PLANNING COMMISSION AGENDA

Tuesday, October 8, 2019

The Planning Commission will convene at 6:00 PM on Tuesday, October 8, 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
Don Leighton-Burwell – 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: Johnathan Davila, 512-974-2414.
Attorney: Chad Shaw, 512-974-2671
Commission Liaison: Andrew Rivera, 512-974-6508
B. APPROVAL OF MINUTES

1. Approval of minutes from Tuesday, September 24, 2019

C. PUBLIC HEARINGS

1. Plan Amendment: NPA-2019-0027.02 - 2401 Winsted; District 10
   Location: 2401 Winsted Lane, Johnson Creek Watershed
   Owner/Applicant: 2401 Winsted LLC
   Agent: Drenner Group (Amanda Swor)
   Request: Single-Family to Neighborhood Mixed Use land use
   Staff Rec.: Recommended
   Staff: Kathleen Fox, 512-974-7877
   Planning and Zoning Department

2. Rezoning: C14-2019-0049 - 2401 Winsted; District 10
   Location: 2401 Winsted Lane, Johnson Creek Watershed; Central West Austin
   Combined (West Austin Neighborhood Group) NP Area
   Owner/Applicant: 2401 Winsted LLC
   Agent: Drenner Group (Amanda Swor)
   Request: MF-2-NP to LR-MU-CO-NP, as Amended
   Staff Rec.: Recommended, with conditions
   Staff: Heather Chaffin, 512-974-2122
   Planning and Zoning Department

3. Plan Amendment: NPA-2019-0020.04 - 600 Industrial Blvd; District 3
   Location: 600 Industrial Boulevard, Blunn Creek Watershed; South Congress
   Combined (East Congress) NP Area
   Owner/Applicant: KC 600 Industrial LLC (Mitchell S. Johnson)
   Agent: Smith Robertson, L.L.P. (David Hartman)
   Request: Industry to Mixed Use land use
   Staff Rec.: Recommended
   Staff: Jesse Gutierrez, 512-974-1606
   Planning and Zoning Department
4. **Rezoning: C14-2019-0082 - 600 Industrial Blvd; District 3**  
   Location: 600 Industrial Boulevard, Blunn Creek Watershed; South Congress Combined (East Congress) NP Area  
   Owner/Applicant: KC 600 Industrial LLC (Mitchell S. Johnson)  
   Agent: Smith Robertson, L.L.P. (David Hartman)  
   Request: LI-CO-NP to LI-PDA-NP  
   Staff Rec.: **Recommended, with conditions**  
   Staff: Wendy Rhoades, 512-974-7719  
   Planning and Zoning Department

5. **Plan Amendment: NPA-2019-0005.03 - 1411 Montopolis Rezoning, District 3**  
   Location: 1411 Montopolis Drive, Carson Creek Watershed; Montopolis NP Area  
   Owner/Applicant: EBC Construction, LLC (Erasmo Benitez)  
   Agent: Moncada Enterprises, LLC (Phil Moncada)  
   Request: Single Family to Mixed Use land ue  
   Staff Rec.: **Pending; Postponement request to November 12, 2019 by Staff**  
   Staff: **Maureen Meredith**, 512-974-2695  
   Planning and Zoning Department

6. **Rezoning: C14-2019-0093 - 1411 Montopolis Dr, District 3**  
   Location: 1411 Montopolis Drive, Carson Creek Watershed; Montopolis NP Area  
   Owner/Applicant: UWSCO (Erasmo Benitez)  
   Agent: Moncada Enterprises, LLC (Phil Moncada)  
   Request: SF-3-NP to GR-MU-NP  
   Staff Rec.: **Pending; Postponement request to November 12, 2019 by Staff**  
   Staff: **Kate Clark**, 512-974-1237  
   Planning and Zoning Department

7. **Rezoning: C14-2019-0107.SH - Diamond Forty-Two; District 1**  
   Location: 5511 - 5519 Jackie Robinson Street, Fort Branch Watershed  
   Owner/Applicant: William Moseley  
   Agent: O-SDA Industries, LLC (Megan Lasch)  
   Request: SF-3-NP to MF-2-NP  
   Staff Rec.: **Recommended**  
   Staff: **Heather Chaffin**, 512-974-2122  
   Planning and Zoning Department
8. **Rezoning:** C14-2019-0101 - 1010 Clermont; District 3  
   Location: 1010 Clermont Avenue, Lady Bird Lake Watershed; East Cesar Chavez NP Area  
   Owner/Applicant: Coee Yakka LLC (Paul Stables)  
   Agent: Hector Avila  
   Request: GR-MU-V-CO-NP to GR-MU-V-CO-NP, to change a condition of zoning.  
   Staff Rec.: **Recommended**  
   Staff: **Heather Chaffin**, 512-974-2122, Planning and Zoning Department

9. **Rezoning:** C814-2018-0128 - 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.: **Postponement request by Staff to November 12, 2019**  
   Staff: **Heather Chaffin**, 512-974-2122, Planning and Zoning Department

10. **Rezoning:** C14-2017-0148 - Eightfold; District 1  
    Location: 3443 Ed Bluestein Boulevard NB, Walnut Creek and Boggy Creek Watersheds; East MLK Combined NP Area  
    Owner/Applicant: Sprouse Shrader Smith (Terrence L. Irion)  
    Agent: 3443 Zen Garden LLP (Adam Zarafshari)  
    Request: LI-NP to LI-PDA-NP  
    Staff Rec.: **Recommended with conditions**  
    Staff: **Heather Chaffin**, 512-974-2122, Planning and Zoning Department

11. **Code Amendment:** C20-2019-012 - Downtown Density Bonus Program Map Correction  
    Location: 827 West 12th Street, Waller Creek Watershed; Downtown Master Plan  
    Owner/Applicant: City of Austin  
    Request: Consider amending Title 25 of the City Code related to 25-2-586 (B) Downtown Density Bonus Map and Table to correct a mapping discrepancy.  
    Staff Rec.: **Recommended**  
    Staff: **Jorge E. Rousselin**, 512-974-2975, Planning and Zoning Department

Facilitator: Johnathan Davila, 512-974-2414.  
Attorney: Chad Shaw, 512-974-2671  
Commission Liaison: **Andrew Rivera**, 512-974-6508
12. Water District: C12M-2019-0002 - Water Control and Improvement District No. 10
   Location: 2000-2111 Trail of Madrones, Lake Austin Watershed
   Owner/Applicant: Mary Wood
   Request: City consent to the annexation of approximately 4.42 acres into Travis County Water Control and Improvement District No. 10
   Staff Rec.: Approval
   Staff: Virginia Collier, 512-974-2022
   Planning and Zoning Department

D. 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 and Vice-Chair Kenny

   a. LDC Revision Working Groups discussion and updates.
      Affordability
      (Commissioners Azhar, Howard, Llanes-Pulido and Anderson)
      Downtown
      (Commissioners Anderson, Flores and Hempel)
      Non-Residential
      (Vice-Chair Kenny and Commissioners: Flores and Thompson)
      Process
      (Commissioners Hempel, Shaw and Thompson)
      Residential
      (Commissioners Vice-Chair Kenny, Schneider, Seeger and Shieh)
      Transitions
      (Commissioners Anderson, Azhar, Seeger, Shaw and Shieh)

   b. Discuss and consider adopting parliamentarian procedures for the LDC Revision sessions.

E. FUTURE AGENDA ITEMS

Facilitator: Johnathan Davila, 512-974-2414.
Attorney: Chad Shaw, 512-974-2671
Commission Liaison: Andrew Rivera, 512-974-6508
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.

F. BOARDS & COMMITTEES UPDATES

- Codes and Ordinances Joint Committee
  (Vice-Chair Kenny and Commissioners Azhar, Anderson and Seeger)

- Comprehensive Plan Joint Committee
  (Chair Kazi and Commissioners Flores, Llanes-Pulido and Shaw)

- Joint Sustainability Committee
  (Commissioners Schneider and Seeger, secondary)

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

- South Central Waterfront Advisory Board
  (Commissioner Anderson)

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.