



PLANNING COMMISSION

MINUTES

June 23, 2020

The Planning Commission convened in a meeting on June 23, 2020 via videoconference
(<http://www.austintexas.gov/page/watch-atxn-live>)

Chair Kenny called the Commission Meeting to order at 6:20 p.m.

Commission Members in Attendance:

Greg Anderson
Awais Azhar
Yvette Flores
Claire Hempel
Patrick Howard
Fayez Kazi – Vice-Chair
Conor Kenny – Chair
Carmen Llanes Pulido
Robert Schneider
Todd Shaw
James Shieh
Jeffrey Thompson

Absent:

Patricia Seeger

Don Leighton-Burwell – 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

APPROVAL OF MINUTES

1. Approve the minutes of May 26, 2020.

Motion to approve minutes of May 26, 2020 approved on the consent agenda on the motion by Commissioner Thompson, seconded by Commissioner Schneider on a vote of 12-0. Commissioner Seeger of the dais.

B. PUBLIC HEARINGS

- 1. 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 to Mixed Use land use
Staff Rec.: **Applicant requests an Indefinite Postponement**
Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov
Planning and Zoning Department

Motion to grant Applicant's request for indefinite postponement was approved on the consent agenda on the motion by Commissioner Thompson, seconded by Commissioner Schneider on a vote of 12-0. Commissioner Seeger absent.

- 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.: **Staff postponement request to August 11, 2020**
Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov
Planning and Zoning Department

Motion to grant Staff request for postponement of this item to August 11, 2020 was approved on the motion by Commissioner Azhar, seconded by Commissioner Shieh on a vote of 12-0. Commissioner Seeger absent.

- 3. 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.: **Recommended**
Staff: Kathleen Fox, 512-974-7877, kathleen.fox@austintexas.gov
Planning and Zoning Department

Public Hearing closed.

Motion by Commissioner Anderson, seconded by Commissioner Hempel to grant Staff's recommendation of Higher Density Single Family land use for NPA-2019-0015.01 - 5010 & 5102 Heflin Lane located at 5010 & 5102 Heflin Lane was approved on a vote of 11-0. Commissioner Shieh recused due to a conflict of interest; rendered professional services. Commissioner Seeger absent.

- 4. Rezoning:** [C14-2020-0022 - 5010 and 5012 Heflin Lane; District 1](#)
Location: 5010 and 5012 Heflin Lane, Fort Branch Watershed; East MLK Combined NP Area
Owner/Applicant: Heflin Phase 1, LLC (Lynn Yuan)
Agent: Thrower Design (Ron Thrower)
Request: SF-4A-NP to SF-6-NP
Staff Rec.: **Recommended**
Staff: Heather Chaffin, 512-97-2122, heather.chaffin@austintexas.gov
Planning and Zoning Department

Public Hearing closed.

Motion by Commissioner Anderson, seconded by Commissioner Hempel to grant Staff's recommendation of SF-6-NP combining district zoning for C14-2020-0022 - 5010 and 5012 Heflin Lane located at 5010 & 5102 Heflin Lane was approved on a vote of 11-0. Commissioner Shieh recused due to a conflict of interest; rendered professional services. Commissioner Seeger absent.

- 5. Plan Amendment:** [NPA-2020-0015.01 - MLK & 183 Residential; District 1](#)
Location: 6121 FM 969 Road, Walnut Creek Watershed; East MLK Combined NP Area
Owner/Applicant: Asero Holdings Corp., a Texas Corporation (Dale Wimmer)
Agent: Armbrust & Brown, PLLC (Ferris Clements)
Request: Industry to Mixed Use land use
Staff Rec.: **Recommended**
Staff: Rachel Tepper, 512-974-1485, rachel.tepper@austintexas.gov
Planning and Zoning Department

Public Hearing closed.

Motion by Chair Kenny, seconded by Commissioner Shaw to grant Staff's recommendation of Mixed Use land use for NPA-2020-0015.01 - MLK & 183 Residential located at 6121 FM 969 Road was approved on a vote of 10-0. Commissioners Llanes Pulido and Azhar abstained. Commissioner Seeger absent.

- 6. Rezoning:** [C14-2020-0017 - MLK & 183 Residential; District 1](#)
Location: 6121 FM 969 Road, Walnut Creek Watershed; East MLK Combined NP Area
Owner/Applicant: Asero Holdings Corp., a Texas Corporation (Dale Wimmer)
Agent: Armbrust & Brown, PLLC (Ferris Clements)
Request: CS-NP and LI-CO-NP to CS-MU-NP
Staff Rec.: **Recommended**
Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov
Planning and Zoning Department

Public Hearing closed.

Motion by Chair Kenny, seconded by Commissioner Shaw to grant Staff's recommendation of CS-MU-NP combining district zoning for C14-2020-0017 - MLK & 183 Residential located at 6121 FM 969 Road was approved on a vote of 10-0. Commissioners Llanes Pulido and Azar abstained. Commissioner Seeger absent.

- 7. 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

Public Hearing closed.

Motion to grant Staff's recommendation of Water & Single Family to Higher Density Single Family land use (Tract 1) and Neighborhood Mixed Use land use (Tract 2), as amended for NPA-2019-0016.01 - Shady Lane Mixed Use located at 914 Shady Lane was approved on the consent agenda on the motion by Commissioner Thompson, seconded by Commissioner Schneider on a vote of 12-0. Commissioner Seeger absent.

- 8. 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

Public Hearing closed.

Motion to grant Staff's recommendation of SF-6-CO-NP combining district zoning for Tracts 1 and 2A, and LR-MU-CO-NP combining district zoning for Tract 2, for C14-2019-0098 - Shady Lane Mixed Use located at 914 Shady Lane was approved on the consent agenda on the motion by Commissioner

Thompson, seconded by Commissioner Schneider on a vote of 12-0. Commissioner Seeger absent.

Note: The Conditional Overlays are based on the Compromise Settlement between the NPCT and the Owner.

<http://www.austintexas.gov/edims/document.cfm?id=342447>

- 9. Plan Amendment:** [NPA-2020-0017.01 - 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: Commercial to Multifamily land use
Staff Rec.: **Recommended**
Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov
Planning and Zoning Department

Motion to grant Neighborhood's request for postponement of this item to July 14, 2020 approved on the consent agenda on the motion by Commissioner Thompson, seconded by Commissioner Schneider on a vote of 12-0. Commissioner Seeger absent.

- 10. 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: CS-CO-NP; CS-1-CO-NP; LO-CO-NP to MF-6-NP
Staff Rec.: **Recommendation of MF-4-CO-NP**
Staff: Mark Graham, 512-974-3574, mark.graham@austintexas.gov
Planning and Zoning Department

Motion to grant Neighborhood's request for postponement of this item to July 14, 2020 approved on the consent agenda on the motion by Commissioner Thompson, seconded by Commissioner Schneider on a vote of 12-0. Commissioner Seeger absent.

- 11. Restrictive Covenant Termination:** [C14-72-032RCT - 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 the Restrictive Covenant
Staff Rec.: **Recommended**
Staff: Mark Graham, 512-974-3574, mark.graham@austintexas.gov
Planning and Zoning Department

Motion to grant Neighborhood's request for postponement of this item to July 14, 2020 approved on the consent agenda on the motion by Commissioner Thompson, seconded by Commissioner Schneider on a vote of 12-0. Commissioner Seeger absent.

- 12. Rezoning:** [C14-2020-0031.SH - E MLK Rezoning, District 1](#)
Location: 5201 East Martin Luther King Jr. Boulevard, Fort Branch Watershed;
Montopolis 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

Public Hearing closed.

Motion by Commissioner Shieh, seconded by Commissioner Azhar to reconsider this item was approved on a vote of 9-2. Commissioners Llanes Pulido and Shaw voted nay. Vice-Chair Kazi recused due to a conflict of interest; rendered professional services. Commissioner Seeger absent.

Motion by Commissioner Shieh, seconded by Commissioner Azhar to postpone this item to July 14, 2020 was approved on a vote of 8-2. Commissioners Flores and Shaw voted nay. Commissioner Llanes Pulido voted abstained. Vice-Chair Kazi recused due to a conflict of interest; rendered professional services. Commissioner Seeger absent.

- 13. Rezoning:** [C14-2020-0048 - 1509 Enfield Rd, District 9](#)
Location: 1509 Enfield Road, Lady Bird Lake Watershed; Old West Austin NP Area
Owner/Applicant: Alan W. & Margaret H. Berryhill
Agent: ATX Permit & Consulting, LLC (Lila Nelson)
Request: MF-3-NP to NO-MU-NP
Staff Rec.: **Recommended**
Staff: Mark Graham, 512-974-3574, mark.graham@austintexas.gov
Planning and Zoning Department

Public Hearing closed.

Motion by Chair Kenny, seconded by Commissioner Azhar to grant Staff's recommendation of NO-MU-NP combining district zoning for C14-2020-0048 - 1509 Enfield Rd located at 1509 Enfield Road was approved on a vote of 8-4. Commissioners Shaw, Hempel, Llanes Pulido and Shieh voted nay. Commissioner Seeger absent.

- 14. Rezoning:** [C14-2020-0043 - 1809 W. Anderson Ln, District 7](#)
Location: 1809 West Anderson Lane, Unit 1, Shoal Creek Watershed;
Crestview/Wooten Combined (Crestview) NP Area
Owner/Applicant: 1809 Anderson, Inc. (Amirali Mahesania)
Agent: J. Thompson Professional Consulting (Jon Thompson)
Request: CS-CO-NP to CS-1-CO-NP
Staff Rec.: **Recommended**
Staff: Mark Graham, 512-974-3574, mark.graham@austintexas.gov
Planning and Zoning Department

Public Hearing closed.

Motion to grant Staff's recommendation of CS-1-CO-NP combining district zoning for C14-2020-0043 - 1809 W. Anderson Ln. located at 1809 West Anderson Lane was approved on the consent agenda on the

motion by Commissioner Thompson, seconded by Commissioner Schneider on a vote of 12-0. Commissioner Seeger absent.

- 15. Rezoning:** [C14-2020-0030 - 200 Montopolis Rezoning, District 3](#)
Location: 200 Montopolis Drive and 6206 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

Posting error; no action taken.

- 16. Rezoning:** [C14-2020-0029 - Montopolis Acres Rezoning, District 3](#)
Location: 1013 and 1017 Montopolis Dr, 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

Motion to grant Neighborhood's request for postponement of this item to July 14, 2020 approved on the consent agenda on the motion by Commissioner Thompson, seconded by Commissioner Schneider on a vote of 12-0. Commissioner Seeger absent.

- 17. 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

Motion to grant Neighborhood's request for postponement of this item to July 14, 2020 approved on the consent agenda on the motion by Commissioner Thompson, seconded by Commissioner Schneider on a vote of 12-0. Commissioner Seeger absent.

- 18. 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

Motion to grant Neighborhood's request for postponement of this item to July 14, 2020 approved on the consent agenda on the motion by Commissioner Thompson, seconded by Commissioner Schneider on a vote of 12-0. Commissioner Seeger absent.

- 19. Rezoning:** [C14-2020-0038 - 508 Kemp Street, District 3](#)
Location: 508 Kemp Street, Country Club East Watershed; Montopolis NP Area
Owner/Applicant: Johnny A. Steen
Agent: Drenner Group (Leah M. Bojo)
Request: SF-3-NP to SF-6-NP
Staff Rec.: **Not Recommended**
Staff: Kate Clark, 512-974-1237, kate.clark@austintexas.gov
Planning and Zoning Department

Public Hearing closed.

Motion by Commissioner Hempel, seconded by Anderson to grant SF-6-NP combining district zoning for C14-2020-0038 - 508 Kemp Street located at 508 Kemp Street was approved on a vote of 8-3. Commissioners Shaw, Llanes Pulido and Azhar voted nay. Commissioner Schneider abstained. Commissioner Seeger absent.

- 20. Rezoning:** [C14-2020-0035 - 707 W 14th Apartments, District 9](#)
Location: 707 West 14th Street, Shoal Creek Watershed; Downtown Austin Plan
Owner/Applicant: Jaydev (Jay Reddy)
Agent: 503 Walnut, LLC (Chris Riley)
Request: GO to DMU-CO
Staff Rec.: **Recommended**
Staff: Mark Graham, 512-974-3574, mark.graham@austintexas.gov
Planning and Zoning Department

Public Hearing closed.

Motion to grant Staff recommendation of DMU-CO combining district zoning for C14-2020-0035 - 707 W 14th Apartments located at 707 West 14th Street was approved on the consent agenda on the motion by Commissioner Thompson, seconded by Commissioner Schneider on a vote of 12-0. Commissioner Seeger absent.

- 21. Rezoning:** [C14-2020-0023 - Highway 71 & Mountain Shadows, District 8](#)
Location: 8709 & 8701 Sky Mountain Drive (Tract 1) and 8732, 8624 & 8722 W. State Highway 71 (Tract 2), Williamson Creek Watershed-Barton Springs Zone; Oak Hill Combined NP Area
Owner/Applicant: Roberta Hudson (Tract 1), THT Holdings LLC, (Tract 2, Senthil Rangaswamy and Prithiviraj Loganathan)
Agent: Metcalfe Wolff Stuart & Williams LLP (Michele Rogerson Lynch)
Request: RR-NP to MF-1-NP (Tract 1), LR-NP and GR-NP to LR-MU-NP (Tract 2)
Staff Rec.: **Recommended**
Staff: Kate Clark, 512-974-1237, kate.clark@austintexas.gov
Planning and Zoning Department

Public Hearing closed.

Motion to grant Staff recommendation of MF-1-NP combining district zoning for Tract 1 located at 8709 & 8701 Sky Mountain Drive, and LR-MU-NP combining district zoning for Tract 2 located at 8732, 8624 & 8722 W. State Highway 71, was approved on the consent agenda on the motion by Commissioner Thompson, seconded by Commissioner Schneider on a vote of 12-0. Commissioner Seeger absent.

- 22. Restrictive Covenant Amendment:** [C14-85-288.56\(RCA\) - Highway 71 & Mountain Shadows, District 8](#)
Location: 8732, 8624 and 8722 W. State Highway 71, Williamson Creek Watershed-Barton Springs Zone; Oak Hill Combined NP Area
Owner/Applicant: THT Holdings LLC (Senthil Rangaswamy and Prithiviraj Loganathan)
Agent: Metcalfe Wolff Stuart & Williams LLP (Michele Rogerson Lynch)
Request: To amend a Restrictive Covenant
Staff Rec.: **Recommended**
Staff: Kate Clark, 512-974-1237, kate.clark@austintexas.gov
Planning and Zoning Department

Public Hearing closed.

Motion to grant Staff recommendation to amend a Restrictive Covenant for C14-85-288.56(RCA) - Highway 71 & Mountain Shadows located at 8732, 8624 and 8722 W. State Highway 71, was approved on the consent agenda on the motion by Commissioner Thompson, seconded by Commissioner Schneider on a vote of 12-0. Commissioner Seeger absent.

- 23. Rezoning:** [C14-2019-0107.SH - Jackie Robinson Rezoning; District 1](#)
Location: 5511 - 5519 Jackie Robinson Street, Fort Branch Watershed, East MLK Combined (MLK-183) NP Area
Owner/Applicant: William Moseley
Agent: Citrine Development, LLC (Teresa Bowyer)
Request: SF-3-NP to SF-6-NP, as amended
Staff Rec.: **Recommended**
Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov
Planning and Zoning Department

Public Hearing closed.

Motion to grant Staff recommendation of SF-6-NP combining district zoning for C14-2019-0107.SH -

Jackie Robinson Rezoning, located at 5511 - 5519 Jackie Robinson Street was approved on the consent agenda on the motion by Commissioner Thompson, seconded by Commissioner Schneider on a vote of 11-0. Vice-Chair Kazi recused; rendered professional services. Commissioner Seeger absent.

- 24. 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

Motion to grant Applicant's request for postponement of this item to July 28, 2020 was approved on the consent agenda on the motion by Commissioner Thompson, seconded by Commissioner Schneider on a vote of 12-0. Commissioner Seeger absent.

- 25. Rezoning:** [C14-2020-0049 - Planet K South Pop Rezone, District 5](#)
Location: 1516 S. Lamar Blvd., West Bouldin Creek Watershed; Zilker NP Area
Owner/Applicant: AusPro Enterprises LP (Michael Kleinman)
Agent: Moncada Enterprises (Phil Moncada)
Request: CS and GR to CS-1
Staff Rec.: **Staff recommends rezoning the building footprint to CS-1**
Staff: Kate Clark, 512-974-1237, kate.clark@austintexas.gov
Planning and Zoning Department

Public Hearing closed.

Motion to grant Staff's recommendation of building footprint to CS-1 district zoning for C14-2020-0049 - Planet K South Pop Rezone located at 1516 S. Lamar Blvd., was approved on the consent agenda on the motion by Commissioner Thompson, seconded by Commissioner Schneider on a vote of 12-0. Commissioner Seeger absent.

- 26. Site Plan (HCR):** [SPC-2019-0429C - Vega Multifamily; District 8](#)
Location: 5313 Vega Avenue, Barton Creek Watershed-Barton Springs Zone; East Oak Hill NP Area
Owner/Applicant: St. Andrew's Episcopal School (Greg Weaver)
Agent: St. Andrew's Episcopal School (Greg Weaver)
Request: Approval of a multifamily use site plan within the Hill Country Roadway Ordinance overlay.
Staff Rec.: **Recommended**
Staff: Rosemary Avila, 512-974-2784, rosemary.avila@austintexas.gov
Development Services Department

Public Hearing closed.

Motion to grant Staff's recommendation for SPC-2019-0429C - Vega Multifamily located at 5313 Vega Avenue was approved on the motion by Commissioner Anderson, seconded by Commissioner Azhar on a vote of 8-0. Commissioner Llanes Pulido abstained. Chair Kenny recused on this item due to a conflict of

interest; family member employed by Applicant. Vice-Chair Kazi off the dais. Commissioner Seeger absent.

- 27. Site Plan (CUP):** [SPC-2019-0539A - 84 Rainey CUP; District 9](#)
Location: 84 Rainey Street, Waller Creek / Lady Bird Lake Watersheds; Downtown Master Plan (Rainey Street District)
Owner/Applicant: ASHLAND RAINEY LLC & EW RENOVATING RAINEY LLC
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

Public Hearing closed.

Motion to grant Staff's recommendation for SPC-2019-0539A - 84 Rainey CUP located at 84 Rainey Street was approved on the consent agenda on the motion by Commissioner Thompson, seconded by Commissioner Schneider on a vote of 12-0. Commissioner Seeger absent.

- 28. Site Plan:** [SP-2019-0253C - Springdale Farms; District 3](#)
Location: 755 Springdale Road, Boggy Creek Watershed; Govalle / Johnston Terrace NP Area
Owner/Applicant: FOORE GLENN M & PAULA 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

Public Hearing closed.

Motion to grant Applicant's request for postponement of this item to July 14, 2020 was approved on the consent agenda on the motion by Commissioner Thompson, seconded by Commissioner Schneider on a vote of 11-0. Commissioner Hempel recused; rendered professional services. Commissioner Seeger absent.

- 29. Site Plan:** [SPC-2019-0608A - Waterloo School Austin CUP; District 9](#)
Location: 1511 South Congress Avenue, East Bouldin Creek Watershed; Greater South River City NP Area
Owner/Applicant: Congress Avenue Baptist Church
Agent: Vincent Gerard & Associates (Vincent Huebinger)
Request: Conditional use to allow Private Secondary Educational Facility in an SF-3-NCCD-NP zoning district
Staff Rec.: **Recommended**
Staff: Robert Anderson, 512-974-3026, robert.anderson@austintexas.gov
Development Services Department

Public Hearing closed.

Motion to grant Staff's recommendation for SPC-2019-0608A - Waterloo School Austin CUP was approved on the consent agenda on the motion by Commissioner Thompson, seconded by Commissioner Schneider on a vote of 12-0. Commissioner Seeger absent.

- 30. Subdivision** **C8-05-0045.0A(VAC).SH - Resubdivision of Lot 3 Bunche Road**
Vacation: **Subdivision Vacation; District 1**
Location: 1803 - 1811 Webberville Road, Fort Branch Watershed; East MLK - 183
 NP Area
Owner/Applicant: Terra Selarno, LLC
Agent: SEC Solutions, LLC (Marcos Castaneda)
Request: Approval of the subdivision vacation composed of three lots on 1.338
 acres.
Staff Rec.: **Recommended**
Staff: Cesar Zavala, 512-974-3404, cesar.zavala@austintexas.gov
 Development Services Department

Public Hearing closed.

Motion to grant Staff's recommendation for C8-05-0045.0A(VAC).SH - Resubdivision of Lot 3 Bunche Road Subdivision Vacation located at 1803 - 1811 Webberville Road was approved on the consent agenda on the motion by Commissioner Thompson, seconded by Commissioner Schneider on a vote of 12-0. Commissioner Seeger absent.

- 31. Subdivision** **C8-2016-0042.0A(VAC).SH - Resubdivision of Lot 3C: Amended Plat**
Vacation: **of Lots 3A, 3B & 3C Bunche Road Subdivision Vacation; District 1**
Location: 1803 - 1811 Webberville Road, Fort Branch Watershed; East MLK - 183
 NP Area
Owner/Applicant: Terra Selarno, LLC
Agent: SEC Solutions, LLC (Marcos Castaneda)
Request: Approval of the subdivision vacation composed of three lots on 0.9067
 acres.
Staff Rec.: **Recommended**
Staff: Cesar Zavala, 512-974-3404, cesar.zavala@austintexas.gov
 Development Services Department

Public Hearing closed.

Motion to grant Staff's recommendation for C8-2016-0042.0A(VAC).SH - Resubdivision of Lot 3C: Amended Plat of Lots 3A, 3B & 3C Bunche Road Subdivision Vacation located at 1803 - 1811 Webberville Road was approved on the consent agenda on the motion by Commissioner Thompson, seconded by Commissioner Schneider on a vote of 12-0. Commissioner Seeger absent.

32. Resubdivision: [C8-2019-0185.0A - Armadillo Parks; District 2](#)
Location: 901 & 909 Armadillo Road, Williamson Creek Watershed; Garrison Park NP Area
Owner/Applicant: David Cox (Verde Ville LLC)
Agent: George Gonzalez (Genesis 1 Engineering Co.)
Request: Approval of Armadillo Parks, a resubdivision of Lots 1 and 2, Big White Cloud Subdivision, comprised of 5 lots on 0.703 acre.
Staff Rec.: **Disapproval for Reasons**
Staff: Steve Hopkins, 974-3175, steve.hopkins@austintexas.gov
Development Services Department

Public Hearing closed.

Motion to grant Staff's recommendation, Disapproval for Reasons as reflected in Exhibit C of the staff report for C8-2019-0185.0A - Armadillo Parks located at 901 & 909 Armadillo Road was approved on the consent agenda on the motion by Commissioner Thompson, seconded by Commissioner Schneider on a vote of 12-0. Commissioner Seeger absent.

C. NEW BUSINESS

1. Discuss and consider initiating amendments to City Code Title 25 relating to the North Burnet / Gateway Regulating Plan to allow certain civic uses. Staff: Jerry Rusthoven, Interim Lead, Planning and Zoning Department, 512-974-3207.

Motion to initiate amendments to City Code Title 25 relating to the North Burnet / Gateway Regulating Plan to allow certain civic uses was approved on the consent agenda on the motion by Commissioner Thompson, seconded by Commissioner Schneider on a vote of 12-0. Commissioner Seeger absent.

2. Discuss and consider approving re-transmittal of the 2019-2021 Long Range CIP Strategic Plan transmittal memo from Planning Commission to City Manager and discussion related to the 2021-2023 planning cycle. Dee Dee Quinnelly, 512-974-2036, deedee.quinnelly@austintexas.gov
Planning and Zoning Department

Motion to approve re-transmittal of the 2019-2021 Long Range CIP Strategic Plan transmittal memo from Planning Commission to City Manager and discussion related to the 2021-2023 planning cycle was approved on the consent agenda on the motion by Commissioner Thompson, seconded by Commissioner Schneider on a vote of 12-0. Commissioner Seeger absent.

D. ITEMS FROM THE COMMISSION

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

Motion to postpone this item to July 14, 2020 was approved on the consent agenda on the motion by Commissioner Thompson, seconded by Commissioner Schneider on a vote of 12-0. Commissioner Seeger of the dais.

2. Discussion and possible action to establish a working group tasked with reviewing matters related to transportation. (Co-Sponsors: Chair Kenny and Commissioner Thompson)

Disposed without action.

E. BRIEFINGS

1. Staff briefing regarding an ordinance amending Title 25 of the City Code related to establishing a street impact fee. City Staff: Liane Miller, Austin Transportation Department, 512-974-7922, Liane.Miller@austintexas.gov

Presentation not provided.

F. 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.

G. BOARDS, COMMITTEES & WORKING GROUPS UPDATES

[Codes and Ordinances Joint Committee](#)

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

No report provided.

[Comprehensive Plan Joint Committee](#)

(Vice-Chair Kazi and Commissioners: Flores, Llanes Pulido and Shaw)

No report provided.

[Joint Sustainability Committee](#)

(Commissioners Schneider and Seeger, *secondary*)

No report provided.

[Small Area Planning Joint Committee](#)

(Commissioners: Hempel, Howard, Thompson and Shieh)

No report provided.

[South Central Waterfront Advisory Board](#)

(Commissioner Anderson)

No report provided.

Chair Kenny adjourned the meeting without objection on Wednesday, June 24, 2020 at 12:28 a.m.

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