



PLANNING COMMISSION

MINUTES

July 28, 2020

The Planning Commission convened in a meeting on July 28, 2020 via videoconference
(<http://www.austintexas.gov/page/watch-atxn-live>)

Chair Kenny called the Commission Meeting to order at 6:10 p.m.

Commission Members in Attendance:

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

Don Leighton-Burwell – Ex-Officio

Absent:

Claire Hempel

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.

A. APPROVAL OF MINUTES

1. Approve the minutes of July 14, 2020.

Motion to approve the minutes of July 14, 2020 was approved on the consent agenda on the motion by Vice-Chair Kazi, seconded by Commissioner Thompson on a vote of 12-0. Commissioner Hempel absent.

B. PUBLIC HEARINGS

- 1. 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

Public Hearing closed.

Motion by Commissioner Thompson, seconded by Commissioner Seeger to deny SF-6-NP combining district zoning for C14-2020-0030 - 200 Montopolis Rezoning located at 200 Montopolis Drive and 6208 Clovis Street was approved on a vote of 7-5. Vice-Chair Kazi and Commissioners Anderson, Howard, Shieh, and Llanes Pulido voted nay. Commissioner Hempel absent.

- 2. 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

Public Hearing closed.

Motion by Commissioner Anderson, seconded by Commissioner Howard to grant SF-6-NP combining district zoning for C14-2020-0044 - Saxon Acres Residential Zoning located at 316 Saxon Lane & 6328 El Mirando Street was approved on a vote of 7-5. Commissioners Schneider, Shaw and Seeger and Llanes Pulido voted nay. Commissioner Hempel absent.

- 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

Public Hearing closed.

Motion to by Chair Kenny, seconded by Commissioner Anderson to deny SF-6-NP combining district zoning, for C14-2020-0039 - Clovis and Kemp Rezone located at 6201 Clovis Street and 301 Kemp Street was approved on a vote of 12-0. Commissioner Hempel absent.

- 4. Plan** [NPA-2016-0014.01.SH - Nuckols Crossing Road - SMART Housing; District 2](#)
Amendment: [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

Public Hearing closed.

Motion by Chair Kenny, seconded by Commissioner Schneider to grant Multifamily land use for NPA-2016-0014.01.SH - Nuckols Crossing Road - SMART Housing located at 4400 Nuckols Crossing Road was approved on a vote of 12-0. Commissioner Hempel absent.

5. 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

Public Hearing closed.

Motion by Chair Kenny, seconded by Commissioner Schneider to grant MF-4-CO-NP combining district zoning, with conditions of the Neighborhood Traffic Analysis for C14-2017-0010.SH - Nuckols Crossing Road - SMART Housing located at 4400 Nuckols Crossing Road was approved on a vote of 12-0. Commissioner Hempel absent.

Conditional Overlay:

MF-2 development standards, except for height.

6. Plan [NPA-2020-0014.01 - 7135 E Ben White Blvd; District 2](#)

Amendment:

Location: 7135 East Ben White Boulevard SVRD EB, Carson Creek Watershed; Southeast Combined (Franklin Park) NP Area

Owner/Applicant: Jill Dorough Houghton, Trustee

Agent: Smith Robertson LLP (David Hartman)

Request: Industry to Multifamily land use

Staff Rec.: **Recommendation Pending; Postponement request by Staff and the Applicant to August 11, 2020**

Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov
Planning and Zoning Department

Motion to grant Staff's and Applicant's request for postponement of this item to August 11, 2020 was approved on the consent agenda on the motion by Vice-Chair Kazi, seconded by Commissioner Thompson on a vote of 12-0. Commissioner Hempel absent.

7. **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 (Franklin Park) NP Area
Owner/Applicant: Jill Dorrough Houghton, Trustee
Agent: Smith Robertson LLP (David Hartman)
Request: LI-NP to MF-4-NP
Staff Rec.: **Recommendation Pending; Postponement request by Staff and the Applicant to August 11, 2020**
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov
Planning and Zoning Department

Motion to grant Staff's and Applicant's request for postponement of this item to August 11, 2020 was approved on the consent agenda on the motion by Vice-Chair Kazi, seconded by Commissioner Thompson on a vote of 12-0. Commissioner Hempel absent.

8. **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

Motion by Commissioner Seeger, seconded by Commissioner Shieh to grant the Neighborhood's request for postponement to August 25, 2020 was approved on a vote of 12-0. Commissioner Hempel absent.

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 with conditions**
Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov
Planning and Zoning Department

Motion by Commissioner Schneider, seconded by Commissioner Seeger to postpone this item to August 11, 2020 was approved on a vote of 12-0. Commissioner Hempel absent.

10 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

Motion by Commissioner Seeger, seconded by Commissioner Anderson to grant the Neighborhood's request for postponement of this item to August 25, 2020 was approved on a vote of 12-0. Commissioner Hempel absent.

11 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**
Staff: Kate Clark, 512-974-1237, kate.clark@austintexas.gov
Planning and Zoning Department

Public Hearing closed.

Motion by Chair Kenny, seconded by Commissioner Seeger to deny GR-MU-CO combining district zoning, to change a condition of zoning for C14-2020-0056 - Wickersham Retail Center located at 4544 E. Oltorf Street was approved on a vote of 11-0. Commissioner Anderson off the dais. Commissioner Hempel absent.

12 Rezoning: [C14-2020-0064 - 6007 IH 35 Residences; District 1](#)
Location: 6007 IH 35 Serviceroad Northbound, Tannehill Branch Watershed; Windsor Park NP Area
Owner/Applicant: Binary Hospitality, LLC (Vijay Patel)
Agent: Alice Glasco Consulting (Alice Glasco)
Request: CS-MU-NP to CS-MU-V-NP
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 CS-MU-V-NP combining district zoning, for C14-2020-0064 - 6007 IH 35 Residences located at 6007 IH 35 Service Road Northbound was

Motion by Commissioner Seeger, seconded by Commissioner Anderson to grant the Neighborhood's request for postponement of this item to August 25, 2020 was approved on a vote of 12-0. Commissioner Hempel absent.

- 16. Site Plan** [SPC-2020-0076A - Vacancy Brewery; District 3](#)
Conditional Use
Permit:
Location: 415 East St. Elmo Road, Williamson Creek Watershed; South
Congress Combined (East Congress) NP Area
Owner/Applicant: 415 St Elmo, LLC (Scott Trainer)
Agent: Site Specifics (John Hussey)
Request: The request is for a conditional use allowing a brewery in an LI
zoning district within 540 feet of single family uses
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-2020-0076A - Vacancy Brewery located at 415 East St. Elmo Road was approved on the consent agenda on the motion by Vice-Chair Kazi, seconded by Commissioner Thompson on a vote of 12-0. Commissioner Hempel absent.

- 17. Compatibility** [SP-2019-0591C - 924 E. 7th St. Development; District 1](#)
Waiver:
Location: 924 East 7th Street, Waller Creek Watershed; Central East Austin
NP Area
Owner/Applicant: 2010 E. Sixth Ltd. (Craig Dunagan)
Agent: LJA Engineering (Vincent Geracci)
Request: Permit new paving within the 25 foot compatibility setback.
Staff Rec.: **Recommended**
Staff: Randall Rouda, 512-974-3338, randall.rouda@austintexas.gov
Development Services Department

Public Hearing closed.

Motion to grant Staff's recommendation for SP-2019-0591C - 924 E. 7th St. Development located at 924 East 7th Street was approved on the consent agenda on the motion by Vice-Chair Kazi, seconded by Commissioner Thompson on a vote of 12-0. Commissioner Hempel absent.

- 18. Resubdivision with a variance:** [C8-2019-0062.0A - Resubdivision of Lot 3, Less West 53 feet thereof, Block 2, Magnolia Addition; District 3](#)
Location: 1411 Haskell St., Lady Bird Lake Watershed; East Cesar Chavez NP Area
Owner/Applicant: Haskell 1411, LLC (Mark Harries)
Agent: Permit Partners, LLC (Jennifer Hanlen)
Request: Approve the resubdivision of a portion of an existing lot into a two lot subdivision on 0.4683 acres with a variance to L.D.C. Section 25-4-175 to allow a flag lot.
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 C8-2019-0062.0A - Resubdivision of Lot 3, Less West 53 feet thereof, Block 2, Magnolia Addition located at 1411 Haskell St was approved on the consent agenda on the motion by Vice-Chair Kazi, seconded by Commissioner Thompson on a vote of 12-0. Commissioner Hempel absent.

- 19. Resubdivision:** [C8-2019-0127.0A - Cherico Subdivision; District 3](#)
Location: 1103 Cherico Street, Boggy Creek Watershed; Govalle NP Area
Owner/Applicant: Austin Land Development (Addison Thom)
Agent: Permit Partners, LLC (Jennifer Hanlen)
Request: The request is for approval of the Cherico Subdivision which will create a 2 lot subdivision out of 0.497 acres of previously platted land (Hood's Eastside Lots, Resub of Tracts A & B) for residential use.
Staff Rec.: **Recommended**
Staff: Joey de la Garza, 512-974-2664, joey.delagarza@austintexas.gov
Development Services Department

Public Hearing closed.

Motion to grant Staff's recommendation for C8-2019-0127.0A - Cherico Subdivision located at 1103 Cherico Street was approved on the consent agenda on the motion by Vice-Chair Kazi, seconded by Commissioner Thompson on a vote of 12-0. Commissioner Hempel absent.

20 Final Plat out of approved Preliminary Plan: [C8-2019-0114.1A - Simon-Caskey Final Plat; District 8](#)

Location: 7715 West SH 71, Williamson Creek Watershed-Barton Springs Zone; West Oak Hill NP Area
Owner/Applicant: Stephen Simon
Agent: Carlson, Brigrance & Doering, Inc. (Bill E. Couch)
Request: Approval of Simon-Caskey Final Plat which will develop 16.664 acres of previously unplatted property by creating 26 lots for single-family, multi-family, commercial, ROW and parkland uses.
Staff Rec.: **Disapproval with reasons**
Staff: Joey de la Garza, 512-974-2664, joey.delagarza@austintexas.gov
Development Services Department

Public Hearing closed.

Motion to grant Staff’s recommendation to disapprove for reasons as reflected in Exhibit C of the Staff Report, was approved on the consent agenda on the motion by Vice-Chair Kazi, seconded by Commissioner Thompson on a vote of 12-0. Commissioner Hempel absent.

21. Code Amendment [Demolition Permit Requirements](#)

Request: Discuss and consider an ordinance amending Title 25 of the City Code related to demolition permits, including notification and utility service requirements.
Staff Rec.: **Recommended**
Staff: Jaime Castillo, Development Services Department, (512) 974-1575

Public Hearing closed.

Motion to grant Staff’s recommendation amending Title 25 of the City Code related to demolition permits, including notification and utility service requirements was approved on the consent agenda on the motion by Vice-Chair Kazi, seconded by Commissioner Thompson on a vote of 12-0. Commissioner Hempel absent.

22. 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

Public Hearing closed.

Motion by Chair Kenny, seconded by Commissioner Azhar to recommend Staff recommendation, as amended, amending Title 25 of the City Code related to Street Impact Fee program was approved on a vote of 10-0. Commissioners Llanes Pulido and Seeger abstained. Commissioner Hempel absent.

Recommendation:

<http://www.austintexas.gov/edims/document.cfm?id=344806>

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)

Item postponed to August 11, 2020 by Planning Commission by unanimous consent. Vote 12-0. Commissioner Hempel absent.

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

Item postponed to August 11, 2020 by Planning Commission by unanimous consent. Vote 12-0. Commissioner Hempel absent.

3. Discussion and input regarding the Planning Commission Agenda. (Co-Sponsors: Commissioner Azhar and Commissioner Thompson)

Item postponed to August 11, 2020 by Planning Commission by unanimous consent. Vote 12-0. Commissioner Hempel absent.

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)

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 Tuesday, July 28, 2020 at 11:58 p.m.

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 4 days before the meeting date. Please call Jerry Rusthoven at Planning & Zoning Department, at 512-974-3207, for additional information; TTY users route through Relay Texas at 711.