



PLANNING COMMISSION

MINUTES

August 25, 2020

The Planning Commission convened in a meeting on August 25, 2020 via videoconference (<http://www.austintexas.gov/page/watch-atxn-live>)

Chair Kenny called the Commission Meeting to order at 6:04 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
James Shieh
Patricia Seeger
Todd Shaw
Jeffrey Thompson

Absent:

Ann Teich – Ex-Officio
Don Leighton-Burwell – 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.

Motion to approve the minutes of August 11, 2020 was approved on the consent agenda on the motion by Commissioner Azhar, seconded by Commissioner Schneider on a vote 13-0.

B. PUBLIC HEARINGS

1. Plan [NPA-2020-0017.02 - 902 Morrow St; District 7](#)

Amendment:

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

Motion to grant Neighborhood's request for postponement of this item to October 13, 2020 was approved on the consent agenda on the motion by Commissioner Azhar, seconded by Commissioner Schneider on a vote 12-0. Commissioner Shieh recused due to a conflict of interest; owner of property near subject address.

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

Motion to grant Neighborhood's request for postponement of this item to October 13, 2020 was approved on the consent agenda on the motion by Commissioner Azhar, seconded by Commissioner Schneider on a vote 13-0. Commissioner Shieh recused due to a conflict of interest; owner of property near subject address.

3. Plan [**NPA-2019-0003.01 - David Chapel Missionary Baptist Church; District 1**](#)

Amendment:
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

Motion to grant Neighborhood's request for postponement of this item to September 8, 2020 was approved on the consent agenda on the motion by Commissioner Azhar, seconded by Commissioner Schneider on a vote 13-0.

4. Restrictive [**C14-05-0112\(RCA2\) - AMLI South Shore; District 9**](#)

Covenant Amendment:
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

Motion by Commissioner Shieh, seconded by Commissioner Anderson to grant Staff's recommendation to amend a Restrictive Covenant for C14-05-0112(RCA2) - AMLI South Shore located at 1720 South Lakeshore Blvd was approved on a vote of 13-0.

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

Public Hearing closed.

Motion by Commissioner Azhar, seconded by Commissioner Shieh to grant Staff's recommendation of SF-6-NP combining district zoning for C14-2020-0062 – Webberville located at 1907 Webberville Road was approved on a vote of 10-2. Commissioner Seeger and Commissioner Llanes Pulido voted nay. Commissioner Hempel recused on this matter due to a conflict of interest; professional services rendered to Applicant on other projects.

- 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

Public Hearing closed.

Motion by Commissioner Seeger, seconded by Commissioner Azhar to grant Staff's recommendation of CS-MU-V-CO combining district zoning for C14-2020-0067 - 3504 S. 1st Street Rezoning located at 3504 South 1st Street was approved on a vote of 11-0. Chair Kenny recused due to a conflict of interest; rendered professional services. Vice-Chair Kazi recused due to a conflict of interest; rendered professional services.

- 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

Public Hearing closed.

Motion to grant Staff's recommendation of SF-6 district zoning, as amended for C14-2020-0076 - Alpha .89 located at 4022 Valley View Road was approved on the consent agenda on the motion by Commissioner Azhar, seconded by Commissioner Schneider on a vote 13-0.

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

Public Hearing closed.

Motion to grant Staff's recommendation of CS-NP combining district zoning for C14-2020-0072 - IH 35 & US 183 Retail Center located at 7821 North IH 35 Service Road Northbound was approved on the consent agenda on the motion by Commissioner Azhar, seconded by Commissioner Schneider on a vote 13-0.

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

Public Hearing closed.

Motion to grant Staff's recommendation for SP-2019-0171C - Goodwill Store located at 2411 Lake Austin Boulevard was approved on the consent agenda on the motion by Commissioner Azhar, seconded by Commissioner Schneider on a vote 12-0. Commissioner Shaw recused on this matter due to a conflict interest; family member employed by Applicant.

- 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

Public Hearing closed.

Motion to grant Staff's recommendation for SP-2015-0399C(XT2) - Freeport Tech South located at 6320 East Stassney Lane was approved on the consent agenda on the motion by Commissioner Azhar, seconded by Commissioner Schneider on a vote 13-0.

- 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

Public Hearing closed.

Motion to grant Staff's recommendation for SPC-2019-0424A - 4th Street East located at 1500 East 4th Street was approved on the consent agenda on the motion by Commissioner Azhar, seconded by Commissioner Schneider on a vote 13-0.

- 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

Motion to grant Applicant's request for postponement of this item to September 22, 2020 was approved on the consent agenda on the motion by Commissioner Azhar, seconded by Commissioner Schneider on a vote 13-0.

- 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

Public Hearing closed.

Motion to grant Staff's recommendation for C8J-2018-0105.1A - Easton Park Section 3A, Phase 1 Final Plat SPC-2019-0424A - 4th Street East located at Moonbeam Drive and Apogee Boulevard was approved on the consent agenda on the motion by Commissioner Azhar, seconded by Commissioner Schneider on a vote 13-0.

- 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

Public Hearing closed.

Motion to grant Staff's recommendation for C8-2019-0068.0A - Resubdivision of Lot 8-B of the Resubdivision of Lots 8 & 9, Kensington Park Addition located at 4209 Afton Lane was approved on the consent agenda on the motion by Commissioner Azhar, seconded by Commissioner Schneider on a vote 13-0.

- 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

Public Hearing closed.

Motion to grant Staff's recommendation 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 was approved on the consent agenda on the motion by Commissioner Azhar, seconded by Commissioner Schneider on a vote 13-0.

As listed on the addendum

- 16. 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
Owner/Applicant: Stephen Simon
Agent: Carlson, Brigance & 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.: **Approve with conditions**
Staff: Joey de la Garza, 512-974-2664, joey.delagarza@austintexas.gov
Development Services Department

Public Hearing closed.

Motion to grant Staff's recommendations with conditions, as reflected in the staff report, for C8-2019-0114.1A - Simon-Caskey Final Plat located at 7715 West SH 71 was approved on the consent agenda on the motion by Commissioner Azhar, seconded by Commissioner Schneider on a vote 13-0.

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)

Item disposed without action.

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)

Motion by Chair Kenny, seconded by Vice-Chair Kazi to establish a working group tasked with reviewing matters related to mobility and transportation and appoint the following members:

Thompson
Schneider
Shieh
Llanes Pulido
Seeger

Motion approved on a vote of 13-0.

3. Discussion and possible actions to forward recommendations to Council regarding Boards and Commissions virtual meetings. (Co-Sponsors: Commissioner Azhar and Commissioner Thompson)

Item disposed without action.

D. SPECIAL ELECTION OF OFFICERS

1. Nomination and election of Chair of the Planning Commission.

Nominations: Commissioner Shaw, Commissioner Hempel.

Commissioner Hempel received 6 ayes and 7 nays. Those voting nay were Vice-Chair Kazi and Commissioners Llanes Pulido, Shieh, Schneider, Shaw and Flores.

Commissioner Shaw elected Chair on a vote of 7-6. Those voting nay were Chair Kenny and Commissioners Howard, Azhar, Hempel, Anderson and Thompson.

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

Commissioner Hempel nominated and elected Vice-Chair on a vote of 13-0.

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)

Commissioner Anderson stated the Committee reviewed the code amendment regarding exceptions from platting.

[Comprehensive Plan Joint Committee](#)

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

Chair Kenny stated the Committee is reviewing the process for the LRCIP input.

[Joint Sustainability Committee](#)

(Commissioners Schneider and Seeger, *secondary*)

Commissioner Schneider stated the Committee reviewed the Climate Plan and it will be reviewed by Planning Commission soon.

[Small Area Planning Joint Committee](#)

(Commissioners: Hempel, Howard, Thompson and Shieh)

Commissioner Shieh stated the Committee reviewed SP-2019-0171C - Goodwill Store.

[South Central Waterfront Advisory Board](#)

(Commissioner Anderson)

No report provided.

Chair Kenny adjourned the meeting without objection on Tuesday, August 25, 2020 at 9:47 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.