PLANNING COMMISSION AGENDA

Tuesday, January 14, 2020

The Planning Commission will convene at 6:00 PM on Tuesday, January 14, 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: Kate Clark, 512-974-1237
Attorney: Erika Lopez, 512-974-3588
Commission Liaison: Andrew Rivera, 512-974-6508
A. APPROVAL OF MINUTES

1. Approve the minutes of December 10, 2019 and December 17, 2019.

B. PUBLIC HEARINGS

1. **Plan Amendment:** NPA-2019-0015.01 - 5010 & 5102 Heflin Lane; District 1
   - **Location:** 5010 & 5102 Heflin Lane, Fort Branch Watershed; East MLK Combined NP Area
   - **Owner/Applicant:** Heflin Phase 1, LLC (Lynn Yuan and Shirley Davis)
   - **Agent:** Metcalf Wolff Stuart & Williams, LLC (Michele Rogerson Lynch)
   - **Request:** Indefinite Postponement request by the Applicant
   - **Staff Rec.:** Staff recommends Indefinite Postponement request by the Applicant
   - **Staff:** Kathleen Fox, 512-974-7877
     Planning and Zoning Department

2. **Plan Amendment:** NPA-2019-0003.01 - David Chapel Missionary Baptist Church; District 1
   - **Location:** 2201, 2203, 2207, 2211, 2301 E. Martin Luther King, Jr. Blvd. and 1805 & 1807 Ferdinand St. and 1803 & 1807 Chestnut Ave., Boggy Creek Watershed; Chestnut NP Area
   - **Owner/Applicant:** David Chapel Missionary Baptist Church
   - **Agent:** Husch Blackwell, LLP (Nikelle Meade)
   - **Request:** Civic and Single Family land uses to Mixed Use land use
   - **Staff Rec.:** Applicant postponement request to March 10, 2020
   - **Staff:** Maureen Meredith, 512-974-2695
     Planning and Zoning Department

3. **Plan Amendment:** NPA-2019-0016.01 - 914 Shady Lane Mixed Use; District 3
   - **Location:** 914 Shady Lane, Boggy Creek Watershed; Govalle/Johnston Terrace Combined NP Area
   - **Owner/Applicant:** Kimberly Beal & Stephanie Scherzer
   - **Agent:** Alice Glasco Consulting (Alice Glasco)
   - **Request:** Water & Single Family land uses to Higher Density Single Family and Mixed Use land uses
   - **Staff Rec.:** Staff recommends Higher Density Single Family and Neighborhood Mixed Use land uses.
   - **Staff:** Maureen Meredith, 512-974-2695
     Planning and Zoning Department
4. **Rezoning:** [C14-2019-0098 - 914 Shady Lane Mixed Use; District 3](#)
   - **Location:** 914 Shady Lane, Boggy Creek Watershed; Govalle/Johnston Terrace Combined NP Area
   - **Owner/Applicant:** Kimberly Beal & Stephanie Scherzer
   - **Agent:** Alice Glasco Consulting (Alice Glasco)
   - **Request:** SF-3-NP to SF-6-NP (Tract 1) and CS-MU-NP (Tract 2)
   - **Staff Rec.:** SF-3-NP to SF-6-NP (Tract 1) and LR-MU-NP (Tract 2)
   - **Staff:** Heather Chaffin, 512-974-2122
   - **Planning and Zoning Department**

5. **Plan Amendment:** [NPA-2019-0021.02 - 6101 E. Oltorf Street, District 3](#)
   - **Location:** 6101 E. Oltorf Street, Carson Creek Watershed; East Riverside/Oltorf Combined (Parker Lane) NP Area
   - **Owner/Applicant:** 2009 TRCB, PL (Brad Gates)
   - **Agent:** Ambrust & Brown (Richard Suttle, Jr.)
   - **Request:** Industry land use to Mixed Use land use
   - **Staff Rec.:** Postponement request by Applicant to February 11, 2020
   - **Staff:** Maureen Meredith, 512-974-2695
   - **Planning and Zoning Department**

6. **Rezoning:** [C14-2019-0110 - 6101 E. Oltorf Street, District 3](#)
   - **Location:** 6101 E. Oltorf Street, Carson Creek Watershed; East Riverside/Oltorf Combined (Parker Lane) NP Area
   - **Owner/Applicant:** 2009 TRCB, PL (Brad Gates)
   - **Agent:** Ambrust & Brown (Richard Suttle, Jr.)
   - **Request:** LI-CO-NP to LI-PDA-NP
   - **Staff Rec.:** Postponement request by Applicant to February 11, 2020
   - **Staff:** Kate Clark, 512-974-1237
   - **Planning and Zoning Department**

7. **Plan Amendment:** [NPA-2019-0022.01 - 200 Academy; District 9](#)
   - **Location:** 200 Academy Dr., Blunn Creek Watershed; Greater South River City Combined NP Area
   - **Owner/Applicant:** Spearhead Academy, LTD
   - **Agent:** Weiss Architecture (Richard Weiss)
   - **Request:** Mixed Use/Office land use to Mixed Use land use
   - **Staff Rec.:** Applicant requests an Indefinite Postponement
   - **Staff:** Maureen Meredith, 512-974-2695
   - **Planning and Zoning Department**

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Facilitator: [Kate Clark](#), 512-974-1237  
Attorney: [Erika Lopez](#), 512-974-3588  
Commission Liaison: [Andrew Rivera](#), 512-974-6508
8. Rezoning: **C14-2017-0148 – Zen Garden; District 1**  
Location: 3443 Ed Bluestein Boulevard Northbound, Walnut Creek and Boggy Creek Watersheds; East MLK Combined NP Area  
Owner/Applicant: 3443 Zen Garden LLP (Adam Zarafshari)  
Agent: Sprouse Shrader Smith (Terrence L. Irion)  
Request: LI-NP to LI-PDA-NP  
Staff Rec.: **Recommended**  
Staff: **Heather Chaffin**, 512-974-2122  
Planning and Zoning Department

9. Rezoning: **C14-2019-0142 - AISD - Loyola Lane Tract, District 1**  
Location: 6412 Ed Bluestein Boulevard, Little Walnut Creek Watershed; University Hills NP Area  
Owner/Applicant: Blusky Interests, Ltd. (John McCormack)  
Agent: Metcalfe, Wolff, Stuart & Williams LLP (Amanda Brown)  
Request: GR-MU-CO-NP to GR-MU-CO-NP, to change a condition of zoning  
Staff Rec.: **Recommended**  
Staff: **Heather Chaffin**, 512-974-2122  
Planning and Zoning Department

10. Rezoning: **C814-2018-0121 - 218 S. Lamar; District 5**  
Location: 218 South Lamar Boulevard, South Lamar Combined (Zilker) NP Area (Suspended); Lady Bird Lake and West Bouldin Creek Watersheds  
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 Applicant to January 28, 2020**  
Staff: **Heather Chaffin**, 512-974-2122  
Planning and Zoning Department

11. Rezoning: **C14-2019-0156 - 707 Rio Grande Street; District 9**  
Location: 707 Rio Grande Street, Shoal Creek Watershed; Downtown Austin Plan (Northwest District)  
Owner/Applicant: Rio Grande Street Partners, LP (Diana G. Zuniga)  
Agent: Jackson Walker L.L.P. (Pam Madere)  
Request: GO to DMU-CO  
Staff Rec.: **Recommended**  
Staff: **Mark Graham**, 512-974-3574  
Planning and Zoning Department
12. **Rezoning:** C14-2019-153 - Old Koenig V Rezoning; District 7  
   Location: 900 Old Koenig Lane, Shoal and Waller Creek Watersheds; Brentwood NP Area  
   Owner/Applicant: HMZ Holdings LLC (Zaid Hakkak)  
   Agent: Land Answers, Inc. (Jim Wittliff)  
   Request: CS-MU-CO-NP to CS-MU-V-CO-NP  
   Staff Rec.: **Recommended**  
   Staff: **Mark Graham**, 512-974-3574  
   Planning and Zoning Department

13. **Rezoning:** C14H-2019-0148 - Edward and Connie Rendon House; District 3  
   Location: 1705 Haskell Street, Lady Bird Lake Watershed; East Cesar Chavez NP Area  
   Owner/Applicant: Historic Landmark Commission - Applicant  
   Request: SF-3-NP to SF-3-H-NP  
   Staff Rec.: **Recommended**  
   Staff: **Steve Sadowsky**, 512-974-6454  
   Planning and Zoning Department

14. **Final Plat (Resubdivision):** C8-2019-0137.0A - Centro Subdivision; District 3  
   Location: 1401 E 6th St, Lady Bird Lake Watershed; East Cesar Chavez NP Area  
   Owner/Applicant: 6th & Onion, LP (Barrett Lepore)  
   Agent: Kyle Moore (Big Red Dog, a Division of WGI)  
   Request: Request is for the approval of Centro Subdivision which will resubdivide previously platted property (3.564 ac.) in order to create a 3 lot subdivision (Lots 1, 2, & 3, Block A) for office and restaurant use.  
   Staff Rec.: **Recommended**  
   Staff: **Joey de la Garza**, (512) 974-2664  
   Development Services Department

15. **Site Plan Variance:** SP-2018-0472C - 44 East; District 9  
   Location: 44 East Avenue, Lady Bird Lake Watershed; Downtown Master Plan  
   Owner/Applicant: LROC Properties Southwest LP  
   Agent: Big Red Dog Engineering & Consulting (Lance Rosenfield)  
   Request: Approve a variance on a previously approved site plan from LDC § 25-2-721(E)(1) to allow mirrored glass on the structure.  
   Staff Rec.: **Recommended, with conditions.**  
   Staff: **Anaiah Johnson**, 512-974-2932  
   Development Services Department
C. 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.

D. BOARDS, COMMITTEES & WORKING GROUPS UPDATES

C. 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.
## Speaker Testimony Time Allocation

**PUBLIC HEARING**

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<tr>
<th>Speaker</th>
<th>Number</th>
<th>Time Allocated</th>
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<tr>
<td>Applicant / Agent</td>
<td>1</td>
<td>5 min (Additional 3 minute rebuttal)</td>
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Applicant, Primary Speaker and 3min. speakers are each limited to a total of 10 min.

1min. speakers are limited to a total of 5 minutes.

**POSTPONEMENT**

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<td>Primary Speaker Opposing Postponement</td>
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## 2020 PLANNING COMMISSION MEETING SCHEDULE

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