



**PLANNING COMMISSION
MINUTES**

March 10, 2020

The Planning Commission convened in a meeting on March 10, 2020 @ 505 Barton Springs Road, Austin, TX 78704.

Chair Kazi called the Commission Meeting to order at 6:16 p.m.

Commission Members in Attendance:

**Greg Anderson
Yvette Flores
Claire Hempel
Fayez Kazi – Chair
Conor Kenny – Vice-Chair
Carmen Llanes Pulido
Robert Schneider
Todd Shaw
James Shieh
Patricia Seeger
Jeffrey Thompson**

Absent:

**Awais Azhar
Patrick Howard
Don Leighton-Burwell – 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.**

1. Mr. Stuart Hersh – Mr. Hersh discussed matters related to Land Development Code Rewrite.
2. Mr. Mike McHone – Mr. McHone requested the Commission initiate a resolution regarding the 2804 San Pedro Project: SP-2019-0393C.

A. APPROVAL OF MINUTES

1. Approve the minutes of February 25, 2020.

Motion to approve the minutes from February 25, 2020 was approved on the consent agenda on the motion by Commissioner Shieh, seconded by Commissioner Schneider on a vote of 11-0. Commissioners Azhar and Howard absent.

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

Motion to grant Staff's request for postponement of this item to April 28, 2020 was approved on the consent agenda on the motion by Commissioner Shieh, seconded by Commissioner Schneider on a vote of 11-0. Commissioners Azhar and Howard absent.

- 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

Motion to grant Staff’s request for postponement of this item to April 14, 2020 was approved on the consent agenda on the motion by Commissioner Shieh, seconded by Commissioner Schneider on a vote of 11-0. Commissioners Azhar and Howard absent.

- 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

Motion to grant Staff’s request for postponement of this item to April 14, 2020 was approved on the consent agenda on the motion by Commissioner Shieh, seconded by Commissioner Schneider on a vote of 11-0. Commissioners Azhar and Howard absent.

- 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 Moumouris
- 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

Public Hearing closed.

Motion to grant Staff's recommendation of CS-MU-V-NP combining district zoning, with conditions for C14-2020-0008 - South Congress Multifamily located at 4302 South Congress Avenue was approved on the consent agenda on the motion by Commissioner Shieh, seconded by Commissioner Schneider on a vote of 11-0. Commissioners Azhar and Howard absent.

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

Motion to grant Applicant's request for postponement of this item to April 14, 2020 was approved on the consent agenda on the motion by Commissioner Shieh, seconded by Commissioner Schneider on a vote of 11-0. Commissioners Azhar and Howard absent.

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

Motion to grant Applicant's request for postponement of this item to April 14, 2020 was approved on the consent agenda on the motion by Commissioner Shieh, seconded by Commissioner Schneider on a vote of 11-0. Commissioners Azhar and Howard absent.

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
Planning and Zoning Department

Motion to grant Applicant's request for postponement of this item to April 14, 2020 was approved on the consent agenda on the motion by Commissioner Shieh, seconded by Commissioner Schneider on a vote of 11-0. Commissioners Azhar and Howard absent.

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
Planning and Zoning Department

Motion to grant Staff's request for postponement of this item to April 14, 2020 was approved on the consent agenda on the motion by Commissioner Shieh, seconded by Commissioner Schneider on a vote of 11-0. Commissioners Azhar and Howard absent.

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
Planning and Zoning Department

Motion to grant Applicant's request for indefinite postponement of this item was approved on the consent agenda on the motion by Commissioner Shieh, seconded by Commissioner Schneider on a vote of 11-0. Commissioners Azhar and Howard absent.

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

Motion by Commissioner Seeger, seconded by Commissioner Shieh to grant the Neighborhood's request for postponement of this item to April 14, 2020, was approved on a vote of 11-0. Commissioners Azhar and Howard absent.

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

Public Hearing closed.

Motion to grant Staff's recommendation for C8-2017-0157.0A - 1706 Redd Street Subdivision (Resubdivision of Lot 2, Block B, Ford Place No. 2) located at 1706 Redd Street was approved on a vote of 11-0. Commissioners Azhar and Howard absent.

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

Public Hearing closed.

Motion to grant Staff's recommendation for SP-2013-0148C(XT2) - Riverside Retail located at 7800 East Ben White Boulevard was approved on a vote of 11-0. Commissioners Azhar and Howard absent.

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.

Commissioners Anderson and Thompson – Propose resolution regarding 2804 San Pedro Project: SP-2019-0393C.

D. BOARDS, COMMITTEES & WORKING GROUPS UPDATES

[Codes and Ordinances Joint Committee](#)

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

No report provided.

[Comprehensive Plan Joint Committee](#)

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

No report provided.

[Joint Sustainability Committee](#)

(Commissioners Schneider and Seeger, *secondary*)

Commissioner Schneider stated the Committee received updates from Office of Sustainability on the Community Climate Plan revision.

[Small Area Planning Joint Committee](#)

(Commissioners: Hempel, Howard, Thompson and Shieh)

No report provided.

[South Central Waterfront Advisory Board](#)

(Commissioner Anderson)

No report provided.

ADDENDUM

E. ITEMS FROM THE COMMISSION

1. [Recommendation to amend the Downtown Austin Plan](#)

Discuss and consider making recommendations to Council to amend the Downtown Austin Plan, an element of the Imagine Austin Comprehensive Plan, regarding establishing a Northwest District with specified uses and site development standards. (Sponsors: Vice-Chair Kenny and Commissioner Seeger)

Motion by Vice-Chair Kenny, seconded by Commissioner Seeger to recommend the following:

The Planning Commission recommends that Council initiate an amendment to the Downtown Austin Plan regarding only 1) establishing a Northwest District with specific uses and site development standards; and 2) clarifications, updates, and technical fixes needed to implement the Plan's vision.

Motion approved on a vote of 11-0. Commissioners Azhar and Howard absent.

ADJOURNMENT

Chair Kazi adjourned the meeting without objection on Tuesday, March 10, 2020 at 7:16 p.m.

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 4 days before the meeting date. Please call Jerry Rusthoven at Planning & Zoning Department, at 512-974-3207, for additional information; TTY users route through Relay Texas at 711.