

Special Meeting of the Planning Commission August 11, 2020

Planning Commission to be held August 11, 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, August 10 2020 by Noon).**

To speak remotely at the August 11, 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 August 10, 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, August 11 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, August 10, 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, August 11, 2020

The Planning Commission will convene at 6:00 PM on Tuesday, August 11, 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 July 28, 2020.

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

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

B. PUBLIC HEARINGS

- 1. Plan Amendment:** [NPA-2020-0014.01 - 7135 E Ben White Blvd; District 2](#)
Location: 7135 East Ben White Boulevard Service Road Eastbound, Carson Creek Watershed; Southeast Combined (Southeast) NP Area
Owner/Applicant: Jill Dorough Houghton, Trustee
Agent: Smith Robertson LLP (David Hartman)
Request: Industry to Multifamily land use
Staff Rec.: **Not Recommended**
Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov
Planning and Zoning Department
- 2. Rezoning:** [C14-2020-0042 - 7135 E Ben White Blvd; District 2](#)
Location: 7135 East Ben White Boulevard Service Road Eastbound, Carson Creek Watershed; Southeast Combined (Southeast) NP Area
Owner/Applicant: Jill Dorough Houghton, Trustee
Agent: Smith Robertson LLP (David Hartman)
Request: LI-NP to MF-4-NP
Staff Rec.: **Not Recommended**
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov
Planning and Zoning Department
- 3. 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.: **Staff postponement request to September 22, 2020**
Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov
Planning and Zoning Department
- 4. Plan Amendment:** [NPA-2018-0021.02 - Skyline Oltorf Mixed Use; District 3](#)
Location: 5208 and 5010 East Oltorf St and 2424 Riverside Farms Rd, Country Club West Watershed; East Riverside / Oltorf Combined NP Area
Owner/Applicant: ADD Land, Ltd. and Charitable Holdings II
Agent: Armbrust & Brown, PLLC (Richard T. Suttle, Jr. and Ferris Clements)
Request: Office and Rural Residential to Mixed Use land use
Staff Rec.: **Indefinite postponement request by Applicant**
Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov
Planning and Zoning Department

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

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

- 5. Plan Amendment:** [NPA-2020-0019.01 - 1103 W 24th Street; District 9](#)
Location: 1103 West 24th Street, Shoal Creek Watershed; Central Austin Combined (West University) NP Area
Owner/Applicant: Texas International Education Consortium (Robin Lerner)
Agent: Drenner Group, PC (Leah Bojo)
Request: Office to Mixed Use land use
Staff Rec.: **Recommended**
Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov
Planning and Zoning Department
- 6. Rezoning:** [C14-2020-0026 - 1103 W 24th Street; District 9](#)
Location: 1103 West 24th Street, Shoal Creek Watershed; Central Austin Combined (West University) NP Area
Owner/Applicant: Texas International Education Consortium (Robin Lerner)
Agent: Drenner Group, PC (Leah Bojo)
Request: GO-CO-NP to GR-MU-V-NP
Staff Rec.: **Recommendation of GR-MU-NP**
Staff: Mark Graham, 512-974-3574, mark.graham@austintexas.gov
Planning and Zoning Department
- 7. Rezoning:** [C14-2020-0007 - 2001 Guadalupe St; 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**
Staff: Mark Graham, 512-974-3574, mark.graham@austintexas.gov
Planning and Zoning Department
- 8. Rezoning:** [C14-2020-0071 - 2108 Prather Lane Rezoning, District 5](#)
Location: 2108 Prather Lane, West Bouldin Creek Watershed; South Lamar Combined NP Area (Suspended)
Owner/Applicant: Prather Development (Donald Wait)
Agent: Thrower Design, LLC (Ron Thrower)
Request: SF-3 to SF-5
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

- 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 GO-H-NP (Tract 1) and MF-4-NP (Tract 2), as amended
 Staff Rec.: **Recommended**
 Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov
 Planning and Zoning Department
- 10. Rezoning:** [C14H-2020-0069 – Rogers-Washington-Holy Cross Historic District; District 1](#)
 Location: Roughly bounded by E. 21st Street on the north, Cedar Avenue on the east, E. Martin Luther King Jr. Boulevard on the south, and Chestnut Avenue (to E. 20th Street) on the west, Boggy Creek Watershed; Upper Boggy Creek NP Area
 Owner/Applicant: Multiple owners
 Agent: Rogers-Washington-Holy Cross Historic District Application
 Request: SF-3-NP to SF-3-HD-NP
 Staff Rec.: **Recommended**
 Staff: Cara Bertron, 512-974-1446, cara.bertron@austintexas.gov
 Planning and Zoning Department
- 11. 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
- 12. Site Plan (Environmental Variance Only):** [SP-2020-1025D - Boat Dock & Bulkhead; District 10](#)
 Location: 3002 Scenic Drive, Taylor Slough North Watershed; West Austin Neighborhood Group NP Area
 Owner/Applicant: Meredith Dreiss
 Agent: Rick Rasberry (Lake Austin Boat Dock & Shoreline Permits)
 Request: Requesting to vary from LDC 25-8-281(C)(2)(b) to allow construction of a boat dock within a 150-foot Critical Environmental Feature (CEF).
 Staff Rec.: **Recommended**
 Staff: Radmon Rice, 974-3429, Radmon.Rice@austintexas.gov
 Watershed Protection Department

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

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

- 13. Final Plat (without a preliminary plan):** [C8-2020-0090.0A - Menchaca Road Apartments; District 5](#)
 Location: 7731 Menchaca Road, South Boggy Creek Watershed
 Owner/Applicant: CRP-GREP Elan Dawson Owner L.P. (Logan Kimble, Greystar)
 Agent: BGE, Inc. (Brian Grace)
 Request: Approval of a final plat consisting of 1 lot on 10.70 acres, with a balance of tract variance
 Staff Rec.: **Recommended**
 Staff: Jennifer Bennett-Reumuth, 512-974-9002, jennifer.bennett-reumuth@austintexas.gov
- 14. Final Plat from approved Preliminary Plan:** [C8-2016-0247.1A - Pioneer Crossing East Section 19 Final Plat; District 1](#)
 Location: Samsung Blvd. & E. Braker Lane (future), Walnut Creek Watershed
 Owner/Applicant: Continental Homes of Texas, LP (Kevin Pape)
 Agent: LJA Engineering, Inc. (Walter Hoysa, P.E.)
 Request: Approval of the final plat composed of 32 lots on 7.15 acres
 Staff Rec.: **Disapproval for Reasons**
 Staff: Cesar Zavala, 512-974-3404, cesar.zavala@austintexas.gov
 Development Services Department

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)
2. Discussion and possible action to establish a working group tasked with reviewing matters related to transportation. (Co-Sponsors: Chair Kenny and Commissioner Thompson)
3. Discussion and input regarding the Planning Commission Agenda. (Co-Sponsors: Commissioner Azhar and Commissioner Thompson)

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.

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

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

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

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