PLANNING COMMISSION AGENDA

Tuesday, June 11, 2019

The Planning Commission will convene at 6:00 PM on
Tuesday, June 11, 2019 at Austin City Hall, Council Chambers
301 W. Second Street, Austin, TX

Greg Anderson
Awais Azhar
Yvette Flores – Secretary
Patrick Howard
Fayez Kazi – Chair
Conor Kenny – Vice-Chair
Karen McGraw
James Schissler

Robert Schneider
Patricia Seeger
Todd Shaw
James Shieh – Parliamentarian
Jeffrey Thompson
William Burkhardt – 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

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.

Facilitator: Joi Harden, 512-974-1617
Attorney: Erika Lopez, 512-974-3588
Commission Liaison: Andrew Rivera, 512-974-6508
B. APPROVAL OF MINUTES

1. Approval of minutes from May 28, 2019

C. PUBLIC HEARINGS

1. **Rezoning:** C14-2018-0026 - E Riverside Dr and S Pleasant Valley Rd Tract 4; District 3
   - Location: 1600 Wickersham Lane, Country Club West Watershed; Pleasant Valley NP Area
   - Owner/Applicant: NRE ION LLC
   - Agent: Armbrust & Brown, PLLC (Michael Whellan)
   - Request: ERC-NMU to ERC-CMU, extend eligibility for a development bonus
   - Staff Rec.: **Recommended within 0.5 miles of intersection of Riverside and Pleasant Valley, not recommended beyond 0.5 miles**
   - Staff: Jerry Rusthoven, 512-974-3207
     Planning and Zoning Department

2. **Rezoning:** C14-2018-0028 - E. Riverside Dr and 1109 S. Pleasant Valley Road Tracts 1 and 2; District 3
   - Location: 1109 South Pleasant Valley Road, 4600 Elmont Drive, Country Club West Watershed; Pleasant Valley NP Area
   - Owner/Applicant: NRE TOWN LAKE PROPERTY OWNER LLC
   - Agent: Armbrust & Brown, PLLC (Michael Whellan)
   - Request: ERC-UR to ERC-CMU, extend eligibility for a development bonus
   - Staff Rec.: **Recommended within 0.5 miles of intersection of Riverside and Pleasant Valley, not recommended beyond 0.5 miles**
   - Staff: Jerry Rusthoven, 512-974-3207
     Planning and Zoning Department

3. **Rezoning:** C14-2018-0027 - E. Riverside Dr and S. Pleasant Valley Rd. Tracts 3 & 5; District 3
   - Location: 4700 East Riverside Drive, 1515 Wickersham Lane, Country Club West Watershed; Pleasant Valley NP Area
   - Owner/Applicant: NRE ZONE LLC
   - Agent: Armbrust & Brown, PLLC (Michael Whellan)
   - Request: ERC-NMU and ERC-UR to ERC-CMU, extend eligibility for a development bonus
   - Staff Rec.: **Recommended within 0.5 miles of intersection of Riverside and Pleasant Valley, not recommended beyond 0.5 miles**
   - Staff: Jerry Rusthoven, 512-974-3207
     Planning and Zoning Department

Facilitator: Joi Harden, 512-974-1617
Attorney: Erika Lopez, 512-974-3588
Commission Liaison: Andrew Rivera, 512-974-6508
4. **Restrictive Covenant Amendment:**
   
   **Location:** 1600 Wickersham Lane, 4700 E Riverside Drive, 1515 Wickersham Lane, 1109 South Pleasant Valley Road, 4600 Elmont Drive, Country Club West Watershed; Pleasant Valley NP Area
   
   **Owner/Applicant:** NRE ZONE LLC
   
   **Agent:** Armbrust & Brown, PLLC (Michael Whellan)
   
   **Request:** Amend Restrictive Covenant
   
   **Staff Rec.:** Recommended
   
   **Staff:** Jerry Rusthoven, 512-974-3207
   
   Planning and Zoning Department

5. **Restrictive Covenant Termination:**
   
   **Location:** 1600 Wickersham Lane, Country Club West Watershed; Pleasant Valley NP Area
   
   **Owner/Applicant:** AUSTIN STUDENT VENTURE II LP JLC SOUTHEAST LLC; NRE ZONE LLC
   
   **Agent:** Armbrust & Brown, PLLC (Michael Whellan)
   
   **Request:** Terminate Restrictive Covenant
   
   **Staff Rec.:** Recommended
   
   **Staff:** Jerry Rusthoven, 512-974-3207
   
   Planning and Zoning Department

6. **Rezoning:**
   
   **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 Department (Heather Chaffin)
   
   **Request:** From ERC to MH
   
   **Staff Rec.:** Recommended
   
   **Staff:** Heather Chaffin, 512-974-2122
   
   Planning and Zoning Department

7. **Rezoning:**
   
   **Location:** 8105 Research Boulevard, Little Walnut Creek Watershed; North Austin Civic Association NP Area
   
   **Owner/Applicant:** NL Austin MHP, LLC
   
   **Request:** City of Austin - Planning and Zoning Department (Sherri Sirwaitis)
   
   **Staff Rec.:** Recommended
   
   **Staff:** Sherri Sirwaitis, 512-974-3057
   
   Planning and Zoning Department
8. 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

9. Plan Amendment: **NPA-2018-0005.01 - 1501 Airport Commerce; District 3**
   - Location: 1501 Airport Commerce Drive, Carson Creek Watershed
   - Owner/Applicant: W2 Hill ACP II LP
   - Agent: Drenner Group (Amanda Swor)
   - Request: Commercial to Mixed Use land use
   - Staff Rec.: **Not recommended**
   - Staff: *Jesse Gutierrez*, 512-974-1606

Planning and Zoning Department

10. Rezoning: **C14-2019-0029 - 1501 Airport Commerce Dr; District 3**
    - Location: 1501 Airport Commerce Drive, Carson Creek Watershed; Montopolis NP Area
    - Owner/Applicant: W2 Hill ACP II, LP
    - Agent: Drenner Group, PC (Amanda Swor)
    - Request: CS-CO-NP to CS-MU-CO-NP
    - Staff Rec.: **Not recommended**
    - Staff: *Sherri Sirwaitis*, 512-974-3057

Planning and Zoning Department

11. Plan Amendment: **NPA-2017-0018.01 - 2106 Payne; District 7**
    - Location: 2106 Payne Avenue, Shoal Creek Watershed; Brentwood / Highland Combined (Brentwood) NP Area
    - Owner/Applicant: 2106 Payne Ventures, LLC
    - Agent: Drenner Group, PC (Amanda Swor)
    - Request: Single Family to Mixed Use/Office
    - Staff Rec.: **Recommended**
    - Staff: *Maureen Meredith*, 512-974-2695

Planning and Zoning Department

Facilitator: *Joi Harden*, 512-974-1617
Attorney: *Erika Lopez*, 512-974-3588
Commission Liaison: *Andrew Rivera*, 512-974-6508
12. Rezoning: **C14-2019-0053 - 2106 Payne; District 7**  
Location: 2106 Payne Avenue, Shoal Creek Watershed; Brentwood / Highland Combined (Brentwood) NP Area  
Owner/Applicant: 2106 Payne Ventures, LLC  
Agent: Drenner Group, PC (Amanda Swor)  
Request: SF-3-NP to LO-MU-NP  
Staff Rec.: **Recommendation of NO-MU-NP**  
Staff: **Kate Clark, 512-974-1237**  
Planning and Zoning Department

13. 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.: **Pending; Postponement request by Staff to July 23, 2019**  
Staff: **Heather Chaffin, 512-974-2122**  
Planning and Zoning Department

14. Rezoning: **C14-2019-0074 - 2202 Webberville Road; District 1**  
Location: 2202, 2210, 2214 and 2220 Webberville Road and 2206 East 7th Street, Lady Bird Lake Watershed; Central East Austin NP Area  
Owner/Applicant: 2202 Webberville Road, LLC (Bill Knauss)  
Agent: Drenner Group, PC (Leah Bojo)  
Request: CS-MU-CO-NP and CS-MU-V-CO-NP  
Staff Rec.: **Recommended**  
Staff: **Heather Chaffin, 512-974-2122**  
Planning and Zoning Department

15. Rezoning: **C14-2018-0155 - 3300 Manor Road; District 1**  
Location: 2205 Tillery Street, 2213 Tillery Street and 3303 Manor Road, Tannehill Branch Watershed; East MLK Combined NP Area  
Owner/Applicant: The Urban Groundskeeper (Glenn F. Cooper)  
Agent: Drenner Group, PC (Amanda Swor)  
Request: CS-V-CO-NP, CS-CO-NP and SF-3-NP to CS--MU-V-NP  
Staff Rec.: **Pending; Postponement request by Staff to June 25, 2019**  
Staff: **Heather Chaffin, 512-974-2122**  
Planning and Zoning Department
16. 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.: Pending; Postponement request by Staff to June 25, 2019
Staff: Heather Chaffin, 512-974-2122
Planning and Zoning Department

17. Restrictive Covenant Amendment: [C14-85-244(RCA) - 10001 Sonelake; District 7]
Location: 10001 Stonelake Boulevard, Shoal Creek Watershed; North Burnet/Gateway NP Area
Owner/Applicant: Mary Elizabeth Notley Morse, Fredrick Clarke Morse, III, Scott Morse 2012 Family Trust (Scott Notley Morse, Trustee)
Agent: The Drenner Group, PC (Leah M. Bojo)
Request: To amend a public restrictive covenant associated with zoning case C14-85-244(Part 7)
Staff Rec.: Recommended
Staff: Sherri Sirwaitis, 512-974-3057
Planning and Zoning Department

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: Unzoned to PUD
Staff Rec.: Indefinite Postponement request by Staff
Staff: Wendy Rhoades, 512-974-7719
Planning and Zoning Department

19. Rezoning: [C14H-2019-0077 - Gruber-Trevino House; District 3]
Location: 1603 Willow Street, Waller Creek Watershed; East Cesar Chavez NP Area
Owner/Applicant: Historic Landmark Commission, applicant; Geoff Reilert, owner
Request: SF-3-NP to SF-3-H-NP
Staff Rec.: Not recommended
Staff: Steve Sadowsky, 512-974-6454
Planning and Zoning Department
20. **Rezoning:**

   **C14H-2019-0063 - Robertson/Stuart & Mair Historic District; District 1**

   **Location:** Roughly bounded by Embassy Drive on the west, the alley between E. 7th and E. 8th Streets on the south, Lydia and Navasota Streets on the east, and the alley between E. 10th and E. 11th Streets on the north, and encompassing the 1000, 1100, and 1200 block, Waller Creek and Lady Bird Lake Watersheds; Central East Austin NP Area

   **Owner/Applicant:** Guadalupe Association for an Improved Neighborhood

   **Request:** Recommend historic area (HD) combining district overlay to all existing base zoning for all parcels within the proposed historic district, excluding 1101 E. 11th Street.

   **Staff Rec.:** Recommended

   **Staff:** Cara Bertron, 512-974-1446

   Planning and Zoning Department

21. **Code Amendment:**

   **C20-2019-007 - North Burnet Gateway Subdistricts**

   **Request:** Consider an ordinance amending Title 25 of the City Code to create new subdistricts in the North Burnet Gateway regulating plan.

   **Staff Rec.:** Recommended

   **Staff:** Jerry Rusthoven, 512-974-3207

   Planning and Zoning Department

22. **Code Amendment:**

   **C20-2019-001 - Signage**

   **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:** Chris Johnson, 512-974-2769

   Development Services Department

23. **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
24. **Site Plan - Compatibility Waiver:**
- **Location:** 2202 Webberville Road, Lady Bird Lake Watershed; Central East Austin NP Area
- **Owner/Applicant:** 2202 Webberville Road LLC
- **Agent:** Wuest Group
- **Request:** Reduce compatibility setback from 25 feet to 15 feet.
- **Staff Rec.:** Recommended
- **Staff:** Randall Rouda, 512-974-3338
  Development Services Department

25. **Final Plat:**
- **Location:** 4302 Avenue D, Waller Creek Watershed; Hyde Park NP Area
- **Owner/Applicant:** Tyson Tuttle
- **Agent:** Hector Avila
- **Request:** Approval of the Hyde Park Addition Resubdivision of Parts of Lot 19, 20, 21, 22, Block B composed of 1 lot on 0.144 acres.
- **Staff Rec.:** Disapproval
  Development Services Department

26. **Final Plat - Previously Unplatted:**
- **Location:** 6301 Crumley Drive, Colorado River Watershed; Montopolis NP Area
- **Owner/Applicant:** Crumley Lane, LLC (Austin Divino)
- **Agent:** TDI Engineering, LLC (Gabriel Morales)
- **Request:** Approval of the Crumley Lane Subdivision composed of 3 lots on 0.47 acres.
- **Staff Rec.:** Disapproval
  Development Services Department

27. **Preliminary Plan - Revised:**
- **Location:** 1211 West Riverside Drive, Lake Austin Watershed; South Lamar Combined (Zilker) NP Area (Suspended)
- **Owner/Applicant:** 16 Piggybank, Ltd. (Huston Street)
- **Agent:** Consort, Inc. (Ben Turner)
- **Request:** Approval of the Riverside and Lamar Preliminary Plan Revision composed of 2 lots on 1.15 acres
- **Staff Rec.:** Disapproval
  Development Services Department
D. NEW BUSINESS

1. **Long-Range CIP Strategic Plan**
   Discussion and possible action related to proposed updates to Long-Range CIP Strategic Plan and transmittal memo from Planning Commission to City Manager. Staff: Stevie Greathouse, 512-974-7226, Planning and Zoning Department

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

2. **Planning Commission Rules of Procedure**
   Discuss and consider adoption of Planning Commission debate rules. 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)

Facilitator: **Joi Harden**, 512-974-1617
Attorney: **Erika Lopez**, 512-974-3588
Commission Liaison: **Andrew Rivera**, 512-974-6508
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 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.
Speaker Testimony Time Allocation

PUBLIC HEARING

<table>
<thead>
<tr>
<th>Speaker</th>
<th>Number</th>
<th>Time Allocated</th>
</tr>
</thead>
<tbody>
<tr>
<td>Applicant / Agent</td>
<td>1</td>
<td>5 min (Additional 3 minute rebuttal)</td>
</tr>
<tr>
<td>Speakers For</td>
<td>Up to 3</td>
<td>3 min.</td>
</tr>
<tr>
<td>Speakers For</td>
<td>Up to 16</td>
<td>1 min.</td>
</tr>
<tr>
<td>Primary Speaker</td>
<td>1</td>
<td>5 min.</td>
</tr>
<tr>
<td>Speakers Against</td>
<td>Up to 3</td>
<td>3 min.</td>
</tr>
<tr>
<td>Speakers Against</td>
<td>Up to 16</td>
<td>1 min.</td>
</tr>
</tbody>
</table>

**PER CITY CODE NAME AND ADDRESS ARE REQUIRED**

Speakers are limited to 10 minutes maximum.

POSTPONEMENT

<table>
<thead>
<tr>
<th>Speaker</th>
<th>Number</th>
<th>Time Allocated</th>
</tr>
</thead>
<tbody>
<tr>
<td>Primary Speaker Favoring Postponement</td>
<td>1</td>
<td>3 min.</td>
</tr>
<tr>
<td>Secondary Speaker Favoring Postponement</td>
<td>1</td>
<td>2 min.</td>
</tr>
<tr>
<td>Primary Speaker Opposing Postponement</td>
<td>1</td>
<td>3 min.</td>
</tr>
<tr>
<td>Secondary Speaker Opposing Postponement</td>
<td>1</td>
<td>2 min.</td>
</tr>
</tbody>
</table>

**2019 PLANNING COMMISSION MEETING SCHEDULE**

<table>
<thead>
<tr>
<th>Date</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>January 8, 2019</td>
<td>July 9, 2019</td>
</tr>
<tr>
<td>January 22, 2019</td>
<td>July 23, 2019</td>
</tr>
<tr>
<td>February 12, 2019</td>
<td>August 13, 2019</td>
</tr>
<tr>
<td>February 26, 2019</td>
<td>August 27, 2019</td>
</tr>
<tr>
<td>March 12, 2019</td>
<td>September 10, 2019</td>
</tr>
<tr>
<td>March 26, 2019</td>
<td>September 24, 2019</td>
</tr>
<tr>
<td>April 9, 2019</td>
<td>October 8, 2019</td>
</tr>
<tr>
<td>April 23, 2019</td>
<td>October 22, 2019</td>
</tr>
<tr>
<td>May 14, 2019</td>
<td>November 12, 2019</td>
</tr>
<tr>
<td>May 28, 2019</td>
<td>November 26, 2019</td>
</tr>
<tr>
<td>June 11, 2019</td>
<td>December 10, 2019</td>
</tr>
<tr>
<td>June 25, 2019</td>
<td>December 17, 2019</td>
</tr>
</tbody>
</table>