

Meeting of the Planning Commission March 9, 2021

Planning Commission to be held March 9, 2021 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, March 8, 2021 by noon).**

To speak remotely at the March 9, 2021 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 March 8, 2021 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, March 9, 2021 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, March 8, 2021**

Reunión de la Comisión de Planificación

Fecha 9 de marzo de 2021

La Comisión de Planificación se reunirá el 9 de marzo de 2021 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 reunión, 8 de marzo de 2021).

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 8 de marzo de 2021, 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 9 de marzo 2021 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 8 de marzo de 2021

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, March 9, 2021

The Planning Commission will convene at 6:00 PM on Tuesday, March 9, 2021 via Videoconference <http://www.austintexas.gov/page/watch-atxn-live>

[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](#)
*Grayson Cox
*Jennifer Mushtaler
*Solveji Rosa Praxis
[Don Leighton-Burwell](#) – Ex-Officio
[Richard Mendoza](#) – Ex-Officio
AISD Ex-Officio

**Participation upon satisfaction of City Code § 2-1-21 (F)*

***Hold-over capacity until successor duly satisfies City Code § 2-1-21 (F)*

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

CITIZEN COMMUNICATION

The first four (4) speakers signed up prior to the speaker registration deadline will each be allowed a three-minute allotment to address their concerns regarding items not posted on the agenda.

Attorney: Erika Lopez (512) 974-3588

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

A. APPROVAL OF MINUTES

1. Approve the minutes of February 9, 2021.

B. PUBLIC HEARINGS

- 1. Rezoning:** [C14-2020-0142 - 401 North Bluff Drive; District 2](#)
Location: 401 North Bluff Drive, Williamson Creek Watershed; South Congress Combined (Sweetbriar) NP Area
Owner/Applicant: Sudharshan Vembutty
Agent: Drenner Group, PC (Leah Bojo)
Request: SF-3-NP to SF-6-NP
Staff Rec.: **Recommended**
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov
Housing and Planning Department
- 2. Rezoning:** [C14-2020-0024 - Twin Liquors-Maudies Rezoning](#)
Location: 2604, 2608, 2610 West 7th Street; Johnson Creek Watershed; West Austin Neighborhood Group NP Area
Owner/Applicant: TASC Properties LP (Tracy S. Livingston)
Agent: Thrower Design (A. Ron Thrower)
Request: From CS-1-NP, CS-NP to CS-1-NP, CS-NP
Staff Rec.: **Recommended**
Staff: Mark Graham, 512-974-3574, mark.graham@austintexas.gov
Housing and Planning Department
- 3. Rezoning:** [C14-2021-0007 - Sunrise Mini Mart Rezoning, District 3](#)
Location: 913-915 West Oltorf Street, West Bouldin Creek Watershed; Galindo NP Area
Owner/Applicant: 11800 Metric Inc (Abdul K Patel)
Agent: Land Answers, Inc. (Jim Wittliff)
Request: CS and LR to CS-1
Staff Rec.: **Recommendation of CS-1-CO**
Staff: Kate Clark, 512-974-1237, kate.clark@austintexas.gov
Housing and Planning Department

Attorney: Erika Lopez (512) 974-3588

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

- 4. Rezoning:** [C14-2020-0089 - Twelfth and Springdale Residences; District 3](#)
Location: 1200, 1202, & 1208 Springdale Road, Tannehill Branch Watershed; East MLK Combined NP Area
Owner/Applicant: JJ & B Investments LLC
Agent: Alice Glasco Consulting (Alice Glasco)
Request: GR-MU-NP to GR-MU-V-NP, as amended
Staff Rec.: **Recommended; Neighborhood postponement request to April 13, 2021.**
Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov
Housing and Planning Department
- 5. Rezoning:** [C14-2020-0145 - 2700, 2716, 2726 E. 5th Street Rezoning; District 3](#)
Location: 2700, 2716, 2726 E. 5th Street Rezoning, Lady Bird Lake Watershed; Holly NP Area
Owner/Applicant: 2700 East 5th JV LLC and Burnup Sims of Texas
Agent: Drenner Group, PC (Amanda Swor)
Request: CS-MU-CO-NP to CS-MU-V-CO-NP
Staff Rec.: **Recommended**
Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov
Housing and Planning Department
- 6. Site Plan:** [SPC-2020-0121C - 90 Rainey St, District 9](#)
Location: 610 Davis Street / 612 Davis Street / 90 Rainey Street, Lady Bird Lake Watershed; Waller Creek Watershed; Downtown Austin Plan (Rainey Street District)
Owner/Applicant: Urban Space (Kevin Burns)
Agent: Kimley-Horn & Associates, Inc. (Harrison Hudson)
Request: Applicant proposing cocktail lounge use in residential high rise
Staff Rec.: **Recommended**
Staff: Renee Johns, 512-974-2711, renee.johns@austintexas.gov
Development Services Department
- 7. Site Plan:** [SPC-2019-0357C - 73 Rainey St, District 9](#)
Location: 73 Rainey Street, Lady Bird Lake Watershed; Downtown Austin Plan (Rainey Street District)
Owner/Applicant: 73 Rainey Partners LLC (Michael Coakley)
Agent: 360 Professional Services, INC. (Scott J Foster, PE)
Request: Applicant proposing cocktail lounge use in new redevelopment of site
Staff Rec.: **Recommended**
Staff: Renee Johns, 512-974-2711, renee.johns@austintexas.gov
Development Services Department

Attorney: Erika Lopez (512) 974-3588

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

- 8. Subdivision out of Approved Preliminary Plan:** [C8-2019-0057.1A - Pearson Ranch West Phase One Final Plat; District 6](#)
 Location: 14320 North FM 620, Lake Creek Watershed
 Owner/Applicant: Pearson Ranch, LLC (Brett Ames)
 Agent: BGE, Inc. (Brian J. Grace, P.E.)
 Request: Approval of Pearson Ranch Phase One Final Plat, out of the approved Pearson Ranch West Preliminary Plan, consisting of 8 lots on 40.544 acres with all associated improvements.
 Staff Rec.: **Recommended**
 Staff: Joey de la Garza, 512-974-2664, joey.delagarza@austintexas.gov
 Development Services Department
- 9. Resubdivision:** [C8-2019-0061.0A - Ford Place No. 2, Resubdivision of Lot 1, Block E; District 5](#)
 Location: 4425 Jester Drive, Williamson Creek Watershed; South Austin Combined (South Manchaca) NP Area
 Owner/Applicant: 4425 Jester LLC (Scott Turner)
 Agent: Thrower Design (A. Ron Thrower)
 Request: Approval of the Ford Place No. 2, Resubdivision of Lot 1, Block E resubdivision plat which will create a 2 lot single-family subdivision on 0.27 acres out of a previously platted lot.
 Staff Rec.: **Recommended**
 Staff: Joey de la Garza, 512-974-2664, joey.delagarza@austintexas.gov
 Development Services Department
- 10. Preliminary Plan:** [C8-2019-0091 - Broadmoor Preliminary Plan; District 7](#)
 Location: 11501 Burnet Road, Walnut Creek Watershed; North Burnet-Gateway NP Area
 Owner/Applicant: Broadmoor Austin Associates (Leon Shadowen)
 Agent: Kimley-Horn (Josh Miksch)
 Request: Approve preliminary plan composed of 13 lots on 60.07 acres.
 Staff Rec.: **Recommended**
 Staff: Cesar Zavala, 512-974-3404, cesar.zavala@austintexas.gov
 Development Services Department
- 11. Resubdivision:** [C8-04-0043.09.4A.SH - Mueller Gateway Subdivision; District 9](#)
 Location: 5025 Mueller Boulevard, Tannehill Branch Watershed; RMMA
 Owner/Applicant: Austin Modern Lofts, LLC (Ross Wang)
 Agent: Doucet & Associates (Davood Salek)
 Request: Approve the resubdivision of an existing lot into an 11 lot subdivision on 0.975 acres.
 Staff Rec.: **Recommended**
 Staff: Cesar Zavala, 512-974-3404, cesar.zavala@austintexas.gov
 Development Services Department

Attorney: Erika Lopez (512) 974-3588

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

12. **Final Plat from an approved Preliminary Plan:** [C8J-2008-0176.01.8A - Sun Chase South Section Eight](#)
 Location: Sweet Mimosa Drive and Sparkling Light Drive, Dry Creek East Watershed
 Owner/Applicant: Qualico CR, LP (Vera Massaro)
 Agent: Carlson Brigrance & Doering, Inc. (Brian Kelling)
 Request: Approval with Conditions of Sun Chase South Section Eight Final Plat, consisting of 91 lots on 20.157 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
13. **PARD Appeal:** [SP-2019-0600C - Wilder, District 3](#)
 Location: 4802 South Congress Avenue, Williamson Creek Watershed; West Congress NP Area
 Owner/Applicant: 4802 LLC (Mitch Ely)
 Appellant: Mike McHone
 Agent: Rivera Engineering (Michael Rivera)
 Request: Appeal of Decision to Reject Applicant's Request to Pay Fee In Lieu of Dedication
 Staff Rec.: **Uphold the Director's Decision; Postponement request by Applicant to March 23, 2021**
 Staff: Scott Grantham, 512-974-9457, scott.grantham@austintexas.gov
 Randall Rouda, 512-974-3888, randall.rouda@austintexas.gov
 Parks and Recreation Department

C. NEW BUSINESS

1. Discussion and possible action regarding a recommendation to City Council on the preferred design scenario for the Dougherty Arts Center Replacement Project—Kevin Johnson, Acting Project Management Supervisor, Parks and Recreation Department, (512) 974-9506.

D. ITEMS FROM THE COMMISSION

1. Discuss and consider initiating amendments to City Code Title 25 to create a modified site plan process for qualifying developments participating in the Affordability Unlocked Density Bonus Program consistent with direction described in Resolution No. 20190221-027. Co-Sponsors: Commissioners Azhar and Connolly

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.

Attorney: Erika Lopez (512) 974-3588
 Commission Liaison: [Andrew Rivera](#), 512-974-6508

F. BOARDS, COMMITTEES & WORKING GROUPS UPDATES

[Codes and Ordinances Joint Committee](#)

(Commissioners: Azhar, Connolly and Seeger)

[Comprehensive Plan Joint Committee](#)

(Commissioners: Flores, Llanes Pulido, Schneider 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 Thompson)

Mobility and Transportation Working Group

(Commissioners: Azhar, 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 the Housing and Planning Department, at 512-974-6508, for additional information; TTY users route through Relay Texas at 711.

Attorney: Erika Lopez (512) 974-3588

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