

Special Meeting of the Planning Commission May 26, 2020

Planning Commission to be held May 26, 2020 with Social Distancing Modifications

Public comment will be allowed via telephone; no in-person input will be allowed. **All speakers, including applicants and representatives, must register in advance (Day before the scheduled meeting, May 25, 2020 by Noon).**

To speak remotely at the May 26, 2020 Planning Commission Meeting, residents must:

Call or preferably email the board liaison at **512-974-6508** and or andrew.rivera@austintexas.gov (the day before the meeting). The following information is required:

1. **The speaker name.**
2. **Item number(s) they wish to speak on.**
3. **Whether they are for/against/neutral.**
4. **Physical address.**
5. **Telephone number. Must be the number that will be used to call-in.**

Please note, individuals may not sign up someone else. Previous registration will not automatically carry over.

•Once a request to register to speak has been called in or emailed to the board liaison, residents will receive either an email or phone call with additional information regarding the call in process.

•Handouts or other information must be emailed to andrew.rivera@austintexas.gov by 1:00 PM Tuesday, May 26, 2020. This information will be provided to Commission members in advance of the meeting.

•Residents may watch the meeting here: <http://www.austintexas.gov/page/watch-atxn-live>

Order of Meeting

Determination of Quorum / Meeting Called to Order

Reading of Proposed Consent Agenda

*Vote and Disposal of Consent Agenda

**Determination of Discussion Postponement Items

Discussion Cases (Including public comment, staff and applicant / representative presentations)

Other Business

Adjournment

* The consent agenda may be acted upon by one vote without separate discussion.

Speakers are allowed to provide testimony on an item proposed for the consent agenda. At the discretion of the Commission the item may remain on the consent agenda.

** Discussion postponement consists of public comment by 2 individuals for the postponement and 2 individuals against the postponement at 2 minutes each per speaker. Testimony should not delve into the merits of the case. The granting of a postponement must be approved by affirmative vote of the Commission.



PLANNING COMMISSION AGENDA

Tuesday, May 26, 2020

The Planning Commission will convene at 6:00 PM on Tuesday, May 26, 2020
via Videoconference <http://www.austintexas.gov/page/watch-atxn-live>

[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. APPROVAL OF MINUTES

1. Approve the minutes of May 12, 2020.

Attorney: [Steven Maddoux](#), (512) 974-6080
Commission Liaison: [Andrew Rivera](#), 512-974-6508

B. PUBLIC HEARINGS

- 1. Plan Amendment:** [NPA-2019-0022.02 - 305 S. Congress; District 9](#)
Location: 305 S. Congress Avenue, Lady Bird Lake Watershed; South River City NP Area
Owner/Applicant: Richard T. Suttle, Jr.
Agent: Armbrust & Brown (Richard T. Suttle Jr.)
Request: Industry to Mixed Use land use
Staff Rec.: **Pending; Indefinite Postponement request by the Staff**
Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov
Planning and Zoning Department
- 2. Rezoning:** [C814-89-0003.02 - 305 S. Congress; District 9](#)
Location: 305 S. Congress Avenue, Lady Bird Lake Watershed; South River City NP Area
Owner/Applicant: Richard T. Suttle, Jr.
Agent: Armbrust & Brown (Richard T. Suttle Jr.)
Request: PUD-NP to PUD-NP, to change conditions of zoning
Staff Rec.: **Pending; Indefinite Postponement request by the Staff**
Staff: Kate Clark, 512-974-1237, Kate.Clark@austintexas.gov
Planning and Zoning Department
- 3. Plan Amendment:** [NPA-2016-0012.01.SH - Nuckols Crossing Road - SMART Housing; District 2](#)
Location: 4316 and 4400 Nuckols Crossing Road, Williamson Creek Watershed; Southeast Combined (Franklin Park) NP Area
Owner/Applicant: Owners: Angelos Angelou and John Sasaridis; Mark Sebastian Miles Weindel. Applicant: McDowell Housing Partners (Ariana Brendle)
Agent: Thrower Design (Ron Thrower)
Request: Single Family to Multifamily land use
Staff Rec.: **Pending; Postponement request by the Staff to July 14, 2020**
Staff: Maureen Meredith, 512-974-2695, Maureen.meredith@austintexas.gov
Planning and Zoning Department
- 4. Rezoning:** [C14-2017-0010.SH - Nuckols Crossing Road - SMART Housing; District 2](#)
Location: 4316 and 4400 Nuckols Crossing Road, Williamson Creek Watershed; Southeast Combined (Franklin Park) NP Area
Owner/Applicant: Owners: Angelos Angelou and John Sasaridis; Mark Sebastian Miles Weindel. Applicant: McDowell Housing Partners (Ariana Brendle)
Agent: Thrower Design (Ron Thrower)
Request: SF-2-NP; SF-2-CO-NP to MF-4-NP, as amended
Staff Rec.: **Pending; Postponement request by the Staff to July 14, 2020**
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov
Planning and Zoning Department

- 5. 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
 Agent: Thrower Design (Ron Thrower)
 Request: Single Family to Higher Density Single Family land use
 Staff Rec.: **Pending: Posponement request by the Staff to June 9, 2020**
 Staff: Kathleen Fox, 512-974-7877, kathleen.fox@austintexas.gov
 Planning and Zoning Department
- 6. Plan Amendment:** [NPA-2019-0016.01 - Shady Lane Mixed Use; District 3](#)
 Location: 914 Shady Lane, Boggy Creek Watershed; Govalle / Johnston Terrace NP Area
 Owner/Applicant: Kimberly Beal & Stephanie Scherzer
 Agent: Alice Glasco Consulting (Alice Glasco)
 Request: Water & Single Family to Higher Density Single Family (Tract 1) and Neighborhood Mixed Use (Tract 2) land uses, as amended
 Staff Rec.: **Recommended**
 Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov
 Planning and Zoning Department
- 7. Rezoning:** [C14-2019-0098 - Shady Lane Mixed Use; District 3](#)
 Location: 914 Shady Lane, Boggy Creek Watershed; Govalle / Johnston Terrace NP Area
 Owner/Applicant: Kimberly Beal and Stephanie Scherzer
 Agent: Alice Glasco Consulting (Alice Glasco)
 Request: SF-3-NP to SF-6-NP (Tract 1) and LR-MU-NP (Tract 2), as amended
 Staff Rec.: **Recommended**
 Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov
 Planning and Zoning Department
- 8. Rezoning:** [C14-2020-0007 - 2001 Guadalupe Street, District 9](#)
 Location: 2001 Guadalupe Street, Shoal Creek Watershed; Central Austin Combined (West University) NP Area
 Owner/Applicant: Powell-Corbett LLC (William Corbett)
 Agent: Coats-Rose (John Joseph)
 Request: CS-NP to CS-MU-NP
 Staff Rec.: **Recommended; Postponement request by the Applicant to June 9, 2020**
 Staff: Mark Graham, 512-974-3574, mark.graham@austintexas.gov
 Planning and Zoning Department

9. Rezoning: [C14-2019-0108 - Parker House; District 9](#)
Location: 2404 Rio Grande Street, Shoal Creek Watershed; Central Austin Combined (West University) NP Area
Owner/Applicant: William Archer
Agent: South Llano Strategies (Glen Coleman)
Request: GO-H-NP and MF-4-H-NP to GR-MU-H-NP (Tract 1) and GR-MU-NP (Tract 2), as amended
Staff Rec.: **Recommended with conditions**
Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov
Planning and Zoning Department

10. Rezoning: [C14-2020-0031.SH - E MLK Rezoning, District 1](#)
Location: 5201 East Martin Luther King Jr. Boulevard, Fort Branch Watershed; East MLK Combined (MLK-183) NP Area
Owner/Applicant: 5201 E MLK LP (Ryan Walker)
Agent: Thrower Design (Ron Thrower)
Request: SF-3-NP to MF-6-NP
Staff Rec.: **Recommendation of MF-3-NP**
Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov
Planning and Zoning Department

11. Rezoning: [C14-2020-0010 - FM 969 Retail Center; District 1](#)
Location: 6401 FM 969, Walnut Creek Watershed; East MLK Combined (MLK-183) NP Area
Owner/Applicant: 6401 E FM 969 LLC (Najib Wehbe)
Agent: South Llano Strategies (Glen Coleman)
Request: LR-NP to CS-1-NP
Staff Rec.: **Recommendation of CS-1-CO-NP**
Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov
Planning and Zoning Department

12. Rezoning: [C14H-2020-0033 - Teer-Peterson House; District 9](#)
Location: 2408 Harris Boulevard, Shoal Creek Watershed; Central West Austin NP Area
Owner/Applicant: Tina Contros, applicant; Willie Fischler, owner
Request: SF-3-NP to SF-3-H-NP
Staff Rec.: **Recommended**
Staff: Steve Sadowsky, 512-974-6454, steve.sadowsky@austintexas.gov
Planning and Zoning Department

- 13. Preliminary Plan:** [C8J-2018-0105 - Easton Park 3A Preliminary Plan; District 2](#)
Location: Moonbeam Drive and Finial Drive, North Fork Dry Creek Watershed; Pilot Knob MUD
Owner/Applicant: Carma Easton LLC (Matthew McCafferty)
Agent: Bill E. Couch (Carlson, Brigance & Doering, Inc.)
Request: Approval of Easton Park 3A Preliminary Plan which will develop 84.76 acres with 284 total lots for single-family, ROW, parkland/open space and other associated improvements.
Staff Rec.: **Recommended**
Staff: Sue Welch, 512-854-7637, sue.welch@traviscountytexas.gov
Travis CountyTNR - Single Office
- 14. Resubdivision:** [C8-2019-0051.0A - Dean Terrace, Resubdivision of Lot 4 Block D; District 4](#)
Location: 205 East Walnut Drive, Little Walnut Creek Watershed; Georgian Acres NP Area
Owner/Applicant: Elliott Jemty
Agent: Hector Avila
Request: Approval of the resubdivision of Lot 4, Block D of Dean Terrace, comprised of two lots on 20,260 square feet, with a variance for a flag lot.
Staff Rec.: **Recommend**
Staff: Jennifer Bennett-Reumuth, 512-974-9002, jennifer.bennett-reumuth@austintexas.gov
Development Services Department
- 15. Resubdivision:** [C8-04-0043.09.3A.SH - Berkman Tower View Subdivision; District 9](#)
Location: 3900 Berkman Drive, Tannehill Branch Watershed; RMMA
Owner/Applicant: Austin Modern Lofts (Ross Wang)
Agent: Doucet & Associates, Inc. (Davood Salek, P.E.)
Request: Approval of the resubdivision of four lots into a 58 lot subdivision on 3.02 acres.
Staff Rec.: **Recommended**
Staff: Cesar Zavala, 512-974-3404, cesar.zavala@austintexas.gov
Development Services Department
- 16. Site Plan (CUP):** [SPC-2019-0590A - 76 Rainey CUP; District 9](#)
Location: 76 Rainey Street, Waller Creek and Lady Bird Lake Watersheds; Downtown Master Plan (Rainey Street District)
Owner/Applicant: Regalado Joe Martin
Agent: WGI (Cliff Kendall)
Request: The proposed use, cocktail lounge is a Conditional use within the Rainey Street subdistrict of the Waterfront Overlay.
Staff Rec.: **Recommended**
Staff: Renee Johns, 512-974-2711, renee.johns@austintexas.gov
Development Services Department

- 17. Site Plan:** [SPC-2020-0073A - 75 Rainey CUP; District 9](#)
Location: 75 Rainey Street, Waller Creek and Lady Bird Lake Watersheds; Downtown Master Plan (Rainey Street District)
Owner/Applicant: Ashland Rainey LLC & EW Renovating Rainey LLC
Agent: WGI (Cliff Kendall)
Request: CUP to cocktail lounge in CBD Waterfront overlay
Staff Rec.: **Recommended**
Staff: Renee Johns, 512-974-2711, renee.johns@austintexas.gov
Development Services Department
- 18. Site Plan:** [SPC-2020-0074A - 80 Rainey CUP; District 9](#)
Location: 80 Rainey Street, Waller Creek and Lady Bird Lake Watersheds; Downtown Master Plan (Rainey Street District)
Owner/Applicant: Ashland Rainey LLC & EW Renovating Rainey LLC
Agent: WGI (Cliff Kendall)
Request: CUP to cocktail lounge in CBD Waterfront overlay
Staff Rec.: **Recommended**
Staff: Renee Johns, 512-974-2711, renee.johns@austintexas.gov
Development Services Department
- 19. Site Plan:** [SPC-2020-0072A - 82 Rainey CUP; District 9](#)
Location: 82 Rainey Street, Waller Creek and Lady Bird Lake Watersheds; Downtown Master Plan (Rainey Street District)
Owner/Applicant: Ashland Rainey LLC & EW Renovating Rainey LLC
Agent: WGI (Cliff Kendall)
Request: CUP to cocktail lounge in CBD Waterfront overlay
Staff Rec.: **Recommended**
Staff: Renee Johns, 512-974-2711, renee.johns@austintexas.gov
Development Services Department

**20. Site Plan -
Environmental
Variance Only:**

[SP-2019-0529C.SH - Vi Collina Multifamily; District 3](#)

Location: 2401 E Oltorf Street, Country Club West Watershed; Parker Lane NP Area
Owner/Applicant: Jimmy Nassour (Cedar Willow Creek LTD)
Agent: Ryan Taylor (Kimley-Horn)
Request: Approval of variance request for the following: 1. Vary from 25-8-302(B)(1) to allow construction of a building on a slope between 15 and 25 percent, where impervious cover on slopes over 15 percent exceeds 10 percent of the total area of the slopes over 15 percent.
2. Vary from 25-8-302(A)(2) to allow construction of a parking area on a slope over 15 percent.
3. Vary from 25-8-341 to allow cut exceeding 4 feet on slopes over 15 percent.
4. Vary from 25-8-342 to allow fill exceeding 4 feet on slopes over 15 percent.
Staff Rec.: **Recommended with conditions**
Staff: Pamela Abee-Taulii, 512- 974-1879, Pamela.Abee-Taulii@austintexas.gov
Development Services Department

C. NEW BUSINESS

1. Discussion and possible action to rescind Planning Commission action from April 28, 2020 granting approval of Simon-Caskey Tract Preliminary Plan, located at 7715 West SH 71. (Co-Sponsors: Commissioners Shieh and Seeger)

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](#)

(Chair Kenny and Commissioners: Azhar, Anderson and Seeger)

[Comprehensive Plan Joint Committee](#)

(Vice-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)

Attorney: [Steven Maddoux](#), (512) 974-6080

Commission Liaison: [Andrew Rivera](#), 512-974-6508

[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.