

Special Meeting of the Planning Commission July 14, 2020

Planning Commission to be held July 14, 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, July 13, 2020 by Noon).**

To speak remotely at the July 14, 2020 Planning Commission Meeting, residents must:

Call or preferably email the board liaison at 512-974-6508 and 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. Mailing address.
5. Telephone number. Must be the number that will be used to call-in.

Failure to provide the required information by noon July 13, 2020 shall render a request null and void.

A registered speaker may not sign up another speaker. Previous registration on an item does not automatically roll 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, July 14, 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>

**Postponement requests must be submitted to the case manager and Andrew Rivera by 5PM
Monday, July 13, 2020**

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.

Speaker Testimony

Time Allocation

Speaker	Number	Time Allocated
Applicant / Agent	1	6 min. (Additional 3 min. rebuttal)
Speakers For	Up to 6	3 min.
Speakers For	Unlimited	1 min.
Primary Speaker Against	1	6 min.
Speakers Against	Up to 6	3 min.
Speakers Against	Unlimited	1 min.



PLANNING COMMISSION AGENDA

Tuesday, July 14, 2020

The Planning Commission will convene at 6:00 PM on Tuesday, July 14, 2020
via Videoconference <http://www.austintexas.gov/page/watch-atxn-live>

[Greg Anderson](#)
[Awais Azhar](#)
[Yvette Flores](#) – Secretary
[Claire Hempel](#)
[Patrick Howard](#)
[Fayez Kazi](#) – Vice-Chair
[Conor Kenny](#) – 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 June 26, 2020.

Attorney: [Erika López](#), 512-974-3588
Commission Liaison: [Andrew Rivera](#), 512-974-6508

B. PUBLIC HEARINGS

- 1. Rezoning:** [C14-2020-0029 - Montopolis Acres Rezoning; District 3](#)
Location: 1013 and 1017 Montopolis Drive, Country Club East and Colorado River Watersheds; Montopolis NP Area
Owner/Applicant: Montopolis Acres LP (Danny Walker)
Agent: Thrower Design (A. Ron Thrower)
Request: SF-3-NP to SF-6-NP
Staff Rec.: **Recommended**
Staff: Kate Clark, 512-974-1237, kate.clark@austintexas.gov
Planning and Zoning Department
- 2. Rezoning:** [C14-2020-0030 - 200 Montopolis Rezoning; District 3](#)
Location: 200 Montopolis Drive and 6208 Clovis Street, Country Club East and Colorado River Watersheds; Montopolis NP Area
Owner/Applicant: Nine Banded Holdings LLC (Taylor Jackson)
Agent: Thrower Design (A. Ron Thrower)
Request: SF-3-NP to SF-6-NP
Staff Rec.: **Recommended**
Staff: Kate Clark, 512-974-1237, kate.clark@austintexas.gov
Planning and Zoning Department
- 3. Rezoning:** [C14-2020-0039 - Clovis and Kemp Rezone; District 3](#)
Location: 6201 Clovis Street and 301 Kemp Street, Country Club East Watershed; Montopolis NP Area
Owner/Applicant: 3SC Venture LLC (Gary O'Dell)
Agent: Thrower Design (A. Ron Thrower)
Request: SF-3-NP to SF-6-NP
Staff Rec.: **Recommended**
Staff: Kate Clark, 512-974-1237, kate.clark@austintexas.gov
Planning and Zoning Department
- 4. Rezoning:** [C14-2020-0044 - Saxon Acres Residential Zoning; District 3](#)
Location: 316 Saxon Lane & 6328 El Mirando Street, Country Club East and Colorado River Watersheds; Montopolis NP Area
Owner/Applicant: Saxon Acres LLC (Danny Walker)
Agent: Thrower Design (A. Ron Thrower)
Request: SF-3-NP to SF-6-NP
Staff Rec.: **Recommended**
Staff: Kate Clark, 512-974-1237, kate.clark@austintexas.gov
Planning and Zoning Department

Attorney: [Erika López](#), 512-974-3588

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

5. **Rezoning:** [E MLK Rezoning, District 1](#)
 Location: 5201 East Martin Luther King Jr. Boulevard, Fort Branch Watershed; Montopolis NP Area; 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-3-NP, as amended.
 Staff Rec.: **Recommended**
 Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov
 Planning and Zoning Department
6. **Plan Amendment:** [NPA-2019-0017.01 - 7113 Burnet, District 7](#)
 Location: 7113 Burnet Road, Shoal Creek; Crestview / Wooten Combined (Crestview) NP Area
 Owner/Applicant: Ronan Corp. (Craig Hopper)
 Agent: Armbrust & Brown, PLLC (Michael Gaudini)
 Request: From Commercial to Multifamily land use
 Staff Rec.: **Recommended**
 Staff: Maureen Meredith, (512) 974-2695, maureen.meredith@austintexas.gov
 Planning & Zoning Department
7. **Restrictive Covenant Termination:** [C14-72-032\(RCT\) - 7113 Burnet Rd, District 7](#)
 Location: 7113 Burnet Road, Shoal Creek Watershed; Crestview / Wooten Combined (Crestview) NP Area
 Owner/Applicant: Ronan Corp. (Craig Hopper)
 Agent: Armbrust & Brown, PLLC (Michael Gaudini)
 Request: To terminate a Restrictive Covenant
 Staff Rec.: **Recommended**
 Staff: Mark Graham, 512-974-3574, mark.graham@austintexas.gov
 Planning and Zoning Department
8. **Rezoning:** [C14-2020-0016 - 7113 Burnet Rd; District 7](#)
 Location: 7113 Burnet Road, Shoal Creek Watershed; Crestview / Wooten Combined (Crestview) NP Area
 Owner/Applicant: Ronan Corp. (Craig Hopper)
 Agent: Armbrust & Brown, PLLC (Michael Gaudini)
 Request: LO-CO-NP; CS-CO-NP; CS-1-CO-NP to MF-6-NP
 Staff Rec.: **Recommendation to MF-4-CO-NP**
 Staff: Mark Graham, 512-974-3574, mark.graham@austintexas.gov
 Planning and Zoning Department

Attorney: [Erika López](#), 512-974-3588

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

9. **Plan Amendment:** [NPA-2016-0012.01.SH - Nuckols Crossing Road - SMART Housing; District 2](#)
- Location: 4400 Nuckols Crossing Road, Williamson Creek Watershed; Southeast Combined (Franklin Park) NP Area
- Owner/Applicant: Owners: Angelos Angelou and John Sasaridis. Applicant: McDowell Housing Partners (Ariana Brendle)
- Agent: Thrower Design (Ron Thrower)
- Request: Single Family to Multifamily land use
- Staff Rec.: **Recommended**
- Staff: Maureen Meredith, 512-974-2695, Maureen.meredith@austintexas.gov
Planning and Zoning Department
10. **Rezoning:** [C14-2017-0010.SH - Nuckols Crossing Road - SMART Housing; District 2](#)
- Location: 4400 Nuckols Crossing Road, Williamson Creek Watershed; Southeast Combined (Franklin Park) NP Area
- Owner/Applicant: Owners: Angelos Angelou and John Sasaridis. Applicant: McDowell Housing Partners (Ariana Brendle)
- Agent: Thrower Design (Ron Thrower)
- Request: SF-2-NP to MF-4-NP, as amended
- Staff Rec.: **Recommendation of MF-2-NP, with conditions**
- Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov
Planning and Zoning Department
11. **Plan Amendment:** [NPA-2018-0005.02 - Mary Vice Estates PUD Lot 27 Amendment #1; District 3](#)
- Location: 6301 Circulo de Amistad, Carson Creek Watershed; East Riverside / Oltorf Combined (Pleasant Valley) NP Area
- Owner/Applicant: Austin Habitat for Humanity, Inc. (Andy Alarcon)
- Agent: Husch Blackwell, LLP (Stacey Milazzo)
- Request: Commerical to Mixed Use land use
- Staff Rec.: **Recommendation Pending, Staff request for Indefinite Postponement**
- Staff: Jesse Gutierrez, 512-974-1606, jesse.gutierrez@austintexas.gov
Planning and Zoning Department
12. **Rezoning:** [C814-97-0002.01 - Mary Vice Estates PUD Lot 27 Amendment #1; District 3](#)
- Location: 6301 Circulo de Amistad, Carson Creek Watershed; East Riverside / Oltorf Combined (Pleasant Valley) NP Area
- Owner/Applicant: Austin Habitat for Humanity, Inc. (Andy Alarcon)
- Agent: Husch Blackwell, LLP (Stacey Milazzo)
- Request: PUD-NP to PUD-NP
- Staff Rec.: **Recommendation Pending, Staff request for Indefinite Postponement**
- Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov
Planning and Zoning Department

Attorney: [Erika López](#), 512-974-3588

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

13. **Plan Amendment:** [NPA-2019-0013.01 - Copeland South; District 9](#)
 Location: 909, 911, 915, 1001, 1003 S. 2nd Street & 604 and 606 Copeland Street, East Bouldin Creek Watershed; Bouldin Creek NP Area
 Owner/Applicant: Leslie Moore, Magdalena Rood and Thomas Esparza, Jr.
 Agent: StoryBuilt (Jarred Corbell)
 Request: Single Family to Mixed Use land use
 Staff Rec.: **Staff recommendation is pending. Applicant requests an indefinite postponement**
 Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov
 Planning and Zoning Department
14. **Rezoning:** [C14-2020-0056 - Wickersham Retail Center; District 3](#)
 Location: 4544 E. Oltorf Street, Country Club West Watershed; East Riverside / Oltorf Combined (Pleasant Valley) NP Area
 Owner/Applicant: Wickersham Enterprises, LLC (Abdul Patel)
 Agent: Land Answers, Inc. (Jim Wittliff)
 Request: GR-MU-CO to GR-MU-CO, to change a condition of zoning
 Staff Rec.: **Recommended; Postponement request by the Neighborhood Contact Team to July 28, 2020**
 Staff: Kate Clark, 512-974-1237, kate.clark@austintexas.gov
 Planning and Zoning Department
15. **Site Plan (CUP):** [SPC-2019-0590A - 76 Rainey CUP; District 9](#)
 Location: 76 Rainey Street, Waller Creek / Lady Bird Lake Watersheds; Downtown Master Plan (Rainey Street District)
 Owner/Applicant: Regalado Joe Martin
 Agent: Cliff Kendall (WGI)
 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
16. **Site Plan:** [SP-2019-0589C - Colorfield; District 9](#)
 Location: 1006 Baylor Street, Shoal Creek Watershed
 Owner/Applicant: 1012 Baylor LLC
 Agent: Jones Carter (William McAshan)
 Request: Compatibility waiver to build gate, fence, and pedestrian walkway in compatibility setback.
 Staff Rec.: **Recommended**
 Staff: Renee Johns, 512-974-2711, renee.johns@austintexas.gov
 Development Services Department

Attorney: [Erika López](#), 512-974-3588

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

- 17. Site Plan:** [SP-2019-0253C - Springdale Farms; District 3](#)
Location: 755 Springdale Road, Boggy Creek Watershed; Govalle / Johnston Terrace NP Area
Owner/Applicant: Glenn and Paula Foore dba Texas Trees & Landscapes
Agent: Jarred Corbell and Casey Giles, P.E. (Storybuilt.)
Request: Request to vary from LDC 25-8-261 – to allow development in a Critical Water Quality Zone
Staff Rec.: **Not Recommended**
Staff: Kristy Nguyen, 512-974-3035, kristy.nguyen@austintexas.gov
Development Services Department
- 18. Site Plan:** [SP-2019-0559C - W 7th St Passive; District 9](#)
Location: 1118 West 7th Street, Lady Bird Lake Watershed; Old West Austin NP Area
Owner/Applicant: Mountain Sun Development Group (Russ Hooper)
Agent: Russ Hooper
Request: The applicant is proposing to develop a duplex with associated improvements and is requesting a compatibility setback waiver, per Section 25-2-1062.
Staff Rec.: **Recommended**
Staff: Christine Barton-Holmes, 512-974-2788, christine.barton-holmes@austintexas.gov
Development Services Department
- 19. Site Plan:** [SPC-2012-0104D\(R4\) - Zilker Maintenance Barn; District 8](#)
Location: 2338 Columbus Drive, Eanes Creek Watershed; South Lamar Combined (Barton Hills) NP Area
Owner/Applicant: City of Austin Parks and Recreation Department
Agent: Weston Solutions, Inc.
Request: The applicant proposes construction of a new maintenance facility. Sites zoned Public (P) with limits of construction greater than one acre in size are a Conditional Use that require Land Use Commission approval according to Land Development Code section 25-2-625.
Staff Rec.: **Recommended**
Staff: Jeremy Siltala, 512-974-2945, jeremy.siltala@austintexas.gov
Development Services Department
- 20. Resubdivision with a flag lot variance:** [C8-2018-0211.0A - Cherico Resubdivision; District 3](#)
Location: 3409 Neal Street, Boggy Creek Watershed; Govalle NP Area
Owner/Applicant: Una Kerensa
Agent: Permit Partners (Jennifer Hanlen)
Request: Resubdivision comprised of two lots on 0.45 acre with a flag lot variance.
Staff Rec.: **Recommended**
Staff: Steve Hopkins, 512-974-3175, steve.hopkins@austintexas.gov
Development Services Department

Attorney: [Erika López](#), 512-974-3588

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

- 21. Code Amendment** [Street Impact Fee Program](#)
Request: Discuss and consider recommendations amending Title 25 of the City Code related to Street Impact Fee program.
- 1) Establishing a Street Impact Fee
2) Street Impact Fee Schedule
- Staff Rec.: **Recommended**
Staff: City Staff: Liane Miller, Austin Transportation, 512-974-7922,
Liane.Miller@austintexas.gov

C. NEW BUSINESS

D. ITEMS FROM THE COMMISSION

1. Discussion and possible action to forward recommendations to Council regarding the Burnet Road Corridor. (Co-Sponsors: Commissioners Thompson and Anderson)

E. 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.

F. 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)

[South Central Waterfront Advisory Board](#)

(Commissioner Anderson)

ADJOURNMENT

Attorney: [Erika López](#), 512-974-3588

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

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.

Attorney: [Erika López](#), 512-974-3588
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