Special Meeting of the Planning Commission
May 26, 2020

Planning Commission to be held May 26, 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, May 25, 2020 by Noon).

To speak remotely at the May 26, 2020 Planning Commission Meeting, residents must:

Call or preferably email the board liaison at 512-974-6508 and or 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. Physical address.
5. Telephone number. Must be the number that will be used to call-in.

Please note, individuals may not sign up someone else. Previous registration will not automatically carry 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, May 26, 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
**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.
The Planning Commission will convene at 6:00 PM on Tuesday, May 26, 2020 via Videoconference [http://www.austintexas.gov/page/watch-atxn-live](http://www.austintexas.gov/page/watch-atxn-live)

**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 May 12, 2020.
B. PUBLIC HEARINGS

1. Plan Amendment: **NPA-2019-0022.02 - 305 S. Congress; District 9**
   Location: 305 S. Congress Avenue, Lady Bird Lake Watershed; South River City NP Area
   Owner/Applicant: Richard T. Suttle, Jr.
   Agent: Armbrust & Brown (Richard T. Suttle Jr.)
   Request: Industry to Mixed Use land use
   Staff Rec.: **Pending; Indefinite Postponement request by the Staff**
   Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov
   Planning and Zoning Department

2. Rezoning: **C814-89-0003.02 - 305 S. Congress; District 9**
   Location: 305 S. Congress Avenue, Lady Bird Lake Watershed; South River City NP Area
   Owner/Applicant: Richard T. Suttle, Jr.
   Agent: Armbrust & Brown (Richard T. Suttle Jr.)
   Request: PUD-NP to PUD-NP, to change conditions of zoning
   Staff Rec.: **Pending; Indefinite Postponement request by the Staff**
   Staff: Kate Clark, 512-974-1237, Kate.Clark@austintexas.gov
   Planning and Zoning Department

3. Plan Amendment: **NPA-2016-0012.01.SH - Nuckols Crossing Road - SMART Housing; District 2**
   Location: 4316 and 4400 Nuckols Crossing Road, Williamson Creek Watershed; Southeast Combined (Franklin Park) NP Area
   Owner/Applicant: Owners: Angelos Angelou and John Sasaridis; Mark Sebastian Miles Weindel. Applicant: McDowell Housing Partners (Ariana Brendle)
   Agent: Thrower Design (Ron Thrower)
   Request: Single Family to Multifamily land use
   Staff Rec.: **Pending; Postponement request by the Staff to July 14, 2020**
   Staff: Maureen Meredith, 512-974-2695, Maureen.meredith@austintexas.gov
   Planning and Zoning Department

4. Rezoning: **C14-2017-0010.SH - Nuckols Crossing Road - SMART Housing; District 2**
   Location: 4316 and 4400 Nuckols Crossing Road, Williamson Creek Watershed; Southeast Combined (Franklin Park) NP Area
   Owner/Applicant: Owners: Angelos Angelou and John Sasaridis; Mark Sebastian Miles Weindel. Applicant: McDowell Housing Partners (Ariana Brendle)
   Agent: Thrower Design (Ron Thrower)
   Request: SF-2-NP; SF-2-CO-NP to MF-4-NP, as amended
   Staff Rec.: **Pending; Postponement request by the Staff to July 14, 2020**
   Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov
   Planning and Zoning Department

Attorney: **Steven Maddoux**, (512) 974-6080
Commission Liaison: **Andrew Rivera**, 512-974-6508
5. **Plan Amendment:** NPA-2019-0015.01 - 5010 & 5102 Heflin Lane; District 1  
   Location: 5010 & 5102 Heflin Lane, Fort Branch Watershed; East MLK Combined NP Area  
   Owner/Applicant: Heflin Phase 1, LLC  
   Agent: Thrower Design (Ron Thrower)  
   Request: Single Family to Higher Density Single Family land use  
   Staff Rec.: Pending: Postponement request by the Staff to June 9, 2020  
   Staff: Kathleen Fox, 512-974-7877, kathleen.fox@austintexas.gov  
   Planning and Zoning Department

6. **Plan Amendment:** NPA-2019-0016.01 - Shady Lane Mixed Use; District 3  
   Location: 914 Shady Lane, Boggy Creek Watershed; Govalle / Johnston Terrace NP Area  
   Owner/Applicant: Kimberly Beal & Stephanie Scherzer  
   Agent: Alice Glasco Consulting (Alice Glasco)  
   Request: Water & Single Family to Higher Density Single Family (Tract 1) and Neighborhood Mixed Use (Tract 2) land uses, as amended  
   Staff Rec.: Recommended  
   Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov  
   Planning and Zoning Department

7. **Rezoning:** C14-2019-0098 - Shady Lane Mixed Use; District 3  
   Location: 914 Shady Lane, Boggy Creek Watershed; Govalle / Johnston Terrace NP Area  
   Owner/Applicant: Kimberly Beal and Stephanie Scherzer  
   Agent: Alice Glasco Consulting (Alice Glasco)  
   Request: SF-3-NP to SF-6-NP (Tract 1) and LR-MU-NP (Tract 2), as amended  
   Staff Rec.: Recommended  
   Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov  
   Planning and Zoning Department

8. **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; Postponement request by the Applicant to June 9, 2020  
   Staff: Mark Graham, 512-974-3574, mark.graham@austintexas.gov  
   Planning and Zoning Department

Attorney: Steven Maddoux, (512) 974-6080  
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 GR-MU-H-NP (Tract 1) and GR-MU-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: **C14-2020-0031.SH - E MLK Rezoning, District 1**  
    Location: 5201 East Martin Luther King Jr. Boulevard, Fort Branch Watershed; East MLK Combined (MLK-183) NP Area  
    Owner/Applicant: 5201 E MLK LP (Ryan Walker)  
    Agent: Thrower Design (Ron Thrower)  
    Request: SF-3-NP to MF-6-NP  
    Staff Rec.: **Recommendation of MF-3-NP**  
    Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov  
    Planning and Zoning Department

11. Rezoning: **C14-2020-0010 - FM 969 Retail Center; District 1**  
    Location: 6401 FM 969, Walnut Creek Watershed; East MLK Combined (MLK-183) NP Area  
    Owner/Applicant: 6401 E FM 969 LLC (Najib Wehbe)  
    Agent: South Llano Strategies (Glen Coleman)  
    Request: LR-NP to CS-1-NP  
    Staff Rec.: **Recommendation of CS-1-CO-NP**  
    Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov  
    Planning and Zoning Department

12. Rezoning: **C14H-2020-0033 - Teer-Peterson House; District 9**  
    Location: 2408 Harris Boulevard, Shoal Creek Watershed; Central West Austin NP Area  
    Owner/Applicant: Tina Contros, applicant; Willie Fischler, owner  
    Request: SF-3-NP to SF-3-H-NP  
    Staff Rec.: **Recommended**  
    Staff: Steve Sadowsky, 512-974-6454, steve.sadowsky@austintexas.gov  
    Planning and Zoning Department

Attorney: [Steven Maddoux](mailto:Steven.Maddoux@austintexas.gov), (512) 974-6080  
Commission Liaison: [Andrew Rivera](mailto:Andrew.Rivera@austintexas.gov), 512-974-6508
13. **Preliminary Plan:** C8J-2018-0105 - Easton Park 3A Preliminary Plan; District 2  
   **Location:** Moonbeam Drive and Finial Drive, North Fork Dry Creek Watershed; Pilot Knob MUD  
   **Owner/Applicant:** Carma Easton LLC (Matthew McCafferty)  
   **Agent:** Bill E. Couch (Carlson, Brigance & Doering, Inc.)  
   **Request:** Approval of Easton Park 3A Preliminary Plan which will develop 84.76 acres with 284 total lots for single-family, ROW, parkland/open space and other associated improvements.  
   **Staff Rec.:** Recommended  
   **Staff:** Sue Welch, 512-854-7637, sue.welch@traviscountytx.gov  
   Travis County TNR - Single Office

14. **Resubdivision:** C8-2019-0051.0A - Dean Terrace, Resubdivision of Lot 4 Block D; District 4  
   **Location:** 205 East Walnut Drive, Little Walnut Creek Watershed; Georgian Acres NP Area  
   **Owner/Applicant:** Elliott Jempty  
   **Agent:** Hector Avila  
   **Request:** Approval of the resubdivision of Lot 4, Block D of Dean Terrace, comprised of two lots on 20,260 square feet, with a variance for a flag lot.  
   **Staff Rec.:** Recommend  
   **Staff:** Jennifer Bennett-Reumuth, 512-974-9002, jennifer.bennett-reumuth@austintexas.gov  
   Development Services Department

15. **Resubdivision:** C8-04-0043.09.3A.SH - Berkman Tower View Subdivision; District 9  
   **Location:** 3900 Berkman Drive, Tannehill Branch Watershed; RMMA  
   **Owner/Applicant:** Austin Modern Lofts (Ross Wang)  
   **Agent:** Doucet & Associates, Inc. (Davood Salek, P.E.)  
   **Request:** Approval of the resubdivision of four lots into a 58 lot subdivision on 3.02 acres.  
   **Staff Rec.:** Recommended  
   **Staff:** Cesar Zavala, 512-974-3404, cesar.zavala@austintexas.gov  
   Development Services Department

16. **Site Plan (CUP):** SPC-2019-0590A - 76 Rainey CUP; District 9  
   **Location:** 76 Rainey Street, Waller Creek and Lady Bird Lake Watersheds; Downtown Master Plan (Rainey Street District)  
   **Owner/Applicant:** Regaland Joe Martin  
   **Agent:** WGI (Cliff Kendall)  
   **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

Attorney: Steven Maddoux, (512) 974-6080  
Commission Liaison: Andrew Rivera, 512-974-6508
17. **Site Plan:** SPC-2020-0073A - 75 Rainey CUP; District 9
   - **Location:** 75 Rainey Street, Waller Creek and Lady Bird Lake Watersheds; Downtown Master Plan (Rainey Street District)
   - **Owner/Applicant:** Ashland Rainey LLC & EW Renovating Rainey LLC
   - **Agent:** WGI (Cliff Kendall)
   - **Request:** CUP to cocktail lounge in CBD Waterfront overlay
   - **Staff Rec.:** Recommended
   - **Staff:** Renee Johns, 512-974-2711, renee.johns@austintexas.gov
   - Development Services Department

18. **Site Plan:** SPC-2020-0074A - 80 Rainey CUP; District 9
   - **Location:** 80 Rainey Street, Waller Creek and Lady Bird Lake Watersheds; Downtown Master Plan (Rainey Street District)
   - **Owner/Applicant:** Ashland Rainey LLC & EW Renovating Rainey LLC
   - **Agent:** WGI (Cliff Kendall)
   - **Request:** CUP to cocktail lounge in CBD Waterfront overlay
   - **Staff Rec.:** Recommended
   - **Staff:** Renee Johns, 512-974-2711, renee.johns@austintexas.gov
   - Development Services Department

19. **Site Plan:** SPC-2020-0072A - 82 Rainey CUP; District 9
   - **Location:** 82 Rainey Street, Waller Creek and Lady Bird Lake Watersheds; Downtown Master Plan (Rainey Street District)
   - **Owner/Applicant:** Ashland Rainey LLC & EW Renovating Rainey LLC
   - **Agent:** WGI (Cliff Kendall)
   - **Request:** CUP to cocktail lounge in CBD Waterfront overlay
   - **Staff Rec.:** Recommended
   - **Staff:** Renee Johns, 512-974-2711, renee.johns@austintexas.gov
   - Development Services Department
20. Site Plan - Environmental Variance Only: SP-2019-0529C.SH - Vi Collina Multifamily; District 3

Location: 2401 E Oltorf Street, Country Club West Watershed; Parker Lane NP Area
Owner/Applicant: Jimmy Nassour (Cedar Willow Creek LTD)
Agent: Ryan Taylor (Kimley-Horn)
Request: Approval of variance request for the following:
1. Vary from 25-8-302(B)(1) to allow construction of a building on a slope between 15 and 25 percent, where impervious cover on slopes over 15 percent exceeds 10 percent of the total area of the slopes over 15 percent.
2. Vary from 25-8-302(A)(2) to allow construction of a parking area on a slope over 15 percent.
3. Vary from 25-8-341 to allow cut exceeding 4 feet on slopes over 15 percent.
4. Vary from 25-8-342 to allow fill exceeding 4 feet on slopes over 15 percent.

Staff Rec.: Recommended with conditions
Staff: Pamela Abee-Taulii, 512-974-1879, Pamela.Abee-Taulii@austintexas.gov

Development Services Department

C. NEW BUSINESS

1. Discussion and possible action to rescind Planning Commission action from April 28, 2020 granting approval of Simon-Caskey Tract Preliminary Plan, located at 7715 West SH 71. (Co-Sponsors: Commissioners Shieh and Seeger)

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
  (Chair Kenny and Commissioners: Azhar, Anderson and Seeger)

- Comprehensive Plan Joint Committee
  (Vice-Chair Kazi and 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)

Attorney: Steven Maddoux, (512) 974-6080
Commission Liaison: Andrew Rivera, 512-974-6508
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.