



**PLANNING COMMISSION  
MINUTES**

**April 14, 2020**

The Planning Commission convened in a meeting on April 14, 2020 via videoconference (<http://www.austintexas.gov/page/watch-atxn-live>)

Chair Kazi called the Commission Meeting to order at 6:06 p.m.

**Commission Members in Attendance:**

**Greg Anderson  
Awais Azhar  
Yvette Flores  
Claire Hempel  
Patrick Howard  
Fayez Kazi – Chair  
Conor Kenny – Vice-Chair  
Robert Schneider  
Todd Shaw  
James Shieh  
Patricia Seeger  
Jeffrey Thompson**

**Absent:**

**Carmen Llanes Pulido**

**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

**A. APPROVAL OF MINUTES**

- 1. Approve the minutes of March 10, 2020.

Motion to approve the minutes of March 10, 2020 was approved on the consent agenda on the motion by Commissioner Schneider, seconded by Vice-Chair Kenny on a vote of 12-0. Commissioner Llanes Pulido was absent.

**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

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 Schneider, seconded by Vice-Chair Kenny on a vote of 12-0. Commissioner Llanes Pulido was absent.

- 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

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 Schneider, seconded by Vice-Chair Kenny on a vote of 12-0. Commissioner Llanes Pulido was absent.

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

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 Schneider, seconded by Vice-Chair Kenny on a vote of 12-0. Commissioner Llanes Pulido was absent.

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

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 Schneider, seconded by Vice-Chair Kenny on a vote of 12-0. Commissioner Llanes Pulido was absent.

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

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 Schneider, seconded by Vice-Chair Kenny on a vote of 12-0. Commissioner Llanes Pulido was absent.

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

Motion to grant Staff’s request for postponement of this item to May 26, 2020 was approved on the consent agenda on the motion by Commissioner Schneider, seconded by Vice-Chair Kenny on a vote of 12-0. Commissioner Llanes Pulido was absent.

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

Motion to grant Staff’s request for postponement of this item to May 26, 2020 was approved on the consent agenda on the motion by Commissioner Schneider, seconded by Vice-Chair Kenny on a vote of 12-0. Commissioner Llanes Pulido was absent.

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

Motion to grant Staff’s request for postponement of this item to May 26, 2020 was approved on the consent agenda on the motion by Commissioner Schneider, seconded by Vice-Chair Kenny on a vote of 12-0. Commissioner Llanes Pulido was absent.

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**

Motion for Planning Commission postponement of this item to April 28, 2020 was approved on the consent agenda on the motion by Commissioner Schneider, seconded by Vice-Chair Kenny on a vote of 12-0. Commissioner Llanes Pulido was absent.

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  
**Note: To be postponed by Planning Commission to April 28, 2020**

Motion for Planning Commission postponement of this item to April 28, 2020 was approved on the consent agenda on the motion by Commissioner Schneider, seconded by Vice-Chair Kenny on a vote of 12-0. Commissioner Llanes Pulido was absent.

**11. Administrative**      [SP-2019-0034C - HEB 10; District 8](#)

**Site Plan:**

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

Motion to grant Staff recommendation for SP-2019-0034C - HEB 10 located at 7901 West US 290 Highway was approved on the consent agenda on the motion by Commissioner Schneider, seconded by Vice-Chair Kenny on a vote of 12-0. Commissioner Llanes Pulido was absent.

**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**

Motion for Planning Commission postponement of this item to April 28, 2020 was approved on the consent agenda on the motion by Commissioner Schneider, seconded by Vice-Chair Kenny on a vote of 12-0. Commissioner Llanes Pulido was absent.

- 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

Public Hearing closed.

Motion to grant Staff's recommendation for C8-2019-0111.0A - Justin Lane Subdivision located at 1417 Justin Lane was approved on the consent agenda on the motion by Commissioner Schneider, seconded by Vice-Chair Kenny on a vote of 12-0. Commissioner Llanes Pulido was absent.

- 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:        Medanjo 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

Public Hearing closed.

Motion to grant Staff's recommendation for C8-2019-0093.0A - Loyola Multifamily Subdivision located at 5928 Ed Bluestein Blvd Southbound, was approved on the consent agenda on the motion by Commissioner Schneider, seconded by Vice-Chair Kenny on a vote of 12-0. Commissioner Llanes Pulido was absent.

- 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

Public Hearing closed.

Motion to grant Staff’s recommendation for F# 10071-1812 - Encroachment of Street Right-of-Way, 725 East 6th Street located at 725 East 6th Street, was approved on the consent agenda on the motion by Commissioner Schneider, seconded by Vice-Chair Kenny on a vote of 11-0. Commissioner Llanes Pulido was absent. Chair Kazi recused due to a conflict of interest (rendered professional services.)

## **ADJOURNMENT**

**Chair Kazi adjourned the meeting without objection on Tuesday, April 14, 2020 at 6:11 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.