PLANNING COMMISSION AGENDA

Tuesday, May 28, 2019

The Planning Commission will convene at 6:00 PM on
Tuesday, May 28, 2019 at Austin City Hall, Council Chambers
301 W. Second Street, Austin, TX

Greg Anderson  Robert Schneider
Awais Azhar  Patricia Seeger
Yvette Flores – Secretary  Todd Shaw
Patrick Howard  James Shieh – Parliamentarian
Fayez Kazi – Chair  Jeffrey Thompson
Conor Kenny – Vice-Chair  William Burkhardt – Ex-Officio
Karen McGraw  Richard Mendoza – Ex-Officio
James Schissler  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.
B. APPROVAL OF MINUTES

1. Approval of minutes from May 14, 2019

C. PUBLIC HEARINGS

1. Plan Amendment: **NPA-2019-0005.02 - Palm Harbor Homes MH Park;District 3**
   
   Location: 810 Bastrop Highway Southbound, Carson Creek Watershed; Montopolis NP Area
   
   Owner/Applicant: Owner: Palm Harbor Homes, Inc.  
   Applicant: City of Austin, Planning & Zoning Dept.
   
   Agent: City of Austin, Planning and Zoning Dept. (Maureen Meredith)
   
   Request: Commercial to Higher Density Single Family land use
   
   Staff Rec.: **Application withdrawn; no action required**
   
   Staff: **Maureen Meredith**, 512-974-2695
   Planning and Zoning Department

2. Rezoning: **C14-2019-0028 - Palm Harbor Homes M/H Park; District 3**
   
   Location: 810 Bastrop Highway Southbound, Carson Creek Watershed; Montopolis NP Area
   
   Owner/Applicant: Owner: Palm Harbor Homes, Inc.  
   Applicant: City of Austin, Planning & Zoning Dept.
   
   Agent: City of Austin, Planning and Zoning Dept. (Kate Clark)
   
   Request: From CS-NP to MH-NP
   
   Staff Rec.: **Application withdrawn; no action required**
   
   Staff: **Kate Clark**, 512-974-1237
   Planning and Zoning Department

3. Plan Amendment: **NPA-2019-0020.03 - Congress MH/RV Park District 2**
   
   Location: 6111 South Congress Avenue, Williamson Creek Watershed; South Congress Combined NP Area (Sweetbriar)
   
   Owner/Applicant: Owner: Maynard Angel Denise Trust and Roger Alan Maynard  
   Applicant: City of Austin, Planning & Zoning Department
   
   Agent: City of Austin, Planning and Zoning Dept. (Maureen Meredith)
   
   Request: Mixed Use to Higher Density Single Family land use
   
   Staff Rec.: **Recommended**
   
   Staff: **Maureen Meredith**, 512-974-2695
   Planning and Zoning Department

Facilitator: **Randy Rouda**, 512-974-3338
Attorney: **Chad Shaw**, 512-974-2671
Commission Liaison: **Andrew Rivera**, 512-974-6508
4. **Rezoning:** C14-2019-0027 - Congress MH / RV Park; District 2  
Location: 6111 South Congress Avenue, Williamson Creek Watershed; South Congress Combined NP Area (Sweetbriar)  
Owner/Applicant: Owner: Maynard Angel Denise Trust and Roger Alan Maynard  
Applicant: City of Austin, Planning and Zoning Department (Wendy Rhoades)  
Agent: City of Austin, Planning and Zoning Department (Wendy Rhoades)  
Request: GR-MU-CO-NP; MH-NP to MH-NP  
Staff Rec.: **Recommended**  
Staff: **Wendy Rhoades**, 512-974-7719  
Planning and Zoning Department

5. **Plan Amendment:** NPA-2019-0005.01 - Frontier Valley Mobile Home ParkDistrict 3  
Location: 1430 Frontier Valley Drive, Carson Creek Watershed  
Owner/Applicant: Owner: Mothership Propco, GSE TX, LLC  
Applicant: City of Austin, Planning & Zoning Dept.  
Agent: City of Austin, Planning and Zoning Dept. (Maureen Meredith)  
Request: Single Family to Higher Density Single Family land use  
Staff Rec.: **Recommended**  
Staff: **Maureen Meredith**, 512-974-2695  
Planning and Zoning Department

6. **Rezoning:** C14-2019-0037 - Frontier Valley Mobile Home Park - I; District 3  
Location: 1430 Frontier Valley Drive, Carson Creek Watershed; Montopolis NP Area  
Owner/Applicant: Owner: Mothership Propco, GSE TX, LLC  
Applicant: City of Austin, Planning & Zoning Dept.  
Agent: City of Austin, Planning and Zoning Dept. (Sherri Sirwaitis)  
Request: From SF-3-NP to MH-NP  
Staff Rec.: **Recommended**  
Staff: **Sherri Sirwaitis**, 512-974-3057  
Planning and Zoning Department

7. **Rezoning:** C14-2019-0015 - Frontier Valley Mobile Home Park - II; District 3  
Location: 1430 Frontier Valley Drive, Carson Creek Watershed; Montopolis NP Area  
Owner/Applicant: Owner: Mothership Propco, GSE TX, LLC  
Applicant: City of Austin, Planning & Zoning Dept.  
Agent: City of Austin, Planning and Zoning Dept. (Sherri Sirwaitis)  
Request: From SF-3-NP to MH-NP  
Staff Rec.: **Recommended**  
Staff: **Sherri Sirwaitis**, 512-974-3057  
Planning and Zoning Department

Facilitator: **Randy Rouda**, 512-974-3338  
Attorney: **Chad Shaw**, 512-974-2671  
Commission Liaison: **Andrew Rivera**, 512-974-6508
8. Plan Amendment: **NPA-2019-0021.01 - Jensen's M/H Park; District 3**
   Location: 3201 Burleson Road, Country Club West Watershed; East Riverside/Oltorf
   Combined NP Area
   Owner/Applicant: Owner: James G. Jensen and La Verd R & M La Verd R Jensen & Michael
   J Jensen
   Applicant: City of Austin, Planning & Zoning Dept.
   Agent: City of Austin, Planning and Zoning Dept. (Maureen Meredith)
   Request: Single Family to Higher Density Single Family land use
   Staff Rec.: **Recommended**
   Staff: [Maureen Meredith](mailto:Meredith@AustinChamber.com), 512-974-2695
   Planning and Zoning Department

9. Rezoning: **C14-2019-0026 - Jensen's M/H Park; District 3**
   Location: 3201 Burleson Road, Country Club West Watershed; East Riverside/Oltorf
   Combined NP Area
   Owner/Applicant: Owner: James G. Jensen and La Verd R & M La Verd R Jensen & Michael
   J Jensen
   Applicant: City of Austin, Planning & Zoning Dept. (Wendy Rhoades)
   Agent: City of Austin, Planning and Zoning Dept. (Wendy Rhoades)
   Request: From SF-3-NP to MH-NP
   Staff Rec.: **Recommended**
   Staff: [Wendy Rhoades](mailto:Rhoades@AustinChamber.com), 512-974-7719
   Planning and Zoning Department

10. Plan Amendment: **NPA-2019-0020.01 - Villa Denese Mobile Home Park; District 3**
    Location: 4511 Lucksinger Lane, Williamson Creek Watershed; South Congress NP
    Area (East Congress)
    Owner/Applicant: Owner: Villa Denese MHP, LLC
    Applicant: City of Austin, Planning & Zoning Dept. (Maureen Meredith)
    Agent: City of Austin, Planning and Zoning Dept. (Maureen Meredith)
    Request: Mixed Use to Higher Density Single Family land use
    Staff Rec.: **Recommended**
    Staff: [Maureen Meredith](mailto:Meredith@AustinChamber.com), 512-974-2695
    Planning and Zoning Department
11. **Rezoning:** C14-2019-0018 - Villa Denese; District 3
   - **Location:** 4511 Luckinger Lane, Williamson Creek Watershed; South Congress NP Area (East Congress)
   - **Owner/Applicant:** Owner: Villa Denese MHP, LLC
     Applicant: City of Austin, Planning and Zoning Department (Wendy Rhoades)
   - **Agent:** City of Austin, Planning and Zoning Department (Wendy Rhoades)
   - **Request:** CS-MU-CO-NP to MH-NP
   - **Staff Rec.:** Recommended
   - **Staff:** Wendy Rhoades, 512-974-7719
     Planning and Zoning Department

12. **Plan Amendment:** NPA-2019-0020.02 - Go-Go Mobile Home Park; District 3
   - **Location:** 4811 South Congress Avenue, Williamson Creek Watershed; South Congress Combined NP Area (East Congress)
   - **Owner/Applicant:** Owner: WC 4811 South Congress, LLC
     Applicant: City of Austin, Planning & Zoning Department
   - **Agent:** City of Austin, Planning and Zoning Dept. (Maureen Meredith)
   - **Request:** Mixed Use to Higher Density Single Family land use
   - **Staff Rec.:** Recommended
   - **Staff:** Maureen Meredith, 512-974-2695
     Planning and Zoning Department

13. **Rezoning:** C14-2019-0025 - Go-Go M/H Park; District 3
   - **Location:** 4811 South Congress Avenue, Williamson Creek Watershed; South Congress Combined NP Area (East Congress)
   - **Owner/Applicant:** Owner: WC 4811 South Congress, LLC
     Applicant: City of Austin, Planning and Zoning Department (Wendy Rhoades)
   - **Agent:** City of Austin, Planning and Zoning Department
   - **Request:** CS-MU-CO-NP to MH-NP
   - **Staff Rec.:** Recommended
   - **Staff:** Wendy Rhoades, 512-974-7719
     Planning and Zoning Department

14. **Plan Amendment:** NPA-2019-0029.01 - Patton Courts Mobile Home; District 1
   - **Location:** 7100 East U.S. 290 Highway Service Road Westbound, Little Walnut Creek Watershed
   - **Owner/Applicant:** Owner: Satish S. Bhatt
     Applicant: City of Austin, Planning & Zoning Dept.
   - **Agent:** City of Austin, Planning and Zoning Dept. (Maureen Meredith)
   - **Request:** Mixed Use to Higher Density Single Family land use
   - **Staff Rec.:** Recommended
   - **Staff:** Maureen Meredith, 512-974-2695
     Planning and Zoning Department
15. **Rezoning:** [C14-2019-0011 - Patton Courts Mobile Home Park; District 1](#)  
   **Location:** 7100 East U.S. 290 Highway Service Road Westbound, Little Walnut Creek Watershed; St. John/Coronado Hills Combined NP Area  
   **Owner/Applicant:** Owner: Satish S. Bhatt  
   Applicant: City of Austin, Planning & Zoning Dept.  
   **Agent:** City of Austin, Planning and Zoning Dept. (Heather Chaffin)  
   **Request:** GR-NP, CS-NP, CS-MU-NP, SF-6-NP to MH-NP  
   **Staff Rec.:** **Recommended**  
   **Staff:** [Heather Chaffin](#), 512-974-2122  
   Planning and Zoning Department

16. **Plan Amendment:** [NPA-2019-0026.01 - Phan Mobile Home Park; District 4](#)  
   **Location:** 711 West Powell Lane, Little Walnut Creek Watershed; North Lamar Combined NP Area  
   **Owner/Applicant:** Owner: Narciso and Moises Flores  
   Applicant: City of Austin, Planning and Zoning Dept.  
   **Agent:** City of Austin, Planning and Zoning Dept. (Maureen Meredith)  
   **Request:** Mixed Use to Higher Density Single Family land use  
   **Staff Rec.:** **Recommended**  
   **Staff:** [Maureen Meredith](#), 512-974-2695  
   Planning and Zoning Department

17. **Rezoning:** [C14-2019-0012 - Phan Mobile Home Park; District 4](#)  
   **Location:** 711 West Powell Lane, Little Walnut Creek Watershed; North Lamar Combined NP Area  
   **Owner/Applicant:** Narciso and Moises Flores  
   **Agent:** City of Austin - Planning and Zoning Department (Sherri Sirwaitis)  
   **Request:** CS-MU-V-CO-NP to MH-NP  
   **Staff Rec.:** **Recommended**  
   **Staff:** [Sherri Sirwaitis](#), 512-974-3057  
   Planning and Zoning Department

18. **Rezoning:** [C14-2019-0007 - Comfort M/H Park; District 3](#)  
   **Location:** 7307, 7311, 7401, 7403 East Riverside Drive, Carson Creek Watershed; Montopolis NP Area  
   **Owner/Applicant:** 7307-7403 E Riverside LLC  
   **Agent:** City of Austin, Planning and Zoning Dept. (Heather Chaffin)  
   **Request:** From ERC to MH  
   **Staff Rec.:** **Recommended**  
   **Staff:** [Heather Chaffin](#), 512-974-2122  
   Planning and Zoning Department

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Facilitator: [Randy Rouda](#), 512-974-3338  
Attorney: [Chad Shaw](#), 512-974-2671  
Commission Liaison: [Andrew Rivera](#), 512-974-6508
19. **Rezoning**: C14-2019-0024 - Woodview MHC, LLC; District 3  
Location: 1301 West Oltorf Street, West Bouldin Creek Watershed; South Lamar Combined NP Area (Galindo)  
Owner/Applicant: Woodview MHC LLP, Ascentia Real Estate. Applicant: City of Austin, Planning and Zoning Department (Wendy Rhoades)  
Agent: City of Austin, Planning and Zoning Department (Wendy Rhoades)  
Request: CS to MH  
Staff Rec.: Recommended  
Staff: Wendy Rhoades, 512-974-7719  
Planning and Zoning Department

20. **Plan Amendment**: NPA-2016-0014.01.SH - 4500 Nuckols Crossing Road; District 2  
Location: 4500 Nuckols Crossing Road, Williamson Creek Watershed; Southeast Combined (Franklin Park) NP Area  
Owner/Applicant: Angelos Angelou and John Sasaridis; McDowell Housing Partners (Ariana Brendle)  
Agent: Thrower Design (Ron Thrower)  
Request: Single Family to Multifamily land use  
Staff Rec.: Postponement request by Staff to June 25, 2019  
Staff: Maureen Meredith, 512-974-2695  
Planning and Zoning Department

21. **Rezoning**: C14-2017-0010 - 4500 Nuckols Crossing Road Rezoning; District 2  
Location: 4500 Nuckols Crossing Road, Williamson Creek Watershed; Southeast Combined (Franklin Park) NP Area  
Owner/Applicant: Angelos Angelou and John Sasaridis; McDowell Housing Partners (Ariana Brendle)  
Agent: Thrower Design (Ron Thrower)  
Request: SF-2-NP to MF-3-CO-NP  
Staff Rec.: Postponement request by Staff to June 25, 2019  
Staff: Wendy Rhoades, 512-974-7719  
Planning and Zoning Department

22. **Plan Amendment**: NPA-2017-0021.01 - East Riverside/Oltorf FLUM Amendment; District 3  
Location: 4530 East Ben White Boulevard, 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.: Postponement request by Staff to June 25, 2019  
Staff: Maureen Meredith, 512-974-2695  
Planning and Zoning Department

Facilitator: Randy Rouda, 512-974-3338  
Attorney: Chad Shaw, 512-974-2671  
Commission Liaison: Andrew Rivera, 512-974-6508
23. Plan Amendment: NPA-2019-0012.01.SH - The Abali, District 9  
Location: 4603, 4605, 4607, 4609, & 4611 North I.H.-35 Service Road Northbound, Boggy Creek Watershed; Upper Boggy Creek NP Area  
Owner/Applicant: Saeed Moshfegh, Behzad Bahrami, and Nemerow Investments, LLC  
Agent: Megan Lasch  
Request: Office to Multifamily land use  
Staff Rec.: Recommended  
Staff: Maureen Meredith, 512-974-2695  
Planning and Zoning Department

Location: 4603, 4605, 4607, 4609, & 4611 North I.H.-35 Service Road Northbound, Boggy Creek Watershed; Upper Boggy Creek NP Area  
Owner/Applicant: Saeed Moshfegh, Behzad Bahrami, and Nemerow Investments, LLC  
Agent: Megan Lasch  
Request: SF-3-NP, LO-NP, GR-CO-NP to MF-6-CO-NP  
Staff Rec.: Recommended  
Staff: Heather Chaffin, 512-974-2122  
Planning and Zoning Department

25. Restrictive Covenant Termination: C14R-87-087RCT) - The Abali, District 9  
Location: 4605, 4607, & 4609 North I.H.-35 Service Road Northbound, Boggy Creek Watershed; Upper Boggy Creek NP Area  
Owner/Applicant: Behzad Bahrami  
Agent: Megan Lasch  
Request: To terminate a restrictive covenant.  
Staff Rec.: Recommended  
Staff: Heather Chaffin, 512-974-2122  
Planning and Zoning Department

26. Rezoning: C14-2019-0041 - 3706 Goodwin; District 1  
Location: 3706 Goodwin Avenue, Boggy Creek Watershed; East MLK Combined NP Area  
Owner/Applicant: GBME, LLC (Matt Brecht)  
Request: CS-MU-NP to CS-MU-V-NP  
Staff Rec.: Postponement request by Staff to June 11, 2019  
Staff: Heather Chaffin, 512-974-2122  
Planning and Zoning Department
27. Rezoning: C14-2019-0057 - Moore's Crossing Residences; District 2
Location: 7508 Mc Angus Road, Dry Creek East Watershed; Moore's Crossing MUD
Owner/Applicant: SR Development, Inc. (William G. Gurasich)
Agent: Alice Glasco Consulting (Alice Glasco)
Request: SF-2 to MF-4
Staff Rec.: Recommendation of MF-3
Staff: Wendy Rhoades, 512-974-7719
Planning and Zoning Department

Request: Consider an ordinance amending Chapter 25-10 (Sign Regulations) to provide limited allowances for off-premise signs at Public Primary or Secondary Educational Facilities and Transit Facilities in the public right-of-way.
Staff Rec.: Recommended; Postponed to June 11, 2019
Staff: Chris Johnson, 512-974-2769
Development Services Department

29. Code Amendment: C20-2019-010 - Site Development Regulations for Mobile Home Parks
Request: Consider an ordinance amending Title 25 of the City Code to allow recreational vehicles in mobile home parks.
Staff Rec.: Recommended
Staff: Joi Harden, 512-974-1617
Planning and Zoning Department

30. Resubdivision: C8-2018-0044.0A - Broadacres Resubdivision; District 7
Location: 5509 Clay Avenue, Shoal Creek Watershed; Brentwood NP Area
Owner/Applicant: Starling Development
Agent: Prossner and Associates (Kurt Prossner)
Request: Approval of the resubdivision of Lot 14, Block 4 of Broadacres subdivision, comprised of two lots on 14,798 square feet, including a flag lot variance.
Staff Rec.: Recommended
Staff: Steve Hopkins, 512-974-3175
Development Services Department
31. Site Plan: **SPC-2018-0566CX - Norman Elementary School; District 1**  
   Location: 4001 Tannehill Lane, Fort Branch Watershed; Walnut Creek Watershed  
   Owner/Applicant: Austin Independent School District; East MLK Combined (MLK-183) NP Area  
   Agent: Garza EMC (Brian Spencer)  
   Request: Approval of a public primary educational facility land use on a site zoned P-Public, over 1 acre.  
   Staff Rec.: **Recommended**  
   Staff: Anaiah Johnson, 512-974-2932  
   Development Services Department

32. Preliminary Plat: **C8-2019-0072 - Twilight Gardens Preliminary Plan (W/R C8-2018-0041); District 8**  
   Location: Twilight Terrace Drive, Williamson Creek Watershed-Barton Springs Zone; West Oak Hill NP Area  
   Owner/Applicant: Andrey Dervianko  
   Agent: Perales Engineering, LLC (Jerome Perales, P.E.)  
   Request: Approval of the Twilight Gardens Preliminary Plat composed of 32 lots in 18 acres.  
   Staff Rec.: **Disapproval**  
   Staff: Development Services Department

33. Final Plat - Amended Plat: **C8-2019-0079.1A - Barton View Section 5 Block F, Amended Plat of Lot 9 and Lot 10; District 5**  
   Location: 3202 Cupid Drive, Barton Creek Watershed-Barton Springs Zone; South Lamar Combined NP Area (Barton Hills)  
   Owner/Applicant: William Robinson  
   Agent: Thrower Design (Ron Thrower)  
   Request: Approval of the Barton View Section 5 Blcok F, Amended Plat of Lot 9 and Lot 10 composed of 2 lots on 0.42 acres.  
   Staff Rec.: **Disapproval**  
   Staff: Development Services Department

34. Final Plat - Resubdivision: **C8-2019-0075.0A - Resubdivision of Lot 4 and Lot 5B, Block 2 of Broadacres; District 7**  
   Location: 5701 Adams Avenue, Shoal Creek Watershed; Brentwood / Highland Combined Brentwood) NP Area  
   Owner/Applicant: 706 W 34TH LLC  
   Agent: TDI Engineering, LLC (Gabriel Morales)  
   Request: Approval of the Resubdivision of Lot 4 and Lot 5B, Block 2 of Broadacres Final Plat composed of 4 lots on 0.653 acres  
   Staff Rec.: **Disapproval**  
   Staff: Development Services Department
D. NEW BUSINESS

1. **2020 Budget Recommendation**
   Discussion and possible action regarding the Planning Commission’s 2020 Budget Recommendation.

E. ITEMS FROM COMMISSION

1. **Revision of the Austin Land Development Code**
   Discussion regarding matters related to the revision of the City of Austin Land Development Code including but not limited to staff updates, presentations and scheduling. Co-Sponsors: Chair Kazi, Vice-Chair Kenny

F. 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.*

G. BOARDS, COMMITTEES & WORKING GROUPS UPDATES

- **Codes and Ordinances Joint Committee**
  (Chair Kazi and Commissioners McGraw, Schissler, and Seeger)

- **Comprehensive Plan Joint Committee**
  (Vice-Chair Kenny and Commissioners Flores, Schissler and Shaw)

- **Joint Sustainability Committee**
  (Commissioners Schneider and Seeger)

- **Small Area Planning Joint Committee**
  (Commissioners Anderson, Howard, Shieh and Thompson)

- **South Central Waterfront Advisory Board**
  (Commissioner Schissler)

- **HLC – Design Guidelines Working Group**
  (Commissioner McGraw)

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

Facilitator: **Randy Rouda**, 512-974-3338
Attorney: **Chad Shaw**, 512-974-2671
Commission Liaison: **Andrew Rivera**, 512-974-6508
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.