-2019-0098 - 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: SF-3-NP to SF-6-NP (Tract 1) and CS-MU-NP (Tract 2)
Staff Rec.: **SF-3-NP to SF-6-NP (Tract 1) and LR-MU-NP (Tract 2)**
Staff: [Heather Chaffin](#), 512-974-2122
Planning and Zoning Department

Motion to grant Applicant's request for postponement of this item to February 25, 2020 was approved on the consent agenda on the motion by Commissioner Thompson, seconded by Vice-Chair Kenny on a vote of 9-0. Commissioners Azhar, Hempel and Seeger absent. Commissioner Llanes Pulido off the dais.

5. 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 land use to Mixed Use land use
Staff Rec.: **Postponement request by Applicant to February 11, 2020**
Staff: [Maureen Meredith](#), 512-974-2695
Planning and Zoning Department

Motion to grant Applicant's request for postponement of this item to February 11, 2020 was approved on the consent agenda on the motion by Commissioner Thompson, seconded by Vice-Chair Kenny on a vote of 9-0. Commissioners Azhar, Hempel and Seeger absent. Commissioner Llanes Pulido off the dais.

6. 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 Applicant to February 11, 2020**
Staff: [Kate Clark](#), 512-974-1237
Planning and Zoning Department

Motion to grant Applicant's request for postponement of this item to February 11, 2020 was approved on the consent agenda on the motion by Commissioner Thompson, seconded by Vice-Chair Kenny on a vote of 9-0. Commissioners Azhar, Hempel and Seeger absent. Commissioner Llanes Pulido off the dais.

7. Plan Amendment: [NPA-2019-0022.01 - 200 Academy; District 9](#)

Location: 200 Academy Dr., Blunn Creek Watershed; Greater South River City Combined NP Area
Owner/Applicant: Spearhead Academy, LTD
Agent: Weiss Architecture (Richard Weiss)
Request: Mixed Use/Office land use to Mixed Use land use
Staff Rec.: **Applicant requests an Indefinite Postponement**
Staff: [Maureen Meredith](#), 512-974-2695
Planning and Zoning Department

Motion to grant Applicant's request for Indefinite Postponement of this item was approved on the consent agenda on the motion by Commissioner Thompson, seconded by Vice-Chair Kenny on a vote of 9-0. Commissioners Azhar, Hempel and Seeger absent. Commissioner Llanes Pulido off the dais.

8. Rezoning: [C14-2017-0148 – Zen Garden; District 1](#)

Location: 3443 Ed Bluestein Boulevard Northbound, Walnut Creek and Boggy Creek Watersheds; East MLK Combined NP Area
Owner/Applicant: 3443 Zen Garden LLP (Adam Zarafshari)
Agent: Sprouse Shrader Smith (Terrence L. Irion)
Request: LI-NP to LI-PDA-NP
Staff Rec.: **Recommended**
Staff: [Heather Chaffin](#), 512-974-2122
Planning and Zoning Department

Public Hearing closed.

Motion by Commissioner Howard, seconded by Vice-Chair Kenny to grant Applicant’s request of LI-PDA-NP with an additional condition for C14-2017-0148 – Zen Garden located at 3443 Ed Bluestein Boulevard Northbound was approved on a vote of 9-0. Commissioner Shieh abstained. Commissioners Azhar, Hempel and Seeger absent.

Additional condition:

Impervious cover shall not exceed 60%.

9. Rezoning: [C14-2019-0142 - AISD - Loyola Lane Tract, District 1](#)

Location: 6412 Ed Bluestein Boulevard, Little Walnut Creek Watershed; University Hills NP Area
Owner/Applicant: Blusky Interests, Ltd. (John McCormack)
Agent: Metcalfe, Wolff, Stuart & Williams LLP (Amanda Brown)
Request: GR-MU-CO-NP to GR-MU-CO-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 GR-MU-CO-NP, to change a condition of zoning for C14-2019-0142 - AISD - Loyola Lane Tract located at 6412 Ed Bluestein Boulevard was approved on the consent agenda on the motion by Commissioner Thompson, seconded by Vice-Chair Kenny on a vote of 9-0. Commissioners Azhar, Hempel and Seeger absent. Commissioner Llanes Pulido off the dais.

10. Rezoning: [C814-2018-0121 - 218 S. Lamar; District 5](#)

Location: 218 South Lamar Boulevard, South Lamar Combined (Zilker) NP Area (Suspended); Lady Bird Lake and West Bouldin Creek Watersheds

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 Applicant to January 28, 2020**
Staff: [Heather Chaffin](#), 512-974-2122
Planning and Zoning Department

Motion to grant Applicant's request for postponement of this item to January 28, 2020 was approved on the consent agenda on the motion by Commissioner Thompson, seconded by Vice-Chair Kenny on a vote of 9-0. Commissioners Azhar, Hempel and Seeger absent. Commissioner Llanes Pulido off the dais.

11. Rezoning: [C14-2019-0156 - 707 Rio Grande Street; District 9](#)

Location: 707 Rio Grande Street, Shoal Creek Watershed; Downtown Austin Plan (Northwest District)
Owner/Applicant: Rio Grande Street Partners, LP (Diana G. Zuniga)
Agent: Jackson Walker L.L.P. (Pam Madere)
Request: GO to DMU-CO
Staff Rec.: **Recommended**
Staff: [Mark Graham](#), 512-974-3574
Planning and Zoning Department

Public Hearing closed.

Motion to grant Staff's recommendation of DMU-CO, combining district zoning, for C14-2019-0156 - 707 Rio Grande Street located at 707 Rio Grande Street was approved on the consent agenda on the motion by Commissioner Thompson, seconded by Vice-Chair Kenny on a vote of 9-0. Commissioners Azhar, Hempel and Seeger absent. Commissioner Llanes Pulido off the dais.

12. Rezoning: [C14-2019-153 - Old Koenig V Rezoning; District 7](#)

Location: 900 Old Koenig Lane, Shoal and Waller Creek Watersheds; Brentwood NP Area
Owner/Applicant: HMZ Holdings LLC (Zaid Hakkak)
Agent: Land Answers, Inc. (Jim Wittliff)
Request: CS-MU-CO-NP to CS-MU-V-CO-NP
Staff Rec.: **Recommended**
Staff: [Mark Graham](#), 512-974-3574
Planning and Zoning Department

Public Hearing closed.

Motion to grant Staff's recommendation of CS-MU-V-CO-NP, combining district zoning, for C14-2019-153 - Old Koenig V Rezoning located at 900 Old Koenig Lane was approved on the consent agenda on the motion by Commissioner Thompson, seconded by Vice-Chair Kenny on a vote of 9-0. Commissioners Azhar, Hempel and Seeger absent. Commissioner Llanes Pulido off the dais.

13. Rezoning: [C14H-2019-0148 - Edward and Connie Rendon House; District 3](#)

Location: 1705 Haskell Street, Lady Bird Lake Watershed; East Cesar Chavez NP Area
Owner/Applicant: Historic Landmark Commission - Applicant
Request: SF-3-NP to SF-3-H-NP
Staff Rec.: **Recommended**
Staff: [Steve Sadowsky](#), 512-974-6454
Planning and Zoning Department

Public Hearing closed.

Motion by Commissioner Shieh, seconded by Commissioner Llanes Pulido to grant SF-3-H-NP combining district zoning for C14H-2019-0148 - Edward and Connie Rendon House located at 1705 Haskell Street was approved on a vote of 9-0. Chair Kazi abstained. Commissioners Azhar, Hempel and Seeger absent.

14. Final Plat (Resubdivision): [C8-2019-0137.0A - Centro Subdivision; District 3](#)

Location: 1401 E 6th St, Lady Bird Lake Watershed; East Cesar Chavez NP Area
Owner/Applicant: 6th & Onion, LP (Barrett Lepore)
Agent: Kyle Moore (Big Red Dog, a Division of WGI)
Request: Request is for the approval of Centro Subdivision which will resubdivide previously platted property (3.564 ac.) in order to create a 3 lot subdivision (Lots 1, 2, & 3, Block A) for office and restaurant use.
Staff Rec.: **Recommended**
Staff: [Joey de la Garza](#), (512) 974-2664
Development Services Department

Public Hearing closed.

Motion to grant Staff's recommendation for C8-2019-0137.0A - Centro Subdivision located at 1401 E 6th St. was approved on the consent agenda on the motion by Commissioner Thompson, seconded by Vice-Chair Kenny on a vote of 9-0. Commissioners Azhar, Hempel and Seeger absent. Commissioner Llanes Pulido off the dais.

15. Site Plan Variance: [SP-2018-0472C - 44 East; District 9](#)

Location: 44 East Avenue, Lady Bird Lake Watershed; Downtown Master Plan
Owner/Applicant: LROC Properties Southwest LP
Agent: Big Red Dog Engineering & Consulting (Lance Rosenfield)
Request: Approve a variance on a previously approved site plan from LDC § 25-2-721(E)(1) to allow mirrored glass on the structure.
Staff Rec.: **Recommended, with conditions.**
Staff: [Anaiah Johnson](#), 512-974-2932
Development Services Department

Public Hearing closed.

Motion to grant Staff's recommendation for SP-2018-0472C - 44 East located at 44 East Avenue. was approved on the consent agenda on the motion by Commissioner Thompson, seconded by Vice-Chair Kenny on a vote of 9-0. Commissioners Azhar, Hempel and Seeger absent. Commissioner Llanes Pulido off the dais.

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)

No report provided.

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

No report provided.

ADJOURNMENT

Chair Kazi adjourned the meeting without objection on Tuesday, January 14, 2020 at 7:57 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.