



**PLANNING COMMISSION  
MINUTES**

**April 28, 2020**

The Planning Commission convened in a meeting on April 28, 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  
Carmen Llanes Pulido  
Robert Schneider  
Todd Shaw  
James Shieh  
Patricia Seeger  
Jeffrey Thompson**

**Absent:**

**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

Approve the minutes of April 14, 2020.

April 14, 2020 minutes approved on consent agenda, motion by Vice-Chair Kenny, seconded by Commissioner Shieh on a vote of 13-0.

## 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

Motion to grant Staff's request for postponement of this item to June 23, 2020 was approved on the consent agenda, motion by Vice-Chair Kenny, seconded by Commissioner Shieh on a vote of 13-0.

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

Public Hearing closed.

Motion by Commissioner Anderson, seconded by Commissioner Hempel to grant Higher Density Single Family land use for NPA-2019-0015.02 - Pecan Springs Residential located at 3500 Pecan Springs Road was approved on a vote of 10-1. Commissioner Seeger voted nay. Commissioner Llanes Pulido abstained. Chair Kazi off the dais.

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

Public Hearing closed.

Motion by Commissioner Anderson, seconded by Commissioner Hempel to grant Staff's recommendation of SF-6-NP combining district zoning for C14-2019-0164 - Pecan Springs Residential located at 3500 Pecan Springs Road was approved on a vote of 10-1. Commissioner Seeger voted nay. Commissioner Llanes Pulido abstained. Chair Kazi off the dais.

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

Motion to continue SP-2014-0262C(XT2).PCA - Lantana Block P, Lot 3 to May 12, 2020 was approved by unanimous consent of the Planning Commission.

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

Motion to continue C14-85-288.8(RCA5) - Lantana Block P, Lot 3 to May 12, 2020 was approved by unanimous consent of the Planning Commission.

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

Motion to continue C14-2019-0003 - Lantana Block P, Lot 3 to May 12, 2020 was approved by unanimous consent of the Planning Commission.

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

Motion to postpone this item to May 12, 2020 was approved by unanimous consent of the Planning Commission.

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

Motion to grant Staff request for postponement of this item to May 12, 2020 was approved on the consent agenda on the motion by Vice-Chair Kenny, seconded by Commissioner Shieh on a vote of 13-0.

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](mailto:aurora.pizano@austintexas.gov)  
Austin Water Department

Public Hearing closed.

Motion by Vice-Chair Kenny, seconded by Commissioner Shieh to recommend the new Growth-related Capital Improvement Projects in Drinking Water Protection Zone was approved on the consent agenda on a vote of 13-0.

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](mailto:joey.delagarza@austintexas.gov)  
Development Services Department

Public Hearing closed.

Motion by Commissioner Anderson, seconded by Commissioner Hempel to grant Staff's recommendation for C8-2019-0114 - Simon-Caskey Tract Preliminary Plan located at 7715 West SH 71 was approved on a vote of 11-0. Vice-Chair Kenny and Commissioner Llanes Pulido abstained.

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](mailto:cesar.zavala@austintexas.gov)  
Development Services Department

Motion to grant Neighborhood's request for postponement of this item to May 12, 2020 was approved on the motion by Commissioner Seeger, seconded by Commission Llanes Pulido on a

vote of 13-0.

- 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

Motion to grant Applicant's request for postponement of this item to May 12, 2020 was approved on the consent agenda on the motion by Vice-Chair Kenny, seconded by Commissioner Shieh on a vote of 13-0.

- 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

Public Hearing closed.

Motion to approve Staff's recommendation for SPC-2014-0442C(XT2) - Sunset Ridge Commission Extension located at 8401 Southwest Parkway was approved on the consent agenda on the motion by Vice-Chair Kenny, seconded by Commissioner Shieh on a vote of 13-0.

- 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

Public Hearing closed.

Motion to approve Staff's recommendation for C8J-2008-0176.01.7A - Sun Chase South Section Seven located on Sun Chase Parkway was approved on the consent agenda on the motion by Vice-Chair Kenny, seconded by Commissioner Shieh on a vote of 13-0.

**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 resubdivision 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

Public Hearing closed.

Motion to grant Staff's recommendation, Disapproved with Reasons, as reflected in Exhibit A of the Staff report, for C8-2020-0038.0A - Charro Estates; 5-Mile ETJ located at 694 Mesa Dr., was approved on the consent agenda on the motion by Vice-Chair Kenny, seconded by Commissioner Shieh on a vote of 13-0.

**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

Public Hearing closed.

Motion to approve Staff's recommendation for SPC-2019-0358AX - Brentwood Elementary School located at 6703 Yates Avenue was approved on the consent agenda on the motion by Vice-Chair Kenny, seconded by Commissioner Shieh on a vote of 13-0.

## 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)  
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*)

No report provided.

### [Small Area Planning Joint Committee](#)

(Commissioners: Hempel, Howard, Thompson and Shieh)  
No report provided.

### [South Central Waterfront](#)

[Advisory Board](#) (Commissioner  
Anderson)

No report provided.

## ADJOURNMENT

**Chair Kazi adjourned the meeting without objection on Tuesday, April 28, 2020 at 9:40 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 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.



## **ADJOURNMENT**

**Chair Kazi adjourned the meeting without objection on Tuesday, April 28, 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.