

# Special Meeting of the Planning Commission July 28, 2020

## Planning Commission to be held July 28, 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, July 27, 2020 by Noon).**

To speak remotely at the July 28, 2020 Planning Commission Meeting, residents must:

Call or preferably email the board liaison at 512-974-6508 and [andrew.rivera@austintexas.gov](mailto:andrew.rivera@austintexas.gov) (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 July 27, 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](mailto:andrew.rivera@austintexas.gov) by 1:00 PM Tuesday, July 28, 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, July 27, 2020**

**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**

<b>Speaker</b>	<b>Number</b>	<b>Time Allocated</b>
<b>Applicant / Agent</b>	1	6 min. (Additional 3 min. rebuttal)
<b>Speakers For</b>	Up to 6	3 min.
<b>Speakers For</b>	Unlimited	1 min.
<b>Primary Speaker Against</b>	1	6 min.
<b>Speakers Against</b>	Up to 6	3 min.
<b>Speakers Against</b>	Unlimited	1 min.



## PLANNING COMMISSION AGENDA

Tuesday, July 28, 2020

The Planning Commission will convene at 6:00 PM on Tuesday, July 28, 2020  
via Videoconference <http://www.austintexas.gov/page/watch-atxn-live>

[Greg Anderson](#)  
[Awais Azhar](#)  
[Yvette Flores](#) – Secretary  
[Claire Hempel](#)  
[Patrick Howard](#)  
[Fayez Kazi](#) – Vice-Chair  
[Conor Kenny](#) – Chair  
[Carmen Llanes Pulido](#)

[Robert Schneider](#)  
[Patricia Seeger](#)  
[Todd Shaw](#)  
[James Shieh](#) – Parliamentarian  
[Jeffrey Thompson](#)  
[Don Leighton-Burwell](#) – Ex-Officio  
[Richard Mendoza](#) – Ex-Officio  
[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.

Private Consultation with Attorney – Section 551.071

### **A. APPROVAL OF MINUTES**

1. Approve the minutes of July 14, 2020.

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

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

## 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](mailto:kate.clark@austintexas.gov)  
Planning and Zoning Department
- 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](mailto:kate.clark@austintexas.gov)  
Planning and Zoning Department
- 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](mailto:kate.clark@austintexas.gov)  
Planning and Zoning Department
- 4. Plan Amendment:** [NPA-2016-0014.01.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: Single Family to Multifamily land use  
Staff Rec.: **Recommended**  
Staff: Maureen Meredith, 512-974-2695, [Maureen.meredith@austintexas.gov](mailto:Maureen.meredith@austintexas.gov)  
Planning and Zoning Department

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

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

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

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

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

- 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
- 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
- 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
- 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

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

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13. **Rezoning:** [C14-2020-0007 - 2001 Guadalupe Street, District 9](#)  
Location: 2001 Guadalupe Street, Shoal Creek Watershed; Central Austin Combined (West University) NP Area  
Owner/Applicant: Powell-Corbett LLC (William Corbett)  
Agent: Coats-Rose (John Joseph)  
Request: CS-NP to CS-MU-NP  
Staff Rec.: **Recommended**  
Staff: Mark Graham, 512-974-3574, mark.graham@austintexas.gov  
Planning and Zoning Department
14. **Rezoning:** [C14-2020-0052 - 903 W 12th Street; District 9](#)  
Location: 903, 905, 907 West 12th Street, Shoal Creek Watershed; Downtown Austin Plan  
Owner/Applicant: Terrance Mountain Investors I LLC (Frank Trabold)  
Agent: Drenner Group, PC (Amanda Swor)  
Request: CS to DMU-CO  
Staff Rec.: **Recommended**  
Staff: Mark Graham, 512-974-3574, mark.graham@austintexas.gov  
Planning and Zoning Department
15. **Restrictive Covenant Amendment:** [C14-05-0112\(RCA2\) - AMLI South Shore; District 9](#)  
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
16. **Site Plan Conditional Use Permit:** [SPC-2020-0076A - Vacancy Brewery; District 3](#)  
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

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

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

17. **Compatibility Waiver:** [SP-2019-0591C - 924 E. 7th St. Development; District 1](#)  
 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
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
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
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, 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.: **Disapproval with reasons**  
 Staff: Joey de la Garza, 512-974-2664, joey.delagarza@austintexas.gov  
 Development Services Department

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

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

- 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
- 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

### 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)
2. Discussion and possible action to establish a working group tasked with reviewing matters related to transportation. (Co-Sponsors: Chair Kenny and Commissioner Thompson)
3. Discussion and input regarding the Planning Commission Agenda. (Co-Sponsors: Commissioner Azar and Commissioner Thompson)

### 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)

#### [Comprehensive Plan Joint Committee](#)

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

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

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

[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)

**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 Planning & Zoning 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