

**ZONING & PLATTING SITE PLAN  
CONDITIONAL USE PERMIT REVIEW SHEET**

**CASE NUMBER:** SPC-2021-0017A **ZAP DATE:** 11/16//2021

**PROJECT NAME:** The Training Kitchen

**ADDRESS:** 1901 Matthews Lane

**APPLICANT:** Amanda Longtain  
7007 Fence Line Drive  
Austin, Texas, 78749  
(512) 739-1486

**AGENT:** Stansberry Engineering Co., Inc. (Blayne Stansberry)  
P.O. Box 309  
Manchaca, TX 78652  
(512) 292-7270

**CASE MANAGER:** Robert Anderson, (512) 974-3026 or robert.anderson@austintexas.gov

**COUNCIL DISTRICT:** 5

**WATERSHED:** Williamson Creek

**NEIGHBORHOOD PLAN:** N/A

**PROPOSED DEVELOPMENT:**

The request is for a conditional use allowing a 1,130 square foot Food Preparation use, which is a conditional use within GR zoning districts. The plan also proposes Food Sales and Personal Improvement Services land uses (and an accessory administrative and business office use), but these are by-right uses within GR zoning districts.

**SUMMARY STAFF RECOMMENDATION:**

Staff recommends approval of the conditional use permit. The site plan will comply with all requirements of the Land Development Code prior to its release.

**SUMMARY STAFF COMMENT ON SITE PLAN:**

1,876 square feet of floor area in a single structure in which Food Preparation, Food Sales, and Personal Improvement Services are proposed to exist. The 1,130 square feet of Food Preparation is a conditional use in GR zoning districts according to Land Development Code Section 25-2-491. Therefore, Land use Commission review and approval is required.

The site is already developed. No construction will occur with this site plan approval.

**PROJECT INFORMATION:**

<b>SITE AREA</b>	1.46 acres
<b>ZONING</b>	GR-MU-CO; SF-3 (the proposed use is entirely within GR-MU-CO)
<b>PROPOSED USE</b>	Food Preparation; Food Sales; Personal Improvement Services (The Food Preparation Use is a Conditional Use – the other uses are by right)
<b>EXISTING PARKING</b>	4 vehicle spaces (1 ADA space)

**NEIGHBORHOOD ORGANIZATIONS:**

Austin Independent School District  
 Austin Lost and Found Pets  
 Austin Neighborhoods Council  
 Friends of Austin Neighborhoods  
 Go Austin Vamos Austin 78745  
 Homeless Neighborhood Association  
 Neighborhood Empowerment Foundation  
 Onion Creek Homeowners Assoc.

Preservation Austin  
 SELTexas  
 Shiloh Oaks Neighborhood Association  
 Sierra Club, Austin Regional Group  
 South Austin Neighborhood Alliance (SANA)  
 TNR BCP – Travis County Natural Resources

**CONDITIONAL USE PERMIT REVIEW AND EVALUATION CRITERIA**

The following evaluation is included to provide staff position on each point of the conditional use permit criteria. Section 25-5-145 of the Land Development Code states: “The Commission shall determine whether the proposed development or use of a conditional use site plan complies with the requirements of this section.

**A conditional use site plan must:**

1. **Comply with the requirements of this title;** Staff response: This application complies with the requirements of this title.
2. **Comply with the objectives and purposes of the zoning district;** Staff response: This application complies with the objectives and purposes of the zoning district.
3. **Have building height, bulk, scale, setback, open space, landscaping, drainage, access, traffic circulation, and use that are compatible with the use of an abutting site;** Staff response: This application is compatible with the abutting sites.
4. **Provide adequate and convenient off-street parking and loading facilities;** Staff response: Adequate parking and loading facilities have been provided.
5. **Reasonably protect persons and property from erosion, flood, fire, noises, glare, and similar adverse effects;** Staff response: The proposed project does not contribute to any of these adverse effects.

**A conditional use site plan may not:**

1. **More adversely affect an adjoining site than would a permitted use;** Staff response: The site plan will conform with all regulations and standards established by the Land Development Code prior to its release.
2. **Adversely affect the safety or convenience of vehicular or pedestrian circulation, including reasonably anticipated traffic and uses in the area;** Staff response: The project is not anticipated to have any detriment to safety or convenience.
3. **Adversely affect an adjacent property or traffic control through the location, lighting, or type of signs;** Staff response: No signage or lighting is proposed that would affect adjacent properties or traffic control.



November 3, 2021

1901 Matthews Lane  
Austin, Texas 78745

Re: The Training Kitchen  
1901 Matthews Lane  
Conditional Use application, SPC-2021-0017A

Dear Members of the Zoning and Platting Commission,

The Training Kitchen (TTK) is a non-profit organization that sits on 1.5 acres in south Austin located in an area with rising poverty rates. Our mission is to build an alternative learning community for adult learners and their families. TTK will provide affordable prepared foods grown organically on the property, free family meals to low-income neighbors, informal adult education classes, outdoor learning opportunities, and jobs.

With approval of the conditional use, food grown on the site can be prepared in a new commercial kitchen, allowing TTK to better respond to the immediate needs of our community using food preparation as a training opportunity and the sales of the affordable foods as revenue. Whether adults are struggling with joblessness, food insecurity, or a diminished sense of self, TTK will help bridge the gap between them and economic opportunity.

Several letters in support of TTK's mission are included from local residents, the adjacent business, nonprofit partners, and educational organizations. A list is provided of local volunteers, including the Board of Directors, which frequently contribute their time help with site cleanup and the garden.

In closing, the pandemic has only exacerbated the issues of poverty; therefore, we hope to move forward with urgency as we believe TTK can create a positive impact.

Respectfully,

Amanda Longtain & Matthew Shepherd  
(512) 739.1486

Jessica Garcia | Nicole Djahangiri  
1005 Acorn Oaks Dr., Austin, TX 78745 · 361-726-7453 · j.garcia492@yahoo.com

June 16, 2020

To Whom It May Concern:

We hope this letter finds you well. We are writing today in support of a new non-profit, The Training Kitchen, that caught our eye in the neighborhood. Not only has this organization already transformed what used to be an eyesore, but we quickly realized what they bring to community goes so much deeper.

We decided to stop by one day and had the pleasure of meeting Amanda and Matthew. After speaking with them, and hearing about their mission and their passion for giving back to their community, we felt inspired and grateful to have something so unique and important so close to home. This project happening on Matthews Lane has the potential to give so much back to the people of Austin.

It is our understanding that The Training Kitchen must apply for rezoning of the property before they can officially proceed with their mission for educating and serving the community. What this organization stands for and brings to Austin is invaluable, and we are happy to support the rezoning of this property.

Thank you for your time and consideration.

Respectfully,

Jessica Garcia and Nicole Djahangiri



2.11.2020

To Whom It May Concern,

I am writing to you today to show my support for the The Training Kitchen at 1901 Matthews Ln, Austin TX 78745.

I owner/occupy a duplex around the corner and I couldn't be happier to have The Training Kitchen as a neighbor. The opportunities they will bring to our corner of Austin, will be nothing short of tremendous for our youth, not to mention our bellies!

As I walk my dogs around the neighborhood, it has been great to see the transformation from the run down, what looked like an abandoned property, to the fresh breath of life it is becoming. Amanda and Matthew Shephard and crew have been working long and hard to make this building and land something our zip code can be proud of. From the bright playful mural on the fence, to the wonderful landscaping, to the new walls on the building itself, it has been a treat to witness this transformation.

They are a very welcome neighbor and I am excited to see them grow.

Regards,



Eva Peradotti  
1805B Constantino Cir,  
Austin, TX 78745

June 25, 2020

Re: The Training Kitchen  
1901 Matthews Ln  
Austin, TX 78745

To Whom it May Concern:

We are writing on behalf of our new neighbors and business "The Training Kitchen". We are very pleased with what they have done so far with the property. The improvement was much needed and the positivity of the project has our full approval. Look forward to seeing them grow and making the community a better place.

Sincerely,



Allen Sonstein, M.D.

Owner

Adult Care of Austin, PA



August 26, 2021

Letter of support for The Training Kitchen

In my capacity as Executive Director of Mariposa Family Learning Center, I fully support the work of The Training Kitchen and their CEO Amanda Longtain. We are negotiating to have TTK cater our lunch program for up to 15 students in the new year. We also look forward to using their program to enhanced our garden to table program, Mariposa Meals.

I look forward to our partnership to increase access to fresh produce and the means to prepare it for the families of Mariposa.

Sincerely,

Sheila Pharis

*Executive Director*

**Mariposa Family Learning Center**

512.293.6776



7000 WOODHUE DRIVE

AUSTIN, TX 78745

PHONE: 512.439.8900

FAX: 512.439.0742

WWW.ELBUEN.ORG

February 5, 2021

Amanda Longtain  
 Founder and Chief Executive Officer  
 The Training Kitchen  
 1901 Matthews Lane  
 Austin, Texas 78745

Dear Amanda,

El Buen Samaritano (El Buen) is pleased to offer this letter of commitment to The Training Kitchen (TTK) for collaboration on the Farm to Food Bank program as stated in your proposal to the Impact Austin Community Grant.

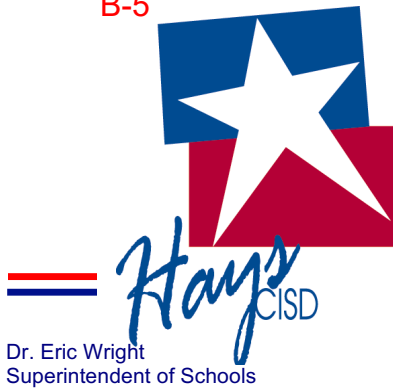
El Buen will partner with TTK through the Farm to Food Bank program to provide healthy, fresh prepared meals, as well as economic development for low-income members of our community. El Buen is located in South Austin (78745), in close proximity to TTK. Our campus is in the middle of a COVID-19 hotspot, and most families accessing food pantry and cash assistance from us live in three of the five zip codes with the highest COVID-19 infection rates. COVID-19 has further highlighted the disparities in our community, and the multiplication of the specific needs of the Latino community, including access to food, diapers and basic hygiene needs, cash assistance, testing, contact tracing, vaccinations, and wrap around services. El Buen is committed to collaborating with TTK to bring equitable access to food and resources to our shared neighborhood and community of South Austin.

The Farm to Foodbank program and TTK's mission align with El Buen's mission and services. We are committed to recognizing the dignity of all by ensuring access to healthcare, education and essential needs that lead to healthy, productive, and secure lives. El Buen's direct services target the social-environmental factors that improve the health, economic, and wellbeing of individuals by using a social justice, trauma-informed, anti-racist approach. It is important to El Buen to build powerful community partnerships that strengthen our ability to serve, deepen our engagement, and reinforce our efforts to establish systems that create access and equity.

El Buen commits to collaborate with TTK to leverage each other's resources; by sharing land, a farm management position and infrastructure, and developing the Farm to Foodbank program.

Sincerely,

Dr. Rosamaria Murillo  
 Chief Executive Officer



## Career and Technical Education

Suzi Mitchell  
CTE Director

October 11, 2019

I have worked alongside Amanda Longtain for many years. She and I share similar values when it comes to education and these values are grounded in the simple notion that all students deserve access to an educational pathway that's appropriate for them. Hays CISD takes Career and Technical Education, CTE, very seriously. I was excited to learn about The Training Kitchen's program knowing that our low-income students who graduate from our district or earn a GED will be eligible to participate.

Hays County is one of the fastest growing counties in the nation and we have felt the impact. It's an exciting time but things are changing fast and we must ensure our most vulnerable students are offered opportunities to earn the skills and credentials needed to secure and sustain a worthwhile career. We really couldn't do that without the support of community-based organizations like The Training Kitchen.

We're in full support of this grant and Hays CISD district members, myself included, look forward to dining at supper clubs, walking the grounds and watching former Hays CISD students run the whole show. How cool.

Sincerely,

A handwritten signature in black ink, appearing to read 'Suzi Mitchell', is located below the 'Sincerely,' text.

Suzi Mitchell  
CTE Director

**Rose M. Martinez, Ph.D.**

9201 Lantana Way  
Austin, TX 78749

October 14, 2019

Dear Prospective Training Kitchen Funder,

As a long-time Austinite with over 20 years in higher education administration and community engagement, I strongly support the creation of The Training Kitchen, a new and innovative culinary program for young adults seeking to acquire credential culinary skills and to secure gainful employment. This family-inspired and directed non-profit organization will fill a vacuum to educate young people who seek an affordable and short pathway to a career in hospitality management.

With a detailed sequence of instruction necessary to develop knowledgeable workers in the restaurant business, these students will gain valuable experience by contributing to a working kitchen and managing a restaurant-like experience. My experiences in leading postsecondary academic programs, providing postsecondary access and completion support systems to students, and understanding that Texas continues to lag in the number and percentage of higher education attainment. The Training Kitchen can provide low-income students with the essential skills needed to gainful employment. It deserves funding for this worthy purpose.

Sincerely,

*Rose M. Martinez*

Rose M. Martinez, Ph.D.



February 10, 2020

Steph Smith  
Texas Restaurant Association Education Foundation  
3300 N IH 35, Suite 610  
Austin, TX 78705

Dear National Restaurant Association Educational Foundation,

On behalf of the Texas Restaurant Association Education Foundation (TRAEF), please accept our Letter of Support for The Training Kitchen – a community based organization empowering underserved students with marketable culinary skills.

As a Restaurant Ready program, I will be working with the Founder, Amanda Longtain, as the main point of contact for TRAEF. We are beyond excited to watch this organization grow and impact many, many young lives.

Thank you,

Steph Smith  
Director of Strategic Partnerships  
TRAEF



## The Training Kitchen's Volunteer Log

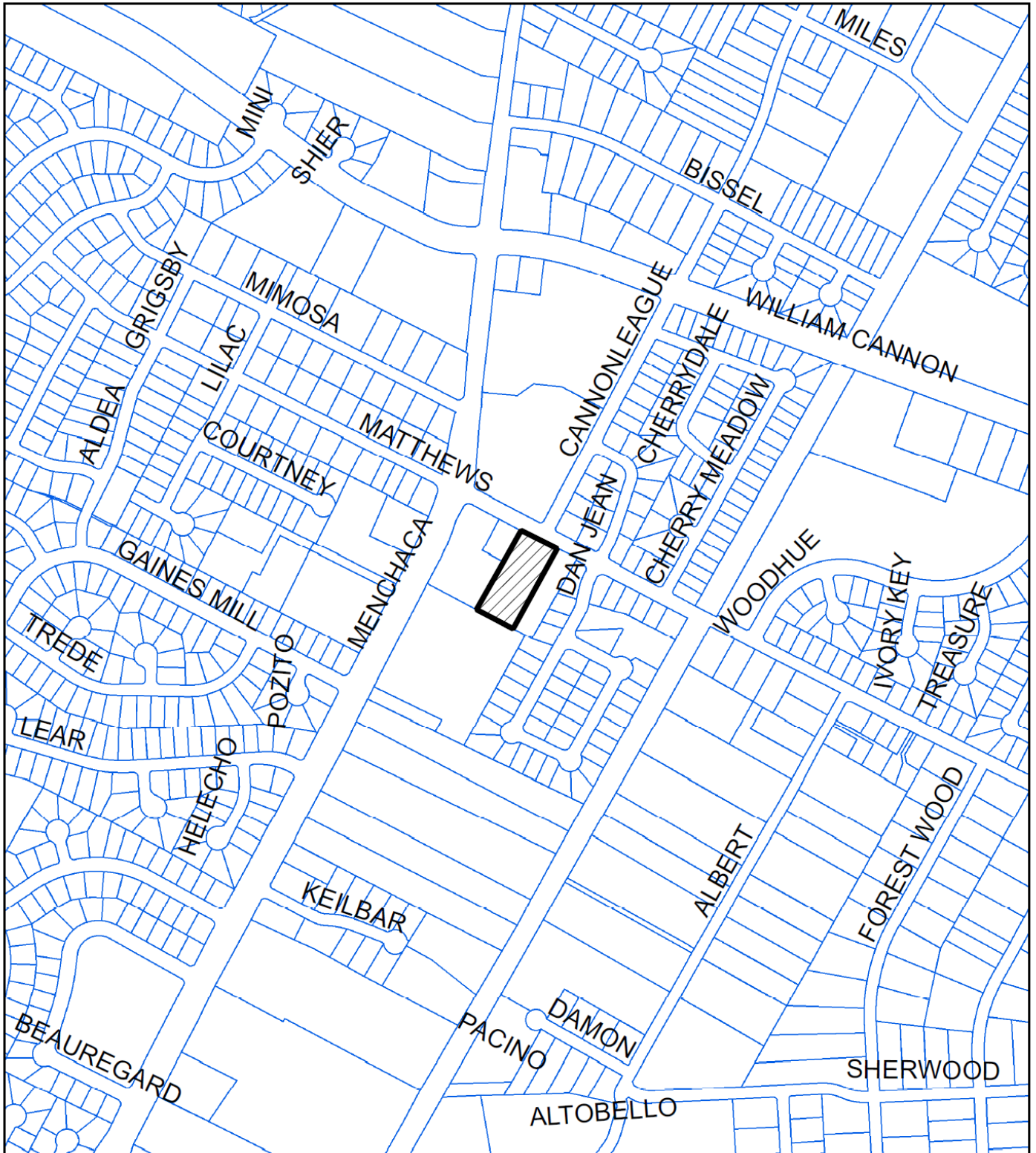
Last Name	First Name	Address	Duration
Garcia	Jessica	1005 Acorn Oaks Dr., 78745	Weekly
Djahangiri	Nicole	1005 Acorn Oaks Dr., 78745	Monthly
Givens	Katelyn	4704 Rowena Ave., 78751	Weekly
Morgan	Brittany	1004 Acorn Oaks Dr., 78745	Weekly
Stiver	Andrew	1104 Hindon CT., 78748	Weekly
Patton	Amanda	923 Acorn Oaks Dr., 78745	Weekly
Patton	Sarah	923 Acorn Oaks Dr., 78745	Weekly
Daboub	Alex	7201 Dan-Jean Dr., 78745	Monthly





### TTK's 2021 Board of Directors

Name	Affiliation	Gender Identity	Race/Ethnicity
<b>Connor Grady</b> <u>BOD President</u>	Texas Education Agency  Program Manager	He/Him	African American
<b>Gabriel Estrada</b>	Austin Voices  Associate Executive Director	He/Him	Latino
<b>Susan Gebhard</b>	Self-Employed  Food-stylist	She/Her	White
<b>Christopher Fernandez</b>	The Texas Association of Community Colleges  Policy Analyst	He/Him	Bi-Racial
<b>Laura Razo</b> <u>BOD Secretary</u>	Texas Education Agency  Statewide Career and Technical Education Specialist	She/Her	Latina
<b>Jessica (Jess) Garcia</b> <u>TTK Neighborhood Representative</u>	Doctor of Physical Therapy	She/Her LGBTQ	Latina



Subject Tract



Base Map

CASE NO: SPC-2021-0017A  
ADDRESS: 1901 MATTHEWS LANE



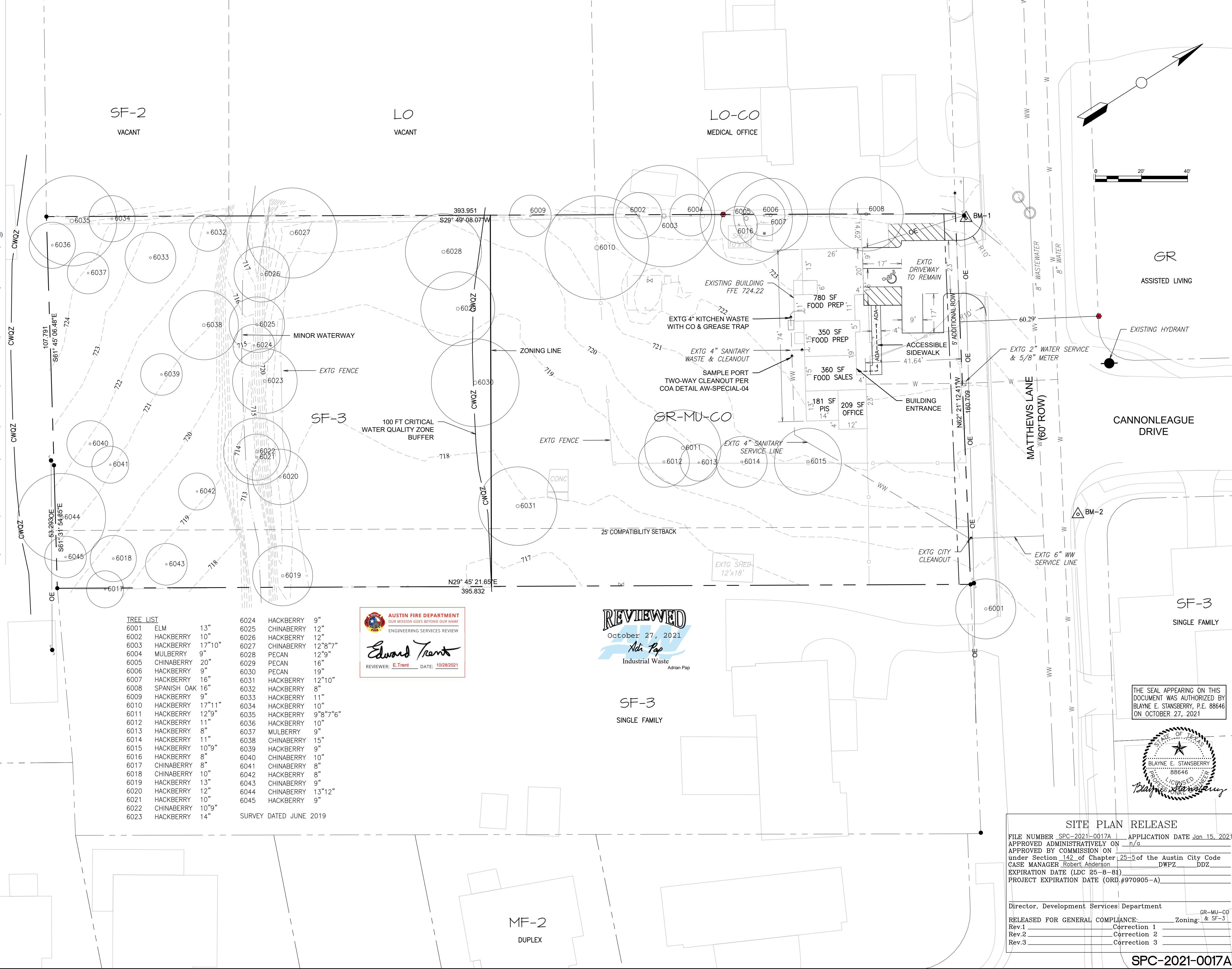
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Planning and Development Review Department for the sole purpose of geographic reference.



SITE PLAN CALCULATIONS

ZONING		GR-MU-CO & SF-3	
SITE AREA			
GROSS SITE AREA, GSA	1.46 AC		
GR-MU-CO	0.75 AC		
SF-3	0.71 AC		
DEDICATED ROW	(803) SF		
NEW TOTAL SITE AREA	1.44 AC		
BUILDING			
	GR-MU-CO	SF-3	
AREA	1,876 SF	0	
STORIES	1		
FFE	724.22		
FOUNDATION	PIER AND BEAM		
BUILDING COVERAGE			
MAXIMUM	75%	40%	
ACTUAL	6%	0%	
FLOOR TO AREA RATIO			
MAXIMUM	1:1	—	
ACTUAL	0.03:1	0	
HEIGHT			
MAXIMUM	60'	35'	
ACTUAL	18'	0	
IMPERVIOUS COVER (BASED ON GSA PRIOR TO ROW DEDUCTION)			
SF-3			
ALLOWABLE	13,917 SF	0.32 AC	45%
EXISTING CONDITION (BASE	0		0%
PROPOSED CONDITION	0		0%
GR-MU-CO			
ALLOWABLE	29,309 SF	0.67 AC	90%
EXISTING CONDITION (BASE IC)			
BUILDING	1,876 SF	0.04 AC	5.76%
SIDEWALK	533 SF	0.01 AC	1.64%
PARKING/DRIVES	1,826 SF	0.04 AC	5.61%
EXISTING IC	4,235 SF	0.10 AC	13.00%
PROPOSED CONDITION			
BUILDING	1,876 SF	0.04 AC	5.76%
SIDEWALK	567 SF	0.01 AC	1.74%
PARKING/DRIVES	1,842 SF	0.04 AC	5.66%
PROPOSED IC	4,285 SF	0.10 AC	13.16%
NET INCREASE	50 SF		
TOTAL SITE			
PROPOSED CONDITION			
BUILDING	1,876 SF	0.04 AC	2.95%
SIDEWALK	567 SF	0.01 AC	0.89%
PARKING/DRIVES	1,842 SF	0.04 AC	2.90%
PROPOSED IC	4,285 SF	0.10 AC	6.75%
LAND USE & PARKING			
REQUIRED SPACES			
LAND USE	RATIO	AREA	#SPACES
FOOD PREPARATION	1000	1130	1.1
FOOD SALES	275	360	1.3
ADMIN/BUSINESS OFFICE	275	205	0.7
PERSONAL IMPROVEMENT	275	181	0.7
TOTAL		1,876	3.8



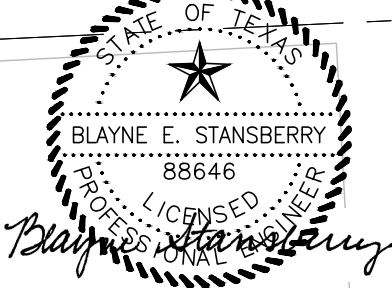
TREE LIST	
6001	ELM 13"
6002	HACKBERRY 10"
6003	HACKBERRY 17"x10"
6004	MULBERRY 9"
6005	CHINABERRY 20"
6006	HACKBERRY 9"
6007	HACKBERRY 16"
6008	SPANISH OAK 16"
6009	HACKBERRY 9"
6010	HACKBERRY 17"x11"
6011	HACKBERRY 12"x9"
6012	HACKBERRY 11"
6013	HACKBERRY 8"
6014	HACKBERRY 11"
6015	HACKBERRY 10"x9"
6016	HACKBERRY 8"
6017	CHINABERRY 8"
6018	CHINABERRY 10"
6019	HACKBERRY 13"
6020	HACKBERRY 12"
6021	HACKBERRY 10"
6022	CHINABERRY 10"x9"
6023	HACKBERRY 14"
6024	HACKBERRY 9"
6025	CHINABERRY 12"
6026	HACKBERRY 12"
6027	CHINABERRY 12"x8"x7"
6028	PECAN 12"x9"
6029	PECAN 16"
6030	PECAN 19"
6031	HACKBERRY 12"x10"
6032	HACKBERRY 8"
6033	HACKBERRY 11"
6034	HACKBERRY 10"
6035	HACKBERRY 9"x8"x7"x6"
6036	HACKBERRY 10"
6037	MULBERRY 9"
6038	CHINABERRY 15"
6039	HACKBERRY 9"
6040	CHINABERRY 10"
6041	CHINABERRY 8"
6042	HACKBERRY 8"
6043	CHINABERRY 9"
6044	CHINABERRY 13"x12"
6045	HACKBERRY 9"

SURVEY DATED JUNE 2019



SF-3  
SINGLE FAMILY

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY  
BLAYNE E. STANSBERRY, P.E. 88646  
ON OCTOBER 27, 2021



SITE PLAN RELEASE	
FILE NUMBER SPC-2021-0017A	APPLICATION DATE Jan 15, 2021
APPROVED ADMINISTRATIVELY ON n/a	
APPROVED BY COMMISSION ON	
under Section 142 of Chapter 25-5 of the Austin City Code	
CASE MANAGER Robert Anderson	DWP2 DDZ
EXPIRATION DATE (LDC 25-8-81)	
PROJECT EXPIRATION DATE (ORD #970905-A)	
Director, Development Services Department	
RELEASED FOR GENERAL COMPLIANCE. Zoning: GR-MU-CO & SF-3	
Rev.1	Correction 1
Rev.2	Correction 2
Rev.3	Correction 3

SPC-2021-0017A