

Special Meeting of the Planning Commission October 13, 2020

Planning Commission to be held October 13, 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, October 12, 2020 by noon).**

To speak remotely at the October 13, 2020 Planning Commission Meeting, residents must:

Preferably email the board liaison at andrew.rivera@austintexas.gov or call 512-974-6508 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 October 12, 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, October 13, 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, October 12, 2020**

Reunión de la Comisión de Planificación

Fecha 13 de Octubre de 2020

La Comisión de Planificación se reunirá el 13 de Octubre de 2020 con modificaciones de distanciamiento social.

Se permitirán comentarios públicos por teléfono; no se permitirá ninguna entrada en persona.

Llame o envíe un correo electrónico al enlace de la junta en 512-974-6508 andrew.rivera@austintexas.gov a más tardar al mediodía (el día antes de la reunion, 12 de Octubre de 2020).

1. El nombre del orador.
2. Número (s) de artículo sobre el que desean hablar.
3. Si están a favor / en contra / neutrales.
4. Dirección postal.
5. Número de teléfono. Debe ser el número que se utilizará para llamar a la persona que desea hablar.

Si la información solicitada no se envía antes del mediodía del 12 de Octubre de 2020, la solicitud será nula y sin efecto.

Un orador registrado no puede registrar a otro orador. El registro anterior de un artículo no se transfiere automáticamente.

- Una vez que se haya llamado o enviado por correo electrónico una solicitud para hablar al enlace de la junta, los residentes recibirán un correo electrónico o una llamada telefónica con información adicional para llamar el día la reunión.
- Los folletos u otra información debe enviarse por correo electrónico a andrew.rivera@austintexas.gov antes antes de la 1:00 p.m. del martes 13 de Octubre de 2020 Esta información se proporcionará a los miembros de la Junta y la Comisión antes de la reunión.
- Si esta reunión se transmite en vivo, los residentes pueden ver la reunión aquí:
<http://www.austintexas.gov/page/watch-atxn-live>
- Las solicitudes de aplazamiento deben enviarse al administrador del caso y a Andrew Rivera antes de las 5 p.m. del lunes 12 de Octubre de 2020



PLANNING COMMISSION AGENDA

Tuesday, October 13, 2020

The Planning Commission will convene at 6:00 PM on Tuesday, October 13, 2020 via Videoconference <http://www.austintexas.gov/page/watch-atxn-live>

[Greg Anderson](#)
[Awais Azhar](#)
Joao Paulo Connolly
[Yvette Flores](#) – Secretary
[Claire Hempel](#) – Vice-Chair
[Patrick Howard](#)
[Carmen Llanes Pulido](#)
[Robert Schneider](#)

[Patricia Seeger](#)
[Todd Shaw](#) – Chair
[James Shieh](#) – Parliamentarian
[Jeffrey Thompson](#)
[Don Leighton-Burwell](#) – Ex-Officio
[Richard Mendoza](#) – Ex-Officio
[Ann Teich](#) – Ex-Officio
Vacancy (District 2)

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 September 22, 2020.

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

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

B. PUBLIC HEARINGS

- 1. Plan Amendment:** [NPA-2020-0021.01 - Woodland on IH-35, District 9](#)
Location: 1829 S. IH-35 SVRD NB, Harper's Branch Watershed; East Riverside/Oltorf Combined (Riverside) NP Area
Owner/Applicant: Gopal Guthikonda
Agent: Thrower Design, LLC (A. Ron Thrower and Victoria Haase)
Request: Commercial to Multifamily land use
Staff Rec.: **Recommended. Applicant requests an Indefinite Postponement**
Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov
Housing and Planning Department
- 2. Rezoning:** [C14-2020-0075 - Woodland on IH35, District 9](#)
Location: 1829 S. IH-35 SVRD NB, Harper's Branch Watershed; East Riverside/Oltorf Combined (Riverside) NP Area
Owner/Applicant: Gopal Guthikonda
Agent: Thrower Design, LLC (A. Ron Thrower and Victoria Haase)
Request: GR-NP to MF-6-NP
Staff Rec.: **Recommendation of MF-5-NP; Applicant requests an Indefinite Postponement**
Staff: Kate Clark, 512-974-1237, kate.clark@austintexas.gov
Housing and Planning 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.: **Staff requests a postponement to October 27, 2020.**
Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov
Housing and Planning Department
- 4. 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 & Victoria Haase)
Request: Single Family to Multifamily land use
Staff Rec.: **Recommended**
Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov
Housing and Planning Department

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

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

- 5. 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
Housing and Planning Department
- 6. Rezoning:** [C14-2020-0093 - 4329 S Congress Avenue; District 3](#)
Location: 4329-4341 South Congress Avenue, Williamson Creek Watershed; South Congress Combined (East Congress) NP Area
Owner/Applicant: South Congress Development LLC
Agent: Drenner Group PC (Amanda Swor)
Request: CS-MU-NP to CS-MU-V-NP
Staff Rec.: **Recommended**
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov
Housing and Planning Department
- 7. Plat Vacation:** [C8S-83-164\(VAC\) - Bradley Addition \(plat vacation\); District 7](#)
Location: 6717 Burnet Road, Shoal Creek Watershed; Brentwood NP Area
Owner/Applicant: OH Burnet, LP
Agent: WGI (Max Martinez)
Request: Approval of a plat vacation, comprised of 2 lots on 1.332 acres.
Staff Rec.: **Recommended**
Staff: Jennifer Bennett-Reumuth, 512-974-9002, jennifer.bennett-reumuth@austintexas.gov
Development Services Department
- 8. Site Plan (Environmental Variance Only):** [SP-2019-0561C - Koenig Lane Commercial; District 7](#)
Location: 1512-1/2 W. Koenig Lane, Shoal Creek Watershed; Brentwood NP Area
Owner/Applicant: Caitlin Kuglen
Agent: Kimley-Horn
Request: Environmental variance request to LDC 25-8-261 to construct private driveways and parking area in a critical water quality zone.
Staff Rec.: **Recommended**
Staff: Jonathan Garner, 512-974-1665, Jonathan.Garner@austintexas.gov
Development Services Department

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

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

- 9. Site Plan:** [SPC-2019-0333CT - The Norwood House Project; District 9](#)
Location: 1018 Edgecliff Terrace, Lady Bird Lake Watershed; South River City NP Area
Owner/Applicant: City of Austin (Parks and Recreation Department - D'Anne Williams)
Agent: Dunaway Associates, LP (J Segura, PE)
Request: Approval of a conditional use site plan for a site zoned Public (P), over one acre in size.
Staff Rec.: **Recommended**
Staff: Anaiah Johnson, 512-974-2932, anaiah.johnson@austintexas.gov
Development Services Department
- 10. Preliminary Plan:** [C8J-2018-0212 - Easton Park 1B Lot 1, 2, 4 and 6 Preliminary Plan; District 2](#)
Location: 7401-1/2 E. William Cannon Drive, Cottonmouth Creek Watershed; Pilot Knob MUD
Owner/Applicant: Carma Easton LLC, First Hartford Realty Corp, Idea Public Schools
Agent: Carlson, Brigance & Doering, Inc. (Bill Couch)
Request: Approval of the preliminary plan composed of 7 lots on 49.09 acres
Staff Rec.: **Recommended**
Staff: Sue Welch, 512-854-7637, sue.welch@traviscountytexas.gov
Single Office - Travis County
- 11. Resubdivision:** [C8J-2018-0212.2A - Easton Park 1B Amended Plat, Resubdivision of Lots 1A & 2A; District 2](#)
Location: 7101 E. William Cannon Drive and McKinney Falls Parkway, Cottonmouth Creek Watershed; Pilot Knob MUD
Owner/Applicant: First Hartford Realty Corp, Idea Public Schools
Agent: WGI (Siri Soth)
Request: Approval of a resubdivision of an existing plat to be comprised of 3 lots and Dunant Way ROW on 23.66 acres
Staff Rec.: **Recommended**
Staff: Sue Welch, 512-854-7638, sue.welch@traviscountytexas.gov
Single Office - Travis County
- 12. Resubdivision:** [C8J-2018-0212.1A - Resubdivision of Lot 4A, Easton Park Section 1B Amended; District 2](#)
Location: 7401-1/2 E. William Cannon Drive, Cottonmouth Creek Watershed; Pilot Knob MUD
Owner/Applicant: Carma Easton LLC
Agent: Carlson, Brigance & Doering, Inc. (Bill Couch)
Request: Approval of the resubdivision of an existing plat to be comprised of 4 lots and Union Park Lane and Dunant Way ROW on 25.43 acres
Staff Rec.: **Recommended**
Staff: Sue Welch, 512-854-7637, sue.welch@traviscountytexas.gov
Single Office - Travis County

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

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

13. **Final Plat out of an Approved Preliminary Plan:** [C8J-2017-0235.2A - Bella Fortuna Phase 2](#)
Location: 11300 Bradshaw Road, Onion Creek Watershed
Owner/Applicant: Clayton Properties Group, Inc. (Adam Boenig)
Agent: Doucet & Associates (Davood Salek)
Request: The request is for approval of the Bella Fortuna Phase 2 Final Plat consisting of 68 lots on 18.62 acres. Water and wastewater will be provided by the City of Austin.
Staff Rec.: **Recommended**
Staff: Sarah Sumner, 512-854-7687, Sarah.sumner@traviscountytexas.gov
Single Office
14. **Code Amendment:** [C20-20020-006 North Burnet / Gateway Regulating Plan – Civic Uses](#)
Request: Discuss and consider recommendations of amendments to City Code Title 25 relating to the North Burnet / Gateway Regulating Plan to allow certain civic uses.
Staff Rec.: **Recommended**
Staff: Jerry Rusthoven, Assistant Director, Housing and Planning Department, 512-974-3207
15. **Code Amendment:** [Austin Community Climate Plan Revision](#)
Request: Discuss and consider recommendations regarding the Austin Community Climate Equity Plan.
Staff Rec.: **Recommended**
Staff: Zack Baumer, Climate Protection Manager, Office of Sustainability, 512-974-2836
16. **Resubdivision:** [C8-2019-0185.0A - Armadillo Parks; District 2](#)
Location: 901 & 909 Armadillo Road, Williamson Creek Watershed
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

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

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

C. NOMINATIONS & RECOMMENDATIONS

1. Discussion and possible action to assign or nominate Planning Commission members for consideration by the Austin City Council to serve on the following:

Codes and Ordinances Joint Committee
Comprehensive Plan Joint Committee
Small Area Planning Joint Committee
Joint Sustainability Committee
South Central Waterfront Advisory Board
Mobility and Transportation Working Group

D. 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.

E. BOARDS, COMMITTEES & WORKING GROUPS UPDATES

[Codes and Ordinances Joint Committee](#)

(Commissioners: Azhar, Anderson and Seeger)

[Comprehensive Plan Joint Committee](#)

(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)

Mobility and Transportation Working Group

(Commissioners: Thompson, Schneider, Shieh, Llanes Pulido and Seeger)

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 Housing and Planning 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