



**PLANNING COMMISSION
MINUTES**

January 28, 2020

The Planning Commission convened in a special called meeting on January 28, 2020 @ 301 W. 2nd Street, Austin, TX 78701.

Chair Kazi called the Commission Meeting to order at 6:06 p.m.

Commission Members in Attendance:

**Greg Anderson
Awais Azhar
Yvette Flores
Claire Hempel
Patrick Howard
Fayez Kazi – Chair
Conor Kenny – Vice-Chair
Robert Schneider
Todd Shaw
James Shieh
Jeffrey Thompson**

Ann Teich – Ex-Officio

**Absent:
Carmen Llanes-Pulido
Patricia Seeger**

Don Leighton-Burwell – 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.**

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

A. APPROVAL OF MINUTES

Motion to approve the minutes of January 14, 2020 was approved on the consent agenda on the motion by Commissioner Thompson, seconded by Commissioner Azhar on a vote of 11-0. Commissioners Llanes-Pulido and Seeger absent.

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

Public Hearing closed.

Motion to recommend 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 was approved on the consent agenda on the motion by Commissioner Thompson, seconded by Commissioner Azhar on a vote of 11-0. Commissioners Llanes-Pulido and Seeger absent.

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

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 Thompson, seconded by Commissioner Azhar on a vote of 11-0. Commissioners Llanes-Pulido and Seeger absent.

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

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 Thompson, seconded by Commissioner Azhar on a vote of 10-0. Commissioners Llanes-Pulido and Seeger absent. Commissioner Hempel recused due to a conflict of interest (rendered professional services).

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

Motion to grant Staff'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 Commissioner Azhar on a vote of 11-0. Commissioners Llanes-Pulido and Seeger absent.

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

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 Thompson, seconded by Commissioner Azhar on a vote of 11-0. Commissioners Llanes-Pulido and Seeger absent.

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

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 Commissioner Azhar on a vote of 10-0. Commissioners Llanes-Pulido and Seeger absent. Commissioner Hempel recused due to a conflict of interest (rendered professional services).

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: Commercial 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

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 Thompson, seconded by Commissioner Azhar on a vote of 11-0. Commissioners Llanes-Pulido and Seeger absent.

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: Commercial to Mixed Use land use
 Staff Rec.: **Recommendation Pending, Staff request for Indefinite Postponement**
 Staff: [Jesse Gutierrez](#), 512-974-1606
 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 Commissioner Azhar on a vote of 10-0. Commissioners Llanes-Pulido and Seeger absent. Commissioner Anderson recused on this matter due to a conflict of interest (employed by Applicant).

- 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

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 Commissioner Azhar on a vote of 10-0. Commissioners Llanes-Pulido and Seeger absent. Commissioner Anderson recused on this matter due to a conflict of interest (employed by Applicant).

- 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

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 Thompson, seconded by Commissioner Azhar on a vote of 11-0. Commissioners Llanes-Pulido and Seeger absent.

- 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

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 Thompson, seconded by Commissioner Azhar on a vote of 11-0. Commissioners Llanes-Pulido and Seeger absent.

- 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

Notification error; disposed without action.

- 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

Public Hearing closed.

Motion by Vice-Chair Kenny, seconded by Commissioner Azhar to grant MF-6-CO-NP combining district zoning for C14-2019-0151 - The Colorfield located at 1006 Baylor Street was approved on a vote of 7-3. Commissioners Schneider, Thompson and Shaw voted nay. Commissioner Hempel recused due to a conflict of interest (rendered professional services). Commissioners Llanes-Pulido and Seeger absent.

Conditional Overlay:

1. 25 foot building setback along the north property line, except for utility work, retaining wall.
2. Unfenced potential future bike/pedestrian access.

- 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

Public Hearing closed.

Motion by Vice-Chair Kenny, seconded by Commissioner Azhar to grant MF-6-CO-NP combining district zoning for C14-2019-0152 - Castle East located at 1109 West 11th Street failed on a vote of 3-6. Vice-Chair Kenny and Commissioners Anderson and Howard voted aye. Commissioners Llanes-Pulido and Seeger absent. Commissioner Hempel recused due to a conflict of interest (rendered professional services).

Item forwarded to Council without a recommendation due to lack of an affirmative vote.

- 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

Public Hearing closed.

Motion to grant Staff's recommendation of LO-MU-NP combining district zoning for C14-2019-0163 - Medical Office located at 3405 Glenview Avenue was approved on the consent agenda on the motion by Commissioner Thompson, seconded by Commissioner Azhar on a vote of 11-0. Commissioners Llanes-Pulido and Seeger absent.

- 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

Public Hearing closed.

Motion to grant Staff's recommendation for SPC-2018-0417C - Pease Park - Kingsbury Commons located at 1100 Kingsbury Street was approved on the consent agenda on the motion by Commissioner Thompson, seconded by Commissioner Azhar on a vote of 11-0. Commissioners Llanes-Pulido and Seeger absent.

- 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

Public Hearing closed.

Motion to grant Staff's recommendation for C8-2019-0092.0A - Dell Children's Subdivision located at 4900 Mueller Blvd., was approved on the consent agenda on the motion by Commissioner Thompson, seconded by Commissioner Azhar on a vote of 11-0. Commissioners Llanes-Pulido and Seeger 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 Shieh – Request for Staff presentation regarding Industrial land use.

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*)

Commissioner Schneider stated the Committee received a presentation regarding Urban Forestry and staff provided an update on the Community Climate Plan.

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

No report provided.

South Central Waterfront Advisory Board
(Commissioner Anderson)

Commissioner Anderson stated the Board continues to discuss the possibility of Tax Increment Financing.

ADJOURNMENT

Chair Kazi adjourned the meeting without objection on Tuesday, January 28, 2020 at 7:49 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.