PLANNING COMMISSION AGENDA

Tuesday, July 9, 2019

The Planning Commission will convene at 6:00 PM on Tuesday, July 9, 2019 at Austin City Hall, Council Chambers
301 W. Second Street, Austin, TX

Greg Anderson
Awais Azhar
Yvette Flores – Secretary
Claire Hempel
Patrick Howard
Fayez Kazi – Chair
Conor Kenny – Vice-Chair
Carmen Llanes-Pulido

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: Wendy Rhoades, 512-974-7719
Attorney: Steven Maddoux, 512-974-6080
Commission Liaison: Andrew Rivera, 512-974-6508
B. APPROVAL OF MINUTES

1. Approval of minutes from June 25, 2019.

C. PUBLIC HEARINGS

1. **Plan Amendment:** NPA-2018-0005.01 - 1501 Airport Commerce; District 3
   
   **Location:** 1501 Airport Commerce Drive, Carson Creek Watershed; Montopolis NP Area
   
   **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

2. **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

3. **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 Department
   
   **Agent:** City of Austin, Planning and Zoning Department (Maureen Meredith)
   
   **Request:** From Commercial to Higher Density Single Family land use
   
   **Staff Rec.:** Not Recommended
   
   **Staff:** Maureen Meredith, 512-974-2695
   
   Planning and Zoning Department
4. **Rezoning:** C14-2019-0028 - 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 Department
   - **Agent:** City of Austin, Planning and Zoning Department (Kate Clark)
   - **Request:** From CS-NP to MH-NP
   - **Staff Rec.:** Not Recommended
   - **Staff:** Kate Clark, 512-974-1237

5. **Plan Amendment:** NPA-2018-0016.04 - Springdale Farms; District 1
   - **Location:** 735 Springdale Road, Boggy Creek Watershed; Govalle / Johnston Terrace Combined NP Area
   - **Owner/Applicant:** PSW-Springdale LLC
   - **Agent:** PSW-Springdale LLC (Jarred Corbell)
   - **Request:** From Single Family to Mixed Use land use
   - **Staff Rec.:** Recommended
   - **Staff:** Maureen Meredith, 512-974-2695

6. **Rezoning:** C14-2019-0031 - Springdale Farms; District 1
   - **Location:** 735 Springdale Road, Boggy Creek Watershed; Govalle / Johnston Terrace Combined NP Area
   - **Owner/Applicant:** PSW-Springdale LLC (Jarred Corbell)
   - **Request:** CS-MU-CO-NP to CS-MU-CO-NP, to change a condition of zoning
   - **Staff Rec.:** Recommended
   - **Staff:** Heather Chaffin, 512-974-2122

7. **Rezoning:** C14-2018-0128 - 2323 South Lamar; District 5
   - **Location:** 2323 South Lamar Boulevard, 2421 Bluebonnet Lane, and 2315 South Lamar Boulevard, West Bouldin Creek Watershed; South Lamar NP Area (Suspended)
   - **Owner/Applicant:** 2323 South Lamar LTD (Kirk Rudy)
   - **Agent:** Armbrust & Brown PLLC (Richard Suttle)
   - **Request:** GR-V-CO, LO-CO, and GR-CO to LO-V-CO and GR-CO-V
   - **Staff Rec.:** Postponement request by Staff to July 23, 2019
   - **Staff:** Heather Chaffin, 512-974-2122

Facilitator: Wendy Rhoades, 512-974-7719
Attorney: Steven Maddoux, 512-974-6080
Commission Liaison: Andrew Rivera, 512-974-6508
8. **Rezoning:**
   - **Location:** 2205 Tillery Street, 2213 Tillery Street and 3303 Manor Road, Tannehill
   - **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-CO-NP
   - **Staff Rec.:** Recommended, with Conditions
   - **Staff:** Heather Chaffin, 512-974-2122

9. **Site Plan Extension: SP-2013-0449C(XT2) - Waller Park Place; District 9**
   - **Location:** 92 Red River Street, Waller Creek Watershed; Downtown Austin Plan
   - **Owner/Applicant:** Waller Creek Land Company, LLC
   - **Agent:** Big Red Dog
   - **Request:** Applicant requests 5-year extension to previously approved site plan.
   - **Staff Rec.:** Recommended
   - **Staff:** Jeremy Siltala, 512-974-2945

10. **Site Plan (CUP): SPC-2018-0068D - Reznicek Field Water Quality Retrofit; District 4**
    - **Location:** 401 West St. Johns Avenue, Waller Creek Watershed; Brentwood / Highland Combined (Highland) NP Area
    - **Owner/Applicant:** Watershed Protection Department, City of Austin
    - **Agent:** Tom Franke (Watershed Protection Department)
    - **Request:** Approval of a Conditional Use Permit for land zoned P (Public) over 1 acre in size.
    - **Staff Rec.:** Recommended
    - **Staff:** Robert Anderson, 512-974-3026

11. **Site Plan (CUP): SPC-2018-0324C - Georgian Acres Park; District 4**
    - **Location:** 500 East Powell Lane, Little Walnut Creek Watershed; North Lamar / Georgian Acres Combined NP Area
    - **Owner/Applicant:** Parks and Recreation Department
    - **Agent:** CAS Consulting Services
    - **Request:** Approval of a Conditional Use Permit for land zoned P (Public) over 1 acre in size.
    - **Staff Rec.:** Recommended
    - **Staff:** Jeremy Siltala, 512-974-2945

Facilitator: Wendy Rhoades, 512-974-7719
Attorney: Steven Maddoux, 512-974-6080
Commission Liaison: Andrew Rivera, 512-974-6508
12. Site Plan - Variance: SP-2018-0560C - Velocity Credit Union; District 1
   Location: 705 East 12th Street, Waller Creek Watershed; Downtown Austin Plan
   Owner/Applicant: Velocity Credit Union
   Agent: Stantec Consulting Services, Inc.
   Request: Applicant requests a variance to 25-6-591 to allow more parking than required.
   Staff Rec.: Recommended
   Staff: Jeremy Siltala, 512-974-2945
   Development Services Department

13. Final Plat - Resubdivision: C8-2018-0097.0A - Holton Tillery Acres Subdivision; District 3
   Location: 3201 Holton Street, Boggy Creek / Colorado River Watersheds; Govalle/Johnston Terrace Combined (Govalle) NP Area
   Owner/Applicant: Urban Gravity LLC
   Agent: Southwest Engineers (Matt Dringenberg)
   Request: Approve a Variance from 25-4-175 (LDC) to allow a flag lot and resubdivide 2 lots into 6 lots on 0.92 acres.
   Staff Rec.: Recommended
   Staff: Sylvia Limon, 512-974-2767
   Development Services Department

14. Resubdivision: C8-2019-0021.0A - Resubdivision of Lot 1, Block "A" Braker Pointe Subdivision; District 7
   Location: 10751-1/2 North Mopac Expressway Service Road Northbound, Shoal Creek Watershed; North Burnet / Gateway NP Area
   Owner/Applicant: Betsy Foster, GBD Properties, Inc.
   Agent: Nick Brown, Stantec Consulting Services
   Request: Applicant proposes to resubdivide Lot 1, Block "A" Braker Pointe Subdivision into two lots.
   Staff Rec.: Recommended
   Staff: Joey de la Garza, 512-974-2664
   Development Services Department

15. Resubdivision: C8-2019-0099.0A - 6111 South Congress; District 2
   Location: 6111 South Congress Avenue, Williamson Creek Watershed; South Congress Combined (Sweetbriar) NP Area
   Owner/Applicant: Maynard Angel Denise Trust & Roger Alan Maynard
   Agent: Kimley-Horn (Harrison M. Hudson, P.E.)
   Request: Request for the approval of 6111 South Congress composed of 1 lot on 1.76 acres.
   Staff Rec.: Disapproval
   Staff: Development Services Department

Facilitator: Wendy Rhoades, 512-974-7719
Attorney: Steven Maddoux, 512-974-6080
Commission Liaison: Andrew Rivera, 512-974-6508
16. **Resubdivision**: C8-2019-0106.0A - Resubdivision of a Portion of Lots 3 and 4, Block 17, Westfield A; District 10  
   **Location**: 2000 Forest Trail, Johnson Creek Watershed; West Austin Neighborhood Group NP Area  
   **Owner/Applicant**: Patricia Donahue  
   **Agent**: Amc Design Group Inc. (Chris McComb)  
   **Request**: Approval of the Resubdivision of a Portion of Lots 3 and 4, Block 17, Westfield A composed of 2 lots on 0.61 acres.  
   **Staff Rec.**: Disapproval  
   **Staff**: Development Services Department

17. **Final Plat - Previously Unplatted**: C8-2019-0105.0A - Arebalo Place Subdivision; District 3  
   **Location**: 6400 Lynch Lane, Country Club East Watershed; Montopolis NP Area  
   **Owner/Applicant**: Geraci Properties, LLC (Richard Geraci)  
   **Agent**: Miguel Gonzales, Jr.  
   **Request**: Approval of the Arebalo Place Subdivision Final Plat composed of 1 lot on 0.88 acres.  
   **Staff Rec.**: Disapproval  
   **Staff**: Development Services Department

**D. NEW BUSINESS**

1. **Initiation of Code Amendments - Downtown Density Bonus Map and Table**  
   Discuss and consider initiation of amendments to Title 25 of the City Code related to 25-2-586 (B) Downtown Density Bonus Map and Table to correct a mapping discrepancy. Jorge Rousselin, 512-974-2975 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
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. Nominations and Elections

1. Planning Commission Joint Committees and Advisory Board Nominations

Discussion and nomination of Planning Commission Members to be recommended to Council for the purpose of serving on the following Committees: Codes and Ordinances Joint Committee, Comprehensive Plan Joint Committee, Joint Sustainability Committee, Small Area Planning Joint Committee and South Central Waterfront Advisory Board.

H. BOARDS, COMMITTEES & WORKING GROUPS UPDATES

*Former Members

Codes and Ordinances Joint Committee
(*Chair Kazi and Commissioner Seeger)

Comprehensive Plan Joint Committee
(*Vice-Chair Kenny and Commissioners Flores 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
(Vacant)

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.

Facilitator: Wendy Rhoades, 512-974-7719
Attorney: Steven Maddoux, 512-974-6080
Commission Liaison: Andrew Rivera, 512-974-6508
Speaker Testimony Time Allocation

PUBLIC HEARING

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<thead>
<tr>
<th>Speaker</th>
<th>Number</th>
<th>Time Allocated</th>
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<td>Applicant / Agent</td>
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<td>Speakers Against</td>
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*PER CITY CODE NAME AND ADDRESS ARE REQUIRED*

Speakers are limited to 10 minutes maximum.

POSTPONEMENT

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<td>Primary Speaker Opposing Postponement</td>
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2019 PLANNING COMMISSION MEETING SCHEDULE

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