



## PLANNING COMMISSION AGENDA

**Tuesday, March 10, 2020**

The Planning Commission will convene at 6:00 PM on  
Tuesday, March 10, 2020 at Austin City Hall, Council Chambers  
301 W. Second Street, Austin, TX

Greg Anderson  
Awais Azhar  
Yvette Flores – Secretary  
Claire Hempel  
Patrick Howard  
Fayez Kazi – Chair  
Conor Kenny – Vice-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

### **CITIZEN COMMUNICATION**

The first four (4) speakers signed up prior to the meeting being called to order will each be allowed a three-minute allotment to address their concerns regarding **items not posted on the agenda.**

Facilitator: Jennifer Bennett-Reumuth, 512-974-9002

Attorney: Nicolas Parke, 512-974-6463

Commission Liaison: Andrew Rivera, 512-974-6508

**A. APPROVAL OF MINUTES**

1. Approve the minutes of February 25, 2020.

**B. PUBLIC HEARINGS**

**1. Plan Amendment:** [NPA-2019-0003.01 - David Chapel Missionary Baptist Church; District 1](#)

Location: 2201, 2203, 2207, 2211, 2301 E. Martin Luther King, Jr. Blvd. and 1805 & 1807 Ferdinand St. and 1803 & 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.: **Pending; Postponement request by Staff to April 28, 2020**

Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov  
Planning and Zoning Department

**2. Rezoning:** [C14-2019-0003 - Lantana Block P, Lot 3; District 8](#)

Location: 7415 Southwest Parkway, Williamson Creek Watershed-Barton Springs Zone; Oak Hill Combined (West Oak Hill) NP Area

Owner/Applicant: Lantana Place, L.L.C. (Erin D. Pickens)

Agent: LJA Engineering, Inc. (Paul J. Viktorin)

Request: GR-NP to GR-MU-NP for Tract 1 and CS-1-CO-NP to CS-1-MU-CO-NP for Tract 2

Staff Rec.: **Postponement request by the Staff to March 24, 2020**

Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov  
Planning and Zoning Department

Facilitator: Jennifer Bennett-Reumuth, 512-974-9002

Attorney: Nicolas Parke, 512-974-6463

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

3. **Restrictive Covenant Amendment:** [C14-85-288.8\(RCA5\) - Lantana Block P, Lot 3; District 8](#)  
Location: 7415 Southwest Parkway, Williamson Creek Watershed-Barton Springs Zone; Oak Hill Combined (West Oak Hill) NP Area  
Owner/Applicant: Lantana Place, L.L.C. (Erin D. Pickens)  
Agent: LJA Engineering, Inc. (Paul J. Viktorin)  
Request: To remove the provision establishing the maximum net leasable square feet of buildable space or maximum floor-to-area ratio (FAR) that can be developed on the Property  
Staff Rec.: **Postponement request by the Staff to March 24, 2020**  
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov  
Planning and Zoning Department
4. **Rezoning:** [C14-2020-0008 - South Congress Multifamily; District 3](#)  
Location: 4302 South Congress Avenue, Williamson Creek Watershed; South Congress Combined (West Congress) NP Area  
Owner/Applicant: Lampros Mournouris  
Agent: Rivera Engineering (Michael Rivera)  
Request: CS-MU-NP to CS-MU-V-NP  
Staff Rec.: **Recommended, with conditions**  
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov  
Planning and Zoning Department
5. **Rezoning:** [C14-2020-0007 - 2001 Guadalupe Street Zoning; 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

Facilitator: Jennifer Bennett-Reumuth, 512-974-9002

Attorney: Nicolas Parke, 512-974-6463

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

6. **Plan Amendment:** [NPA-2019-0015.02 - 3500 Pecan Springs Rd.; District 1](#)  
 Location: 3500 Pecan Springs Road, Fort Branch Watershed; East MLK Combined NP Area  
 Owner/Applicant: Peter Gray  
 Agent: Thrower Design (Ron Thrower)  
 Request: Single Family to Higher Density Single Family land use  
 Staff Rec.: **Recommended**  
 Staff: [Jesse Gutierrez](#), 512-974-1606  
 Planning and Zoning Department
7. **Rezoning:** [C14-2019-0164 - Pecan Springs Residential; District 1](#)  
 Location: 3500 Pecan Springs Road, Fort Branch Watershed; East MLK Combined NP Area  
 Owner/Applicant: Peter Gray  
 Agent: Thrower Design (Ron Thrower)  
 Request: SF-3-NP to SF-6-NP  
 Staff Rec.: **Recommended**  
 Staff: Heather Chaffin, 512-974-2122, [heather.chaffin@austintexas.gov](mailto:heather.chaffin@austintexas.gov)  
 Planning and Zoning Department
8. **Rezoning:** [C14-2019-0107.SH - Diamond Forty-Two; District 1](#)  
 Location: 5511 - 5519 Jackie Robinson Street, Fort Branch Watershed; East MLK Combined (MLK-183) NP Area  
 Owner/Applicant: William Moseley  
 Request: SF-3-NP to MF-2-NP  
 Staff Rec.: **Postponement request by Staff to April 14, 2020**  
 Staff: Heather Chaffin, 512-974-2122, [heather.chaffin@austintexas.gov](mailto:heather.chaffin@austintexas.gov)  
 Planning and Zoning Department
9. **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](mailto:heather.chaffin@austintexas.gov)  
 Planning and Zoning Department

Facilitator: Jennifer Bennett-Reumuth, 512-974-9002

Attorney: Nicolas Parke, 512-974-6463

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

- 10. Preliminary Plan:** [C8-2019-0110 - Simon-Caskey Tract Preliminary Plan; District 8](#)  
 Location: 7715 West SH 71, Williamson Creek Watershed-Barton Springs Zone; West Oak Hill NP Area  
 Owner/Applicant: Ridgelea Properties, Inc. (Adams Caskey)  
 Agent: Bill E. Couch (Carlson, Brigance & Doering, Inc.)  
 Request: Approval of Simon-Caskey Tract Preliminary Plan 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.: **Recommended**  
 Staff: Joey de la Garza, 512-974-2664, joey.delagarza@austintexas.gov  
 Development Services Department
- 11. Resubdivision:** [C8-2017-0157.0A - 1706 Redd Street Subdivision \(Resubdivision of Lot 2, Block B, Ford Place No. 2\); District 5](#)  
 Location: 1706 Redd Street, Williamson Creek Watershed; South Austin Combined (South Manchaca) NP Area  
 Owner/Applicant: David Hernandez  
 Agent: Austin Civil Engineering (Hunter Shadburne)  
 Request: To resubdivide and existing lot into two lots. In addition, the applicant also requests a variance from LDC Section 25-4-175 to allow a flag lot.  
 Staff Rec.: **Recommend approval of the variance and the resubdivision.**  
 Staff: Sylvia Limon, 512-974-2767, sylvia.limon@austintexas.gov  
 Development Services Department
- 12. Site Plan Extension:** [SP-2013-0148C\(XT2\) - Riverside Retail; District 3](#)  
 Location: 7800 East Ben White Boulevard, Carson Creek Watershed; Montopolis NP Area  
 Owner/Applicant: Riverside Retail, LP (Zahir Walji)  
 Agent: Riverside Retail, LP (Zahir Walji)  
 Request: Approval of a three year extension to a previously approved site plan.  
 Staff Rec.: **Recommended**  
 Staff: Rosemary Avila, 512-974-2784, rosemary.avila@austintexas.gov  
 Development Services Department

### C. 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.*

Facilitator: Jennifer Bennett-Reumuth, 512-974-9002

Attorney: Nicolas Parke, 512-974-6463

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

## **D. BOARDS, COMMITTEES & WORKING GROUPS UPDATES**

### [Codes and Ordinances Joint Committee](#)

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

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

(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)

### [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.

Facilitator: Jennifer Bennett-Reumuth, 512-974-9002

Attorney: Nicolas Parke, 512-974-6463

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

**Speaker Testimony Time Allocation**

**PUBLIC HEARING**

<b>Speaker</b>	<b>Number</b>	<b>Time Allocated</b>
<b>Applicant / Agent</b>	1	5 min (Additional 3 minute rebuttal)
<b>Speakers For</b>	Up to 3	3 min.
<b>Speakers For</b>	Unlimited	1 min.
<b>Primary Speaker</b>	1	5 min.
<b>Speakers Against</b>	Up to 3	3 min.
<b>Speakers Against</b>	Unlimited	1 min.

**Applicant, Primary Speaker and 3min. speakers are each limited to a total of 10 min.**

**1min. speakers are limited to a total of 5 minutes.**

**POSTPONEMENT**

<b>Speaker</b>	<b>Number</b>	<b>Time Allocated</b>
<b>Primary Speaker Favoring Postponement</b>	1	3 min.
<b>Secondary Speaker Favoring Postponement</b>	1	2 min.
<b>Primary Speaker Opposing Postponement</b>	1	3 min.
<b>Secondary Speaker Opposing Postponement</b>	1	2 min.

**2020 PLANNING COMMISSION MEETING SCHEDULE**

January 14, 2020	July 14, 2020
January 28, 2020	July 28, 2020
February 11, 2020	August 11, 2020
February 25, 2020	August 25, 2020
March 10, 2020	September 8, 2020
March 24, 2020	September 22, 2020
April 14, 2020	October 13, 2020
April 28, 2020	October 27, 2020
May 12, 2020	November 10, 2020
May 26, 2020	November 24, 2020
June 9, 2020	December 8, 2020
June 23, 2020	December 22, 2020