PLANNING COMMISSION AGENDA

Tuesday, November 12, 2019

The Planning Commission will convene at 5:00 PM on
Tuesday, November 12, 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

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: Robert Anderson, 512-974-3026
Attorney: Erika Lopez, 512-974-3588
Commission Liaison: Andrew Rivera, 512-974-6508
A. DISCUSSION AND POSSIBLE ACTION

1) **Land Development Code Revision**
   Discussion and possible action of adoption of a comprehensive revision to the Land Development Code, relating to the regulation of land use and development in the City of Austin and its extraterritorial jurisdiction, together with related actions and City Code amendments; and amending the Imagine Austin Comprehensive Plan to revise the Growth Concept Map and associated text, adopted in the Austin Strategic Mobility Plan, to designate areas for multi-unit house-scale residential development and existing single-family uses. Staff: Brent Lloyd, Development Officer, Development Services Department, 512-974-2974; Annick C. Beaudet, Assistant Director, Austin Transportation Department, 512-974-7959.

6:00 PM TIME CERTAIN ITEMS

APPROVAL OF MINUTES

Approval of minutes from Tuesday, October 22, 2019

B. PUBLIC HEARINGS

1. **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 use
   Staff Rec.: **Application withdrawn by Applicant**
   Staff: **Maureen Meredith**, 512-974-2695
      Planning and Zoning Department

Facilitator: **Robert Anderson**, 512-974-3026
Attorney: **Erika Lopez**, 512-974-3588
Commission Liaison: **Andrew Rivera**, 512-974-6508
2. **Rezoning:** [C14-2019-0093 - 1411 Montopolis Rezoning; 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 SF-6-NP, as amended
   - **Staff Rec.:** Recommended
   - **Staff:** Kate Clark, 512-974-1237
     - Planning and Zoning Department

3. **Rezoning:** [C14-2019-0135 - West Stassney Lane Pharmacy Site Plan; District 2](#)
   - **Location:** 725 W. Stassney Lane, Williamson Creek Watershed; Garrison Park NP Area
   - **Owner/Applicant:** South Austin Healthcare Co. (Rohit Chaudhary)
   - **Agent:** Southwest Engineers (Matthew Dringenberg)
   - **Request:** SF-3-NP to GR-NP
   - **Staff Rec.:** Recommended
   - **Staff:** Kate Clark, 512-974-1237
     - Planning and Zoning Department

4. **Plan Amendment:** [NPA-2019-0028.01 – Wonderspaces; District 4](#)
   - **Location:** 1205 Sheldon Cove, Building Two, Suites A - H (17,576 sq. ft.), Little Walnut Creek Watershed; Heritage Hills/Windsor Hills Combined NP Area
   - **Owner/Applicant:** Metis Capital, LLC (Colin Laitner)
   - **Agent:** Graves Dougherty Hearon & Moody (Peter J. Cesaro)
   - **Request:** Industry to Commercial land use
   - **Staff Rec.:** Recommended
   - **Staff:** Maureen Meredith, 512-974-2695
     - Planning and Zoning Department

5. **Rezoning:** [C14-2019-0102 – Wonderspaces; District 4](#)
   - **Location:** 1205 Sheldon Cove, Building Two, Suites A - H, Little Walnut Creek Watershed; Heritage Hills/Windsor Hills Combined NP Area
   - **Owner/Applicant:** Metis Capital, LLC (Colin Laitner)
   - **Agent:** Graves Dougherty Hearon & Moody (Peter J. Cesaro)
   - **Request:** LI-NP to CS-1-NP
   - **Staff Rec.:** Recommended
   - **Staff:** Heather Chaffin, 512-974-2122
     - Planning and Zoning Department
6. **Plan Amendment:** [NPA-2017-0018.01 - 2106 Payne Avenue; District 7](#)  
   **Location:** 2106 Payne Avenue, Shoal Creek Watershed; Brentwood / Highland Combined (Brentwood) NP Area  
   **Owner/Applicant:** ARCH Properties, Inc.  
   **Agent:** Daniel McFarland  
   **Request:** Single Family to Mixed Use/Office  
   **Staff Rec.:** Recommended  
   **Staff:** Maureen Meredith, 512-974-2695  
   Planning and Zoning Department

7. **Rezoning:** [C14-2019-0053 - 2106 Payne Avenue; District 7](#)  
   **Location:** 2106 Payne Avenue, Shoal Creek Watershed; Brentwood / Highland Combined (Brentwood) NP Area  
   **Owner/Applicant:** ARCH Properties, Inc.  
   **Agent:** Daniel McFarland  
   **Request:** SF-3NP to NO-MU-NP  
   **Staff Rec.:** Recommended  
   **Staff:** Kate Clark, 512-974-1237  
   Planning and Zoning Department

8. **Plan Amendment:** [NPA-2019-0008.01 - 2711-2717 Manor Road; District 1](#)  
   **Location:** 2711, 2713, 2715, and 2717 Manor Road; 2204 Curtis Avenue, Boggy Creek Watershed; Rosewood NP Area  
   **Owner/Applicant:** 2715 Manor, LLC; 2717 Manor, LLC; Dennis Bruyere; and Andrew Pluta  
   **Agent:** Drenner Group, LLC (Amanda Swor)  
   **Request:** Single Family to Mixed Use land use  
   **Staff Rec.:** Recommended  
   **Staff:** Maureen Meredith, 512-974-2695  
   Planning and Zoning Department

9. **Rezoning:** [C14-2019-0105 - 2711-2717 Manor Road; District 1](#)  
   **Location:** 2711, 2713, 2715, and 2717 Manor Road; 2204 Curtis Avenue, Boggy Creek Watershed; Rosewood NP Area  
   **Owner/Applicant:** E-I35 Properties LLC, (Jerry T. Springer); 2717 Manor, LLC (Dennis Bruyere); Andrew Pluta  
   **Agent:** Drenner Group, LLC (Amanda Swor)  
   **Request:** SF-3-NP to CS-V-NP  
   **Staff Rec.:** Recommended  
   **Staff:** Heather Chaffin, 512-974-2122  
   Planning and Zoning Department
10. Plan Amendment: **NPA-2019-0012.02 - 3201 and 3203 Merrie Lynn; District 9**
   Location: 3201 and 3203 Merrie Lynn Avenue, Boggy Creek Watershed; Upper Boggy Creek NP Area
   Owner/Applicant: 3201 Merrie Lynn LLC (Eric Freytag), David Bills
   Agent: Drenner Group, LLC (Amanda Swor)
   Request: Multifamily to Mixed Use/Office land use
   Staff Rec.: Recommended
   Staff: **Maureen Meredith**, 512-974-2695
   Planning and Zoning Department

11. Rezoning: **C14-2019-0106 - 3201 and 3203 Merrie Lynn; District 9**
   Location: 3201 and 3203 Merrie Lynn Avenue, Boggy Creek Watershed; Upper Boggy Creek NP Area
   Owner/Applicant: 3201 Merrie Lynn LLC (Eric Freytag), David Bills
   Agent: Drenner Group, LLC (Amanda Swor)
   Request: MF-4-NP to LO-MU-NP, as amended
   Staff Rec.: Recommended
   Staff: **Heather Chaffin**, 512-974-2122
   Planning and Zoning Department

12. Restrictive Covenant Amendment: **C14-85-244, Part 7(RCA2) - Restrictive Covenant Amendment - 10010 N Capital of Texas Hwy; District 7**
   Location: 10010 North Capital of Texas Highway, Shoal Creek Watershed; North Burnet/Gateway NP Area
   Owner/Applicant: H & M Austin Management, Inc. (Richard Hardin)
   Agent: The Drenner Group, P.C. (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

13. Rezoning: **C14-2017-0148 - Eightfold; District 1**
   Location: 3443 Ed Bluestein Boulevard Northbound, 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.: Postponement request by Applicant to December 10, 2019
   Staff: **Heather Chaffin**, 512-974-2122
   Planning and Zoning Department

Facilitator: **Robert Anderson**, 512-974-3026
Attorney: **Erika Lopez**, 512-974-3588
Commission Liaison: **Andrew Rivera**, 512-974-6508
14. **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
   Agent: O-SDA Industries, LLC (Megan Lasch)
   Request: SF-3-NP to MF-2-NP
   Staff Rec.: **Postponement request by Staff to December 17, 2019**
   Staff: **Heather Chaffin**, 512-974-2122
   Planning and Zoning Department

15. **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 December 10, 2019**
   Staff: **Heather Chaffin**, 512-974-2122
   Planning and Zoning Department

16. **Rezoning:** C14-2019-0123 - 1408 E. 51st Street; District 4
   Location: 1408, 1410, 1414, 1416, and 1418 East 51st Street, Tannehill Branch Creek Watershed; Windsor Park NP Area
   Owner/Applicant: Sage Crossroads, LLC (David Foor)
   Agent: Drenner Group PC (Leah Bojo)
   Request: LO-V-NP to GR-MU-V-NP, as amended
   Staff Rec.: **Recommended**
   Staff: **Heather Chaffin**, 512-974-2122
   Planning and Zoning Department

17. **Restrictive Covenant Amendment:** C14-71-278(RCA) - 1408 E. 51st Street; District 4
   Location: 1408, 1410, 1414, 1416, and 1418 East 51st Street, Tannehill Branch Creek Watershed; Windsor Park NP Area
   Owner/Applicant: Sage Crossroads, LLC (David Foor)
   Agent: Drenner Group PC (Leah Bojo)
   Request: To amend a public restrictive covenant associated with zoning case C14-71-278
   Staff Rec.: **Recommended**
   Staff: **Heather Chaffin**, 512-974-2122
   Planning and Zoning Department

Facilitator: **Robert Anderson**, 512-974-3026
Attorney: **Erika Lopez**, 512-974-3588
Commission Liaison: **Andrew Rivera**, 512-974-6508
18. **Rezoning:** C14-2019-0127 - **Travis County Courthouse; District 9**  
Location: 1700 Guadalupe Street, Shoal Creek Watershed; Downtown Master Plan  
Owner/Applicant: Travis County (Judge Sarah Eckhardt)  
Agent: Hunt Companies (Rodney Moss)  
Request: DMU to P  
Staff Rec.: **Recommended**  
Staff: **Mark Graham**, 512-974-3574  
Planning and Zoning Department

19. **Planned Unit Development Amendment:** C814-04-0055.04.SH – **Mueller; District 9**  
Location: North I-35 at E. 51st Street / Mueller PUD, Boggy Creek Watershed, Tannehill Branch Watershed, RMMA  
Owner/Applicant: City of Austin Economic Development Department (Pamela Hefner)  
Agent: McCann Adams Studio (Jana McCann)  
Request: PUD to PUD, to change a condition of zoning  
Staff Rec.: **Recommended**  
Staff: **Heather Chaffin**, 512-974-2122  
Planning and Zoning Department

20. **Rezoning:** C14H-2019-0128 - **Richard Overton House; District 3**  
Location: 2011 Hamilton Avenue, Boggy Creek Watershed, East MLK Combined NP Area  
Owner/Applicant: City of Austin, Historic Landmark Commission  
Request: SF-3-NP to SF-3-H-NP  
Staff Rec.: **Recommended**  
Staff: **Steve Sadowsky**, 512-974-6454  
Planning and Zoning Department

21. **Rezoning:** C14H-1994-0019 - **Steussy-Skinner House; District 9**  
Location: 1705 Nueces Street, Shoal Creek Watershed, Downtown Master Plan  
Owner/Applicant: City of Austin, Planning and Zoning Department  
Request: GO-H to GO  
Staff Rec.: **Recommended**  
Staff: **Steve Sadowsky**, 512-974-6454  
Planning and Zoning Department
22. Right-of-Way Vacation:
   **F#10188-1908 – Right-of-Way Vacation; District 3**
   - Location: Onion Street between East 5th Street and East 6th Street
   - Owner/Applicant: 6th & Onion, LP
   - Agent: Armbrust & Brown, PLLC (Micahel Gaudini)
   - Request: Approval of Right-of-Way Vacation – Portion of Onion Street (0.399 acres (Approximately 17,393 square feet) being a portion of Onion Street, lying between Blocks 3 & 4, Subdivision of Outlot 4, Division “A”, a subdivision recorded in Volume W, Page 391, Deed Records of Travis County, Texas)
   - Staff Rec.: **Recommended**
   - Staff: **Mashell Smith**, 512-974-7079

23. Right-of-Way Vacation:
   **F#10076-1901 - Right-of-Way Alley Vacation; District 1**
   - Location: 809 E. 9th Street
   - Owner/Applicant: Guadalupe Neighborhood Development Corporation
   - Agent: Civilitude Engineers & Planners (Nhat Ho)
   - Request: Approval of Right-Of-Way vacation of the Alley (0.013 acre/ 572 sq. ft.) portion being the remaining of 20-ft wide tract of land, known as the alley of East 8th Street, adjacent to Lots 16 and 17, Sarah and Lydia M. Robertson’s Subdivision, out of Outlot 1, Division B, recorded in Volume 2, Page 232, Plat Records Travis County, Texas.
   - Staff Rec.: **Recommended**
   - Staff: **Mashell Smith**, 512-974-7079

24. Compatibility Waiver:
   **SP-2019-0168C - 3232 E Cesar Chavez; District 3**
   - Location: 3232 E Cesar Chavez St., Colorado River Watershed
   - Agent: Civilitude (James Schissler)
   - Request: Consider a request to reduce the compatibility height requirement of 25-2-1063 for the front of the proposed building along Cesar Chavez.
   - Staff Rec.: **Recommended**
   - Staff: **Robert Anderson**, 512-974-3026

Facilitator: **Robert Anderson**, 512-974-3026
Attorney: **Erika Lopez**, 512-974-3588
Commission Liaison: **Andrew Rivera**, 512-974-6508
25. Site Plan Extension: **SP-2013-0026C(XT2) - Grove Retail Center, District 3**
   Location: 5900 E Riverside Drive, Country Club East Watershed; Montopolis NP Area
   Owner/Applicant: Self Directed IRA Services, Inc. Custodian FBO David Beseda IRA (David Beseda)
   Agent: PSCE, Inc. (Mirza Baig)
   Request: Approval of a five-year extension to a previously approved site plan.
   Staff Rec.: Recommended
   Staff: Anaiah Johnson, 512-974-2932
   Development Services Department

26. Site Plan Extension: **SP-2014-0495B(XT2) - Terrace Section Five Block A Lot 3 (Extension); District 8**
   Location: 3000 Via Fortuna, Barton Creek Watershed-Barton Springs Zone; South Lamar Combined NP Area (Suspended)
   Owner/Applicant: Desta Three Partnership, Ltd. (Rodger Arend)
   Agent: Armbrust and Brown (Richard Suttle)
   Request: Applicant requests five-year extension to previously approved site plan.
   Staff Rec.: Recommended
   Staff: Jonathan Davila, 512-974-2414
   Development Services Department

27. Resubdivision: **C8-2018-0224.0A - Woodward resubdivision; District 3**
   Location: 303 Woodward Street, East Bouldin Creek Watershed
   Owner/Applicant: Woodward Street Holdings, LLC
   Agent: Servant Engineering (Mauricio Quintero Rangel)
   Request: Approval of the Woodward resubdivision, comprised of two lots on 0.36 acre, with a flag lot variance.
   Staff Rec.: Recommended
   Staff: Steve Hopkins, 512-974-3175
   Development Services Department

28. Final Plat: **C8-2018-0166.0A_SH - Govalle Terrace; District 3**
   Location: 5225 Jain Lane, Boggy Creek Watershed; Govalle / Johnston Terrace Combined (Johnston Terrace) NP Area
   Owner/Applicant: Govalle Terrace Partners, LP
   Agent: Big Red Dog Engineering Consulting (Amir Namakforoosh)
   Request: Approve a subdivision of 2 lots on 5.2373 acres.
   Staff Rec.: Recommended
   Staff: Sylvia Limon, 512-974-2767
   Development Services Department

Facilitator: Robert Anderson, 512-974-3026
Attorney: Erika Lopez, 512-974-3588
Commission Liaison: Andrew Rivera, 512-974-6508
29. **Final Plat:** C8J-2008-0176.01.6A - Sun Chase South Section Six; District 2
   Location: Sun Chase Parkway, Dry Creek East Watershed; Sun Chase MUD
   Owner/Applicant: Qualico CR, LP (Vera Massaro)
   Agent: Carlson Brigance & Doering, Inc. (Bill Couch)
   Request: Approval of Sun Chase South Section Six Final Plat, consisting of 42 lots on 10.872 acres. Water and wastewater will be provided by the City of Austin.
   Staff Rec.: **Recommended**
   Staff: **Sarah Sumner**, 512-854-7687
   Single Office

C. **NEW BUSINESS**

1. **2020 Planning Commission Meeting Schedule**
   Discussion and possible action to adopt the Planning Commission 2020 meeting schedule.

D. **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.*

E. **BOARDS, COMMITTEES & WORKING GROUPS 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)

Facilitator: **Robert Anderson**, 512-974-3026
Attorney: **Erika Lopez**, 512-974-3588
Commission Liaison: **Andrew Rivera**, 512-974-6508
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: Robert Anderson, 512-974-3026
Attorney: Erika Lopez, 512-974-3588
Commission Liaison: Andrew Rivera, 512-974-6508