

Special Meeting of the Planning Commission August 25, 2020

Planning Commission to be held August 25, 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 24 2020 by Noon).**

To speak remotely at the August 25, 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 24, 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 25 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 24, 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 25, 2020

The Planning Commission will convene at 6:00 PM on Tuesday, August 25, 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 August 11, 2020.

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

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

B. PUBLIC HEARINGS

- 1. Plan Amendment:** [NPA-2020-0017.02 - 902 Morrow St; District 7](#)
Location: 902, 904 Morrow Street, Waller Creek Watershed; Crestview / Wooten Combined (Crestview) NP Area
Owner/Applicant: Vineway, LLC (Tyler McReynolds)
Agent: Thrower Design (A. Ron Thrower)
Request: Single Family to Multifamily
Staff Rec.: **Recommended**
Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov
Planning and Zoning Department
- 2. Rezoning:** [C14-2020-0047 - 902 Morrow St; District 7](#)
Location: 902, 904 Morrow Street, Waller Creek Watershed; Crestview / Wooten Combined (Crestview) NP Area
Owner/Applicant: Vineway, LLC (Tyler McReynolds)
Agent: Thrower Design (A. Ron Thrower)
Request: SF-3-NP to MF-1-NP
Staff Rec.: **Recommended**
Staff: Mark Graham, 512-974-3574, mark.graham@austintexas.gov
Planning and Zoning Department
- 3. Plan Amendment:** [NPA-2019-0003.01 - David Chapel Missionary Baptist Church; District 1](#)
Location: 2201, 2203, 2205, 2207, 2209, 2211, 2301 E. Martin Luther King, Jr. Blvd. and 1805 & 1807 Ferdinand St. and 1803, 1805 & 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.: **Recommended**
Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov
Planning and Zoning Department
- 4. Restrictive Covenant Amendment:** [C14-05-0112\(RCA2\) - AMLI South Shore; District 9](#)
Location: 1720 South Lakeshore Blvd, Lady Bird Lake Watershed; East Riverside NP Area
Owner/Applicant: 1620 East Riverside Drive, LLC. (Taylor Bowen)
Agent: Drenner Group, PC (Amanda Swor)
Request: To amend a Restrictive Covenant
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:** [C14-2020-0062 - Webberville; District 1](#)
Location: 1907 Webberville Road, Fort Branch Watershed; East MLK Combined (MLK-183) NP Area
Owner/Applicant: Webberville Holdings, LLC (Elisa Jiang and Haung Lung Wang)
Agent: Storybuilt (Jarred Corbell)
Request: SF-3-NP to SF-6-NP
Staff Rec.: **Recommended**
Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov
Planning and Zoning Department
- 6. Rezoning:** [C14-2020-0067 - 3504 S. 1st Street Rezoning; District 3](#)
Location: 3504 South 1st Street, West Bouldin Creek and East Bouldin Creek Watersheds; Galindo NP Area
Owner/Applicant: Merc Properties LTD (Daryl Kunik)
Agent: Armbrust & Brown, PLLC (Richard Suttle)
Request: CS-CO to CS-MU-V-CO
Staff Rec.: **Recommended**
Staff: Kate Clark, 512-974-1237, kate.clark@austintexas.gov
Planning and Zoning Department
- 7. Rezoning:** [C14-2020-0076 - Alpha .89; District 5](#)
Location: 4022 Valley View Road, West Bouldin Creek Watershed; South Lamar NP Area (suspended)
Owner/Applicant: Alpha Builders Group (Gino Shvets)
Agent: Bennett Consulting (Rodney Bennett)
Request: SF-3 to SF-6, as amended
Staff Rec.: **Recommended**
Staff: Kate Clark, 512-974-1237, kate.clark@austintexas.gov
Planning and Zoning Department
- 8. Rezoning:** [C14-2020-0072 - IH 35 & US 183 Retail Center; District 4](#)
Location: 7821 North IH 35 Service Road Northbound, Buttermilk Branch Watershed; Heritage Hills / Windsor Hills Combined (Heritage Hills) NP Area
Owner/Applicant: Ave Inc. (John Coil)
Agent: Land Answers, Inc. (Jim Wittliff)
Request: CH-CO-NP and CS-NP to CS-NP
Staff Rec.: **Recommended**
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov
Planning and Zoning Department

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

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

- 9. Site Plan:** [SP-2019-0171C - Goodwill Store; District 10](#)
 Location: 2411 Lake Austin Boulevard, Lady Bird Lake Watershed; West Austin
 Neighborhood Group NP Area
 Owner/Applicant: Goodwill Central Texas
 Agent: Dunaway | UDG (Vanessa Mendez)
 Request: A variance from 25-2-744E - Waterfront overlay to exceed the 40% IC limit
 Staff Rec.: **Recommended**
 Staff: Renee Johns, 512-974-2711, renee.johns@austintexas.gov
 Development Services Department
- 10. Site Plan:** [SP-2015-0399C\(XT2\) - Freeport Tech South; District 2](#)
 Location: 6320 East Stassney Lane, Onion Creek and Williamson Creek Watersheds;
 McKinney NP Area
 Owner/Applicant: Realty Associate Fund
 Agent: Carlson, Brigrance & Doering, Inc. (Geoff Guerrero)
 Request: Request for a second extension for three years
 Staff Rec.: **Recommended**
 Staff: Renee Johns, 512-974-2711, renee.johns@austintexas.gov
 Development Services Department
- 11. Site Plan (CUP):** [SPC-2019-0424A - 4th Street East; District 3](#)
 Location: 1500 East 4th Street, Lady Bird Lake Watershed; East Cesar Chavez NP Area
 Owner/Applicant: 4th Street Studio LLP
 Agent: Drenner Group, PC (Amanda Swor)
 Request: The proposed use, Indoor Entertainment is a Conditional use within the TOD
 Mixed Use District within the Plaza Saltillo Transit Oriented Development
 Regulating Plan
 Staff Rec.: **Recommended**
 Staff: Randall Rouda, 512-974-3338, randall.rouda@austintexas.gov
 Development Services Department
- 12. 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

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

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13. Final Plat from approved Preliminary Plan: [C8J-2018-0105.1A - Easton Park Section 3A, Phase 1 Final Plat; District 2](#)
Location: Moonbeam Drive and Apogee Boulevard, North Fork Dry Creek Watershed; Pilot Knob MUD
Owner/Applicant: Carma Easton LLC
Agent: Carlson, Brigance & Doering (Bill Couch)
Request: Approval of the final plat composed of 182 lots on 59.067 acres
Staff Rec.: **Recommended**
Staff: Sue Welch, 512-854-7637, sue.welch@traviscountytexas.gov
Single Office - Travis County

14. Resubdivision: [C8-2019-0068.0A - Resubdivision of Lot 8-B of the Resubdivision of Lots 8 & 9, Kensington Park Addition; District 2](#)
Location: 4209 Afton Lane, Williamson Creek Watershed; McKinney NP Area
Owner/Applicant: Joseph Enriquez
Agent: Miguel Gonzales, Jr. P.E.
Request: The request is for the approval of the Resubdivision of Lot 8-B of the Resubdivision of Lots 8 & 9, Kensington Park Addition which will resubdivide a 0.527 acre (22,956.12 sq ft) previously platted lot, creating a 2 lot subdivision for proposed single-family use.
Staff Rec.: **Recommended**
Staff: Joey de la Garza, 512-974-2664, joey.delagarza@austintexas.gov
Development Services Department

15. Code Amendment [Exception from Platting](#)
Request: Discuss and consider recommending an amendment to Chapter 25-4 (Subdivision) to allow a parcel of land that has obtained a minimum lot width variance from the Board of Adjustment to satisfy the minimum frontage requirement for a platting exception under Section 25-4-2.
Staff Rec.: **Recommended**
Staff: Christopher Johnson, Development Services (512) 974-2769, christopher.johnson@austintexas.gov

C. ITEMS FROM THE COMMISSION

1. Discussion and possible action to forward recommendations to Council regarding the Burnet Road Corridor and core transit corridors. (Co-Sponsors: Commissioner Thompson and Commissioner Anderson)
2. Discussion and possible action to establish a working group tasked with reviewing matters related to mobility and transportation. (Co-Sponsors: Chair Kenny and Commissioner Thompson)
3. Discussion and possible action to forward recommendations to Council regarding Boards and Commissions virtual meetings. (Co-Sponsors: Commissioner Azhar and Commissioner Thompson)

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

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

D. SPECIAL ELECTION OF OFFICERS

1. Nomination and election of Chair of the Planning Commission.
2. Nomination and election of Vice-Chair of the Planning Commission.

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

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