

Special Meeting of the Planning Commission April 28, 2020

Planning Commission to be held April 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, April 27, 2020 by Noon).**

To speak remotely at the April 28, 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 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>

**Postponement requests must be submitted to the case manager and Andrew Rivera by 5PM
Monday, April 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

Public Comment on all Items (3 min. per speaker; no donation of time.)

Commission Deliberation of Discussion Cases (Including 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. Commissioners always have the right to request an individual item be pulled from the consent agenda for debate and discussion.

** 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.



PLANNING COMMISSION AGENDA

Tuesday, April 28, 2020

The Planning Commission will convene at 6:00 PM on Tuesday, April 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](#) – 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

A. APPROVAL OF MINUTES

1. Approve the minutes of April 14, 2020.

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

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.: **Staff postponement request to June 23, 2020**
Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov
Planning and Zoning Department

2. **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: Approve Single Family to Higher Density Single Family land use
Staff Rec.: **Recommended**
Staff: Jesse Gutierrez, 512-974-1606, jesse.gutierrez@austintexas.gov
Planning and Zoning Department

3. **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
Planning and Zoning Department

4. **Project Consent Agreement:** [SP-2014-0262C\(XT2\).PCA - 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: Stratus Properties Operating Company
Agent: Michael Whellan (Armbrust & Brown, PLLC)
Request: Consider, and make a recommendation to City Council, a Project Consent Agreement that would modify provisions of City Code Title 25, including Chapter 25-8, Subchapter A, Article 13 (Save Our Springs Initiative), to allow construction of a mixed-use residential project at 7415 Southwest Parkway.
Staff Rec.: **Recommended**
Staff: Andrew Linseisen, 512-974--2239, Andrew.linseisen@austintexas.gov
Development Services 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**
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov
Planning and Zoning Department
6. **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**
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov
Planning and Zoning Department

7. **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
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 May 12, 2020**
 Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov
 Planning and Zoning Department
9. **Capital Improvement Projects:** [New Growth-related Capital Improvement Projects in Drinking Water Protection Zone](#)
 Request: Recommendation of Austin Water Capital Improvement Projects located in the Drinking Water Protection Zone for approval to include in the 5-year Capital spending plan as required by Financial Policy #8.
 Staff Rec.: **Recommended**
 Staff: Aurora Pizano, 972-0331, aurora.pizano@austintexas.gov
 Austin Water Department
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, 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. **Preliminary Plan:** [C8-2019-0112 - Twilight Gardens 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
12. **Site Plan (CUP):** [SPC-2019-0590A - 76 Rainey CUP; District 9](#)
 Location: 76 Rainey Street, Waller Creek / Lady Bird Lake Watersheds; Downtown Master Plan (Rainey Street District)
 Owner/Applicant: Regalado Joe Martin
 Agent: Cliff Kendall (WGI)
 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
13. **Site Plan Extension:** [SPC-2014-0442C\(XT2\) - Sunset Ridge Commission Extension; District 8](#)
 Location: 8401 Southwest Parkway, Williamson Creek Watershed-Barton Springs Zone; Oak Hill Combined (West Oak Hill) NP Area
 Owner/Applicant: Los Indios Ventures Inc.
 Agent: LJA Engineering, Inc. (Reese Hurley)
 Request: Approval of a three year extension to a previously approved site plan.
 Staff Rec.: **Recommended**
 Staff: Jonathan Davila, 512-974-2414, jonathan.davila@austintexas.gov
 Development Services Department
14. **Final Plat from an approved Preliminary Plan:** [C8J-2008-0176.01.7A - Sun Chase South Section Seven; District 2](#)
 Location: Sun Chase Parkway, Dry Creek East Watershed; Sun Chase MUD
 Owner/Applicant: Qualico CR, LP (Vera Massaro)
 Agent: Carlson, Brigance & Doering, Inc. (Charles Brigance)
 Request: Approval of Sun Chase South Section Seven Final Plat, consisting of 86 lots on 25.642 acres. Water and wastewater will be provided by the City of Austin.
 Staff Rec.: **Recommended**
 Staff: Sarah Sumner, 512-854-7687, sarah.sumner@traviscountytexas.gov
 Single Office

- 15. Resubdivision:** [C8-2020-0038.0A - Charro Estates; 5-Mile ETJ](#)
Location: 694 Mesa Dr., Cedar Creek Watershed
Owner/Applicant: Jocelyn Fuentes
Agent: ATX Permit & Consulting LLC (Lila Nelson)
Request: Approve the resubivision of one lot into 5 lots on 5.46 acres.
Staff Rec.: **Disapproved with Reasons**
Staff: Sylvia Limon, 512-974-2767, sylvia.limon@austintexas.gov
Development Services Department
- 16. Site Plan (CUP):** [SPC-2019-0358AX - Brentwood Elementary School; District 7](#)
Location: 6703 Yates Avenue, Shoal Creek Watershed; Brentwood NPA
Owner/Applicant: Austin ISD
Agent: MWM Design Group (Shari Pape)
Request: Approval of a public primary educational facilities land use on a lot zone Public (P), over one acre in size
Staff Rec.: **Recommended**
Staff: Anaiah Johnson, 512-974-2932, anaiah.johnson@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.

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

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

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