

# Special Meeting of the Planning Commission May 12, 2020

## Planning Commission to be held May 12, 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, May 11, 2020 by Noon).**

To speak remotely at the May 12, 2020 Planning Commission Meeting, residents must:

Call or email the board liaison at **512-974-6508** and [andrew.rivera@austintexas.gov](mailto:andrew.rivera@austintexas.gov) (the day before the meeting). The following information is required:

1. The speaker name.
2. Item number(s) they wish to speak on.
3. Whether they are for/against/neutral.
4. Physical address.
5. Telephone number (Must be the number that will be used to call-in).

•Once a request to register to speak has been called in or emailed to the board liaison, residents will receive either an email or phone call with additional information regarding the call in process.

•Handouts or other information must be emailed to [andrew.rivera@austintexas.gov](mailto:andrew.rivera@austintexas.gov) by 1:00 PM Tuesday, May 12, 2020. This information will be provided to 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, May 11, 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

Discussion Cases (Including public comment, 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.

\*\* 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, May 12, 2020

The Planning Commission will convene at 6:00 PM on Tuesday, May 12, 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 28, 2020.

Attorney: [Steven Maddoux](#), (512) 974-6080  
Commission Liaison: [Andrew Rivera](#), 512-974-6508

## B. PUBLIC HEARINGS

- 1. 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
- 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.: **Recommended**  
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov  
Planning and Zoning Department
- 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.: **Recommended**  
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov  
Planning and Zoning Department

- 4. 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
- 5. Plan Amendment:** [NPA-2020-0031.01 - 8803 N Mopac; District 10](#)  
Location: 8803 N. Mopac Expressway Service Road Southbound, Shoal Creek Watershed; North Shoal Creek NP Area  
Owner/Applicant: Semmaterials Energy Partners, LLC % BKEP Materials  
Agent: Drenner Group, PC (Amanda Swor)  
Request: Industry to Commerce land use  
Staff Rec.: **Recommended**  
Staff: Maureen Meredith, 512-974-2695, Maureen.meredith@austintexas.gov  
Planning and Zoning Department
- 6. Rezoning:** [C14-2020-0013 - 8803 N Mopac; District 10](#)  
Location: 8803 N. Mopac Expressway Service Road Southbound, Shoal Creek Watershed; North Shoal Creek NP Area  
Owner/Applicant: Semmaterials Energy Partners, LLC % BKEP Materials  
Agent: Drenner Group, PC (Amanda Swor)  
Request: LI to CS  
Staff Rec.: **Recommended**  
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov  
Planning and Zoning Department
- 7. Plan Amendment:** [NPA-2019-0016.01 - 914 Shady Lane Mixed Use; District 3](#)  
Location: 914 Shady Lane, Boggy Creek Watershed; Govalle / Johnston Terrace NP Area  
Owner/Applicant: Kimberly Beal & Stephanie Scherzer  
Agent: Alice Glasco Consulting (Alice Glasco)  
Request: Water & Single Family to Higher Density Single Family (Tract 1) and Neighborhood Mixed Use (Tract 2) land uses, as amended  
Staff Rec.: **Recommended**  
Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov  
Planning and Zoning Department

- 8. Rezoning:** [C14-2019-0098 - Shady Lane Mixed Use; District 3](#)  
Location: 914 Shady Lane, Boggy Creek Watershed; Govalle / Johnston Terrace NP Area  
Owner/Applicant: Kimberly Beal and Stephanie Scherzer  
Agent: Alice Glasco Consulting (Alice Glasco)  
Request: SF-3-NP to SF-6-NP (Tract 1) and LR-MU-NP (Tract 2), as amended  
Staff Rec.: **Recommended**  
Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov  
Planning and Zoning Department
- 9. Plan Amendment:** [NPA-2017-0021.01 - 4530 E. Ben White Blvd; District 3](#)  
Location: 4530 E. Ben White Blvd., Country Club Creek Watershed; East Riverside / Oltorf Combined NP Area  
Owner/Applicant: 4530 East Ben White Associates LLC (Trevor Belton)  
Agent: Coats Rose (John M. Joseph)  
Request: Single Family & Commercial to Mixed Use land use  
Staff Rec.: **Not Recommended**  
Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov  
Planning and Zoning Department
- 10. Rezoning:** [C14-2019-0167 - 4530 E. Ben White Blvd; District 3](#)  
Location: 4530 East Ben White Blvd., Country Club West Watershed; East Riverside / Oltorf Combined (Parker Lane) NP Area  
Owner/Applicant: 4530 East Ben White Associates LLC (Trevor Belton)  
Agent: Coats Rose (John Joseph)  
Request: SF-2-NP and CS-CO-NP to CS-MU-CO-NP  
Staff Rec.: **Not Recommended**  
Staff: Kate Clark, 512-974-1237, kate.clark@austintexas.gov  
Planning and Zoning Department
- 11. Rezoning:** [C814-2018-0121 - 218 S. Lamar; District 5](#)  
Location: 218 South Lamar Boulevard, Lady Bird Lake and West Bouldin Creek Watersheds; South Lamar Combined (Zilker) NP Area (Suspended)  
Owner/Applicant: Michael Pfluger, William Reid Pfluger & the Pfluger Spousal Irrevocable Trust (Reid Pfluger)  
Agent: Drenner Group, PC (Amanda Swor)  
Request: CS-V to PUD  
Staff Rec.: **Recommended, with conditions**  
Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov  
Planning and Zoning Department

- 12. Rezoning:** [C14-2020-0032 \(C14H-77-015\) - Freedmen's; District 9](#)  
Location: 2402 San Gabriel Street, Shoal Creek Watershed; Central Austin Combined (West University) NP Area  
Owner/Applicant: Hilltop Venture SH (TX) LP (Edward Johnson)  
Agent: Johnson Trube and Associates (Edward Johnson)  
Request: CS-MU-H-NP to CS-1-MU-H-NP  
Staff Rec.: **Recommended**  
Staff: Mark Graham, 512-974-3574, mark.graham@austintexas.gov  
Planning and Zoning Department
- 13. Rezoning:** [C14-2020-0036 - 827 W 12th Street; District 9](#)  
Location: 827 West 12th Street, Shoal Creek Watershed; Downtown Austin Plan  
Owner/Applicant: TDC West Twelfth LP  
Agent: Drenner Group (Amanda Swor)  
Request: DMU-CO to DMU-CO (CO a change in height)  
Staff Rec.: **Recommended**  
Staff: Kate Clark, 512-974-1237, kate.clark@austintexas.gov  
Planning and Zoning Department
- 14. 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 June 23, 2020**  
Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov  
Planning and Zoning Department
- 15. Rezoning:** [C14-2020-0019 - Church of Christ at East Side, District 1](#)  
Location: 5701 East Martin Luther King, Jr. Boulevard, Walnut Creek Watershed; East MLK Combined (MLK-183) NP Area  
Owner/Applicant: Church of Christ East Side (George Williams)  
Agent: Metcalfe, Wolff, Stuart & Williams, LLP (Amanda Couch Brown)  
Request: CS-CO-NP to CS-MU-CO-NP  
Staff Rec.: **Recommended**  
Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov  
Planning and Zoning Department
- 16. Preliminary Plan:** [C8-2019-0112 - Twilight Gardens Preliminary; District 8](#)  
Location: 8316 Twilight Terrace, Williamson Creek Watershed-Barton Springs Zone; Oak Hill Combined (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

- 17. Resubdivision:** [C8-2019-0035.0A - Resubdivision of Lot 34, Walnut Hills, Sec. 4; District 1](#)  
Location: 3011 Northeast Drive, Little Walnut Creek Watershed; Windsor Park NP Area  
Owner/Applicant: Anmol Mehra  
Agent: Dan Brown, P.E. (Malone Wheeler, Inc.)  
Request: The request is for the approval of Resubdivision of Lot 34, Walnut Hills, Sec. 4; a 2 lot resubdivision plat on 0.31 acres for residential use.  
Staff Rec.: **Recommended**  
Staff: Joey de la Garza, (512) 974-2664, joey.delagarza@austintexas.gov  
Development Services Department
- 18. Resubdivision:** [C8-2019-0140.0A - Guadalupe Kenni Subdivision; District 4](#)  
Location: 6901 Guadalupe Street, Waller Creek Watershed; Highland NP Area  
Owner/Applicant: Ajon, LLC (Bijan Afkami)  
Agent: Miguel Gonzales, Jr.  
Request: The request is for approval of the Guadalupe Kenni Subdivision; a 2 lot resubdivision plat on 0.34 acres for residential use.  
Staff Rec.: **Recommended**  
Staff: Joey de la Garza, (512) 974-2664, joey.delagarza@austintexas.gov  
Development Services Department
- 19. Resubdivision:** [C8-04-0043.09.3A.SH - Berkman Tower View Subdivision; District 9](#)  
Location: 5900 Berkman Drive, Tannehill Branch Watershed; RMMA  
Owner/Applicant: Austin Modern Lofts (Ross Wang)  
Agent: Doucet & Associates, Inc. (Davood Salek, P.E.)  
Request: Approval of the resubdivision of four lots into a 58 lot subdivision on 3.02 acres.  
Staff Rec.: **Recommended**  
Staff: Cesar Zavala, 512-974-3404, cesar.zavala@austintexas.gov  
Development Services Department
- 20. Plat Vacation:** [C8S-78-098\(VAC\) - Sellstrom-Spear Addition \(plat vacation\); District 10](#)  
Location: 2618 Maria Anna Road and 2617 Pecos Street, Taylor Slough South; West Austin Neighborhood Group  
Owner/Applicant: Ashley Amini; Michael & Sharon Wichterick  
Agent: Drenner Group, PC (Dave Anderson)  
Request: The request is for the approval of the Sellstrom-Spear Addition vacation. The applicant proposes to vacate the Sellstrom-Spear Addition composed of 2 lots on 1.37 acres.  
Staff Rec.: **Recommended**  
Staff: Jennifer Bennett-Reumuth, 512-974-9002, jennifer.bennett-reumuth@austintexas.gov  
Development Services Department



21. **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.: **Recommend**  
 Staff: Renee Johns, 512-974-2711, renee.johns@austintexas.gov  
 Development Services Department
22. **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 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: Christine Barton-Holmes, 512-974-2788, christine.barton-holmes@austintexas.gov  
 Development Services Department
23. **Right-of-Way Vacation:** [F#10076-1901 – ROW Vacation; District 1](#)  
 Location: Portion being the remaining of 20-ft wide tract of land Alley of East 8th Street.  
 Owner/Applicant: 809 E. 9th Street  
 Agent: Nhat Ho (Civiltude Engineers & Planners)  
 Request: Grant right-of-way vacation of the Alley (0.013 acre/ 572 sq. ft.) portion being the remaining of 20-ft wide tract of land, known as the alley of East 8th Street, adjacent to Lots 16 and 17, Sarah and Lydia M. Robertson's Subdivision, out of Outlot 1, Division B, recorded in Volume 2, Page 232, Plat Records Travis County, Texas.  
 Staff Rec.: **Recommended with Conditions**  
 Staff: Mashell Smith, (512) 974-7079, mashell.smith@austintexas.gov  
 Office of Real Estate Services

## C. NEW BUSINESS

1. Nomination and election of Planning Commission Officers.

## D. 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.*

Attorney: [Steven Maddoux](#), (512) 974-6080  
 Commission Liaison: [Andrew Rivera](#), 512-974-6508

## **E. 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.