

Special Meeting of the Planning Commission

April 14, 2020

Planning Commission to be held April 14, 2020 with Social Distancing Modifications

Public comment will be allowed via telephone; no in-person input will be allowed. **All speakers must register in advance (Day before the scheduled meeting, April 13, 2020 by Noon).** All public comment will occur at the beginning of the meeting.

To speak remotely at the April 14, 2020 Planning Commission Meeting, residents must:

- Call or email the board liaison at **512-974-6508** and andrew.rivera@austintexas.gov (the day before the meeting). The information required is the speaker name, item number(s) they wish to speak on, whether they are for/against/neutral, and address, telephone number or email address.
- Once a request to speak has been called in or emailed to the board liaison, residents will receive either an email or phone call providing the telephone number to call on the day of the scheduled meeting.
- Speakers must call in at least 30 minutes prior to meeting start in order to speak, late callers will not be accepted and will not be able to speak.
- Speakers will be placed in a queue until their time to speak.
- Handouts or other information may be emailed to andrew.rivera@austintexas.gov by Noon the day before the scheduled meeting. This information will be provided to Board and Commission members in advance of the meeting.
- Residents may watch the meeting here: <http://www.austintexas.gov/page/watch-atxn-live>

NOTE: This meeting will be a consent agenda only meeting. All discussion items (cases with known opposition by individuals desiring to provide testimony) will be postponed by the Planning Commission to a future meeting date.



PLANNING COMMISSION AGENDA

Tuesday, April 14, 2020

The Planning Commission will convene at 6:00 PM on Tuesday, April 14, 2020
via Videoconference <http://www.austintexas.gov/page/watch-atxn-live>

[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

This meeting will be a consent only agenda meeting. All discussion items (Cases with known opposition by individuals desiring to provide testimony) will be postponed by the Planning Commission to a future meeting date.

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

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

A. APPROVAL OF MINUTES

1. Approve the minutes of March 10, 2020.

B. PUBLIC HEARINGS

- 1. Plan Amendment:** [NPA-2019-0015.02 - 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: Single Family to Higher Density Single Family land use
Staff Rec.: **Postponement request by Staff to April 28, 2020**
Staff: Jesse Gutierrez, 512-974-1606, jesse.gutierrez@austintexas.gov
Planning and Zoning Department
- 2. 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.: **Postponement request by Staff to April 28, 2020**
Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov
Planning and Zoning Department
- 3. 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 SF-6-NP, as amended
Staff Rec.: **Postponement request by Staff to April 28, 2020**
Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov
Planning and Zoning Department

4. **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.: **Recommended; Postponement request by Staff to April 28, 2020**
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov
Planning and Zoning Department
5. **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.: **Recommended; Postponement request by Staff to April 28, 2020**
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov
Planning and Zoning Department
6. **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 CS-MU-NP
Staff Rec.: **Postponement request by Staff to May 26, 2020**
Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov
Planning and Zoning Department

7. **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 May 26, 2020**
 Staff: Maureen Meredith, 512-974-2695, Maureen.meredith@austintexas.gov
 Planning and Zoning Department
8. **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 May 26, 2020**
 Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov
 Planning and Zoning Department
9. **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
 Note: **To be postponed by Planning Commission to April 28, 2020**

10. Preliminary Plan: [C8-2019-0114 - 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, Brigrance & 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
Note: **To be postponed by Planning Commission to April 28, 2020**

11. Administrative Site Plan: [SP-2019-0034C - HEB 10; District 8](#)
Location: 7901 West US 290 Highway, Williamson Creek Watershed-Barton
Springs Zone; West Oak Hill NP Area
Owner/Applicant: HEB Grocery Co. LP
Agent: Stantec Consulting Services (Reece Whitley)
Request: 1. Vary from LDC 25-8-341 to allow cut in excess of 4 feet (maximum cut
7 feet) in the Barton Springs Zone.
2. Vary from LDC 25-8-342 to allow fill in excess of 4 feet (maximum fill
14 feet) in the Barton Springs Zone.
3. Vary from LDC 25-8-302(A)(1) to construct a building on a slope with
a gradient of more than 25 percent.
4. Vary from LDC 25-8-302(A)(2) to construct a parking area that is not a
parking structure on a slope with a gradient of more than 15 percent.
Staff Rec.: **Recommended with conditions:**
1. Engineered structural containment for fill exceeding 4 feet;
2. No non-organic mulch (including stone of any size) allowed in the
landscaped areas; 3. Rainwater harvesting storage tanks shall have a
total volume of at least 3,000 gallons; 4. Condensate storage tanks
shall have a total volume of at least 3,000 gallons; 5. Cut shall be
limited to a maximum of 7 feet and limited to the areas as generally
noted on the site plan; and 6. Fill shall be limited to a maximum of 14
feet and limited to the areas as generally noted on the site plan.
Staff: Pamela Abee-Taulli, 512-974-1879, Pamela.abee-taulli@austintexas.gov
Jeremy Siltala, 512-974-2945, jeremy.siltala@austintexas.gov
Development Services Department

- 12. Preliminary Plan:** [C8-2019-0112 - Twilight Garden Preliminary; District 8](#)
Location: 8316 Twilight Terrace, Williamson Creek Watershed-Barton Springs Zone; West Oak Hill NP Area
Owner/Applicant: Twilight Estates, LLC (Andrey Derevianko)
Agent: Perales Land Development (Jerry Perales, P.E.)
Request: Approval of the preliminary plan composed of 20 lots on 17.92 acres.
Staff Rec.: **Recommended**
Staff: Cesar Zavala, 512-974-3404, cesar.zavala@austintexas.gov
Development Services Department
Note: **To be postponed by Planning Commission to April 28, 2020**
- 13. Resubdivision:** [C8-2019-0111.0A - Justin Lane Subdivision; District 7](#)
Location: 1417 Justin Lane, Shoal Creek Watershed; Brentwood NP Area
Owner/Applicant: Butlin Homes Inc. (Steven Butlin)
Agent: Southwest Engineering (Henry Suarez)
Request: Approval of the resubdivision of an existing lot into a two lot subdivision on 0.342 acres.
Staff Rec.: **Recommended**
Staff: Cesar Zavala, 512-974-3404, cesar.zavala@austintexas.gov
Development Services Department
- 14. Final Plat:** [C8-2019-0093.0A - Loyola Multifamily Subdivision; District 1](#)
Location: 5928 Ed Bluestein Blvd Southbound, Little Walnut Creek Watershed; Pecan Springs-Springdale NP Area
Owner/Applicant: Medanho Partners LTD (Daniel McCormack)
Agent: Justin Kramer (Kimley-Horn)
Request: The request is for the approval of the Loyola Multi-Family Subdivision which will develop a 20.078 acre previously un-platted tract creating a 1 lot subdivision consisting of 300 multifamily units with private parking and drives with all associated improvements.
Staff Rec.: **Recommended**
Staff: Joey de la Garza, 512-974-2664, joey.delagarza@austintexas.gov
Development Services Department
- 15. Encroachment of Street ROW:** [F# 10071-1812 - Encroachment of Street Right-of-Way, 725 East 6th Street; District 9](#)
Location: 725 East 6th Street; Downtown Master Plan (Waller Creek District)
Owner/Applicant: Parking Lot Sixth LC
Agent: Nhat Ho (Civiltude)
Request: The request is for the approval of surface encroachment of a portion of East 6th Street near IH-35 southbound frontage for columns and lighted arch.
Staff Rec.: **Recommended**
Staff: Mashell Smith, 512-974-7079, mashell.smith@austintexas.gov
Office of Real Estate Services

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.