



**PLANNING COMMISSION  
MINUTES**

**February 11, 2020**

**The Planning Commission convened in a meeting on February 11, 2020 @ 505 Barton Springs Road, Austin, TX 78704.**

**Chair Kazi called the Commission Meeting to order at 6:05 p.m.**

**Commission Members in Attendance:**

**Awais Azhar  
Yvette Flores  
Claire Hempel  
Patrick Howard  
Fayez Kazi – Chair  
Robert Schneider  
James Shieh  
Jeffrey Thompson**

**Absent:**

**Conor Kenny – Vice-Chair  
Greg Anderson  
Carmen Llanes-Pulido  
Patricia Seeger  
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

## 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 January 28, 2020.

Motion to approve the minutes of January 28, 2020 was approved on the consent agenda on the motion by Commissioner Shieh, seconded by Commissioner Flores on a vote of 8-0. Vice-Chair Kenny and Commissioners Anderson, Llanes-Pulido, Seeger and Shaw absent.

### B. PUBLIC HEARINGS

1. **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.: **Pending; Postponement request by Staff to February 25, 2020**  
Staff: [Maureen Meredith](#), 512-974-2695  
Planning and Zoning Department

Motion to grant Staff's request for postponement of this item to February 25, 2020 was approved on the consent agenda on the motion by Commissioner Shieh, seconded by Commissioner Flores on a vote of 8-0. Vice-Chair Kenny and Commissioners Anderson, Llanes-Pulido, Seeger and Shaw absent.

2. **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.: **Pending; Postponement request by Staff to February 25, 2020**  
Staff: [Kate Clark](#), 512-974-1237  
Planning and Zoning Department

Motion to grant Staff's request for postponement of this item to February 25, 2020 was approved on the consent agenda on the motion by Commissioner Shieh, seconded by Commissioner Flores on a vote of 8-0. Vice-Chair Kenny and Commissioners Anderson, Llanes-Pulido, Seeger and Shaw absent.

- 3. 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, Request for Indefinite Postponement**
- Staff: [Sherri Sirwaitis](#), 512-974-3057  
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 Shieh, seconded by Commissioner Flores on a vote of 8-0. Vice-Chair Kenny and Commissioners Anderson, Llanes-Pulido, Seeger and Shaw absent.

- 4. 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.: **Recommended**
- Staff: [Kate Clark](#), 512-974-1237  
Planning and Zoning Department

Public Hearing closed.

Motion to grant Staff's recommendation of GR-MU-CO combining district zoning for C14-2019-0168 - Moore's Crossing Mixed Use/Live Work located at 7012 Elroy Road was approved on the consent agenda on the motion by Commissioner Shieh, seconded by Commissioner Flores on a vote of 8-0. Vice-Chair Kenny and Commissioners Anderson, Llanes-Pulido, Seeger and Shaw absent.

- 5. Resubdivision:** [C8-2019-0037.0A - Resubdivision of Oakglen Park Section 1, Lot 6; District 5](#)
- Location: 2008 Oakglen Drive, Williamson Creek Watershed; Westgate NP Area
- Owner/Applicant: Mehrdad Vatani
- Agent: Mehrdad Vatani
- Request: The applicant requests to subdivide an existing lot into two lots for single-family (attached) residential use.
- Staff Rec.: **Recommended**
- Staff: [Don Perryman](#), 512-974-2786  
Development Services Department

Public Hearing closed.

Motion to grant Staff's recommendation for C8-2019-0037.0A - Resubdivision of Oakglen Park Section 1, Lot 6 located at 2008 Oakglen Drive was approved on the consent agenda on the motion by Commissioner Shieh, seconded by Commissioner Flores on a vote of 8-0. Vice-Chair Kenny and Commissioners Anderson, Llanes-Pulido, Seeger and Shaw absent.

**6. Resubdivision: [C8-2018-0184.0A - Govalle Resubdivision; District 3](#)**

Location: 3710 Govalle Avenue, Boggy Creek Watershed; Govalle / Johnston Terrace NP Area  
Owner/Applicant: Mathew Ross  
Agent: Civiltude - Eyad Kasemi  
Request: The applicant requests to resubdivide a portion of an existing lot into two lots for residential use.  
Staff Rec.: **Recommended**  
Staff: [Don Perryman](#), 512-974-2786  
Development Services Department

Public Hearing closed.

Motion to grant Staff's recommendation for C8-2018-0184.0A - Govalle Resubdivision located at 3710 Govalle Avenue was approved on the consent agenda on the motion by Commissioner Shieh, seconded by Commissioner Flores on a vote of 8-0. Vice-Chair Kenny and Commissioners Anderson, Llanes-Pulido, Seeger and Shaw absent.

**7. Site Plan: [SPC-2018-0568C - North Austin Reservoir and Pump Station; District 7](#)**

Location: 5806 North Lamar Boulevard, Waller Creek Watershed; Brentwood / Highland NP Area  
Owner/Applicant: Axiom Engineering  
Agent: City of Austin  
Request: This site is zoned Public (P) and is greater than one acre in size; therefore, a Conditional Use Permit is required [25-2-625].  
Staff Rec.: **Recommended**  
Staff: [Jeremy Siltala](#), 974-2945  
Development Services Department

Public Hearing closed.

Motion to grant Staff's recommendation for SPC-2018-0568C - North Austin Reservoir and Pump Station located at 5806 North Lamar Boulevard was approved on the consent agenda on the motion by Commissioner Shieh, seconded by Commissioner Flores on a vote of 8-0. Vice-Chair Kenny and Commissioners Anderson, Llanes-Pulido, Seeger and Shaw absent.

**8. Resubdivision:**            **[C8-2019-0185.0A - Armadillo Parks; District 2](#)**

Location:                    901 & 909 Armadillo Road, Williamson Creek Watershed; Garrison Park NP Area  
Owner/Applicant:        David Cox (Verde Ville LLC)  
Agent:                      George Gonzalez (Genesis 1 Engineering Co.)  
Request:                    Approval of Armadillo Parks, a resubdivision of Lots 1 and 2, Big White Cloud Subdivision, comprised of 5 lots on 0.703 acre.  
Staff Rec.:                **Disapproval for Reasons**  
Staff:                        [Steve Hopkins](#), 974-3175  
                                    Development Services Department

Public Hearing closed.

Motion to grant Staff's recommendation to disapprove, for reasons, per Exhibit C (<http://www.austintexas.gov/edims/document.cfm?id=335428>) for C8-2019-0185.0A - Armadillo Parks located at 901 & 909 Armadillo Road was disapproved, for reasons, on the consent agenda on the motion by Commissioner Shieh, seconded by Commissioner Flores on a vote of 8-0. Vice-Chair Kenny and Commissioners Anderson, Llanes-Pulido, Seeger 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.*

Commissioners Azhar and Hempel – Request for briefing on the annual review of Affordability Unlocked.

Commissioners Shieh and Howard – Request for briefing on Anti-Displacement Mitigation Briefing

**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, February 11, 2020 at 6:17 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.