



**PLANNING COMMISSION
MINUTES**

May 12, 2020

The Planning Commission convened in a meeting on May 12, 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

1. Approve the minutes of April 28, 2020.

Motion to approve the minutes of April 28, 2020 was approved on the consent agenda on the motion by Commissioner Seeger, seconded by Commissioner Anderson on a vote of 13-0.

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

Public Hearing closed.

Motion to grant Staff's recommendation for SP-2014-0262C(XT2) PCA - Lantana Block P, Lot 3 located at 7415 Southwest Parkway was approved on the motion by Commissioner Seeger, seconded by Commissioner Howard on a vote of 13-0.

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

Public Hearing closed.

Motion to grant Staff's recommendation of GR-MU-NP combining district zoning for Tract 1 and CS-1-MU-CO-NP combining district zoning, for Tract 2 for C14-2019-0003 - Lantana Block P, Lot 3 located at 7415 Southwest Parkway was approved on the motion by Commissioner Seeger, seconded by Commissioner Howard on a vote of 13-0.

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

Public Hearing closed.

Motion to grant Staff's recommendation for C14-85-288.8(RCA5) - Lantana Block P, Lot 3 Southwest Parkway located at 7415 Southwest Parkway was approved on the motion by Commissioner Seeger, seconded by Commissioner Howard on a vote of 13-0.

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

Motion by Vice-Chair Kenny, seconded by Commissioner Anderson to postpone this item to May 26, 2020 by the Planning Commission was approved on a vote of 13-0.

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

Public Hearing closed.

Motion to grant Staff's recommendation of Commerce land use for 8803 N. Mopac Expressway Service Road Southbound was approved on the consent agenda on the motion by Commissioner Seeger, seconded by Commissioner Anderson on a vote of 13-0.

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

Public Hearing closed.

Motion to grant Staff's recommendation of CS district zoning for 8803 N. Mopac Expressway Service Road Southbound was approved on the consent agenda on the motion by Commissioner Seeger, seconded by Commissioner Anderson on a vote of 13-0.

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

Motion to grant Neighborhood's request for postponement to May 26, 2020 was approved on the consent agenda on the motion by Commissioner Seeger, seconded by Commissioner Anderson on a vote of 13-0.

- 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

Motion to grant Neighborhood's request for postponement to May 26, 2020 was approved on the consent agenda on the motion by Commissioner Seeger, seconded by Commissioner Anderson on a vote of 13-0.

- 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

Public Hearing closed.

Motion to grant Staff's recommendation to deny Applicant's request of Mixed Use land use for NPA-2017-0021.01 - 4530 E. Ben White Blvd located at 4530 E. Ben White Blvd., was approved on the motion by Commissioner Azhar, seconded by Commissioner Schneider on a vote of 11-0. Commissioner Llanes Pulido abstained. Chair Kazi off the dais.

- 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

Public Hearing closed.

Motion to grant Staff's recommendation to deny Applicant's request of CS-MU-CO-NP combining district zoning for C14-2019-0167 - 4530 E. Ben White Blvd located at 4530 E. Ben White Blvd., was approved on the motion by Commissioner Azhar, seconded by Commissioner Schneider on a vote of 11-0. Commissioner Llanes Pulido abstained. Chair Kazi off the dais.

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

Public Hearing closed.

Motion to grant Staff's recommendation of PUD district zoning for C814-2018-0121 - 218 S. Lamar, with additional conditions, located at C814-2018-0121 - 218 S. Lamar, was approved on the motion by Commissioner Anderson, seconded by Commissioner Shieh, on a vote of 10-3. Commissioners Llanes Pulido, Schneider and Seeger voted nay.

Additional conditions:

1. Vehicular parking shall not exceed 80% of the maximum allowed by Code.
2. Office uses shall not be counted as pedestrian-oriented land use on the ground floor.

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

Motion to grant Staff's recommendation of CS-1-MU-H-NP combining district zoning for C14-2020-0032 (C14H-77-015) - Freedmen's located at 2402 San Gabriel Street was approved on the consent agenda on the motion by Commissioner Seeger, seconded by Commissioner Anderson on a vote of 13-0.

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

Public Hearing closed.

Motion to grant Staff's recommendation of DMU-CO combining district zoning for C14-2020-0036 - 827 W 12th Street located at 827 West 12th Street was approved on the consent agenda on the motion by Commissioner Seeger, seconded by Commissioner Anderson on a vote of 13-0.

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

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

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

Public Hearing closed.

Motion to grant Staff's recommendation of CS-MU-CO-NP combining district zoning for C14-2020-0019 - Church of Christ at East Side located at 5701 East Martin Luther King, Jr. Boulevard was approved on the consent agenda on the motion by Commissioner Seeger, seconded by Commissioner Anderson on a vote of 13-0.

- 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

Public Hearing closed.

Motion by Commissioner Seeger, seconded by Commissioner Azar to grant Staff's recommendation for C8-2019-0112 - Twilight Gardens Preliminary located at 8316 Twilight Terrace was approved on a vote of 13-0.

- 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

Public Hearing closed.

Motion to grant Staff's recommendation for C8-2019-0035.0A - Resubdivision of Lot 34, Walnut Hills, Sec. 4 located at 3011 Northeast Drive was approved on the consent agenda on the motion by Commissioner Seeger, seconded by Commissioner Anderson on a vote of 13-0.

- 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

Public Hearing closed.

Motion to grant Staff's recommendation for C8-2019-0140.0A - Guadalupe Kenni Subdivision located at 6901 Guadalupe Street was approved on the consent agenda on the motion by Commissioner Seeger, seconded by Commissioner Anderson on a vote of 13-0.

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

No action due to posting error.

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

Public Hearing closed.

Motion to grant Staff's recommendation for C8S-78-098(VAC) - Sellstrom-Spear Addition (plat vacation) located at 2618 Maria Anna Road and 2617 Pecos Street was approved on the consent agenda on the motion by Commissioner Seeger, seconded by Commissioner Anderson on a vote of 13-0.

- 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

Motion to grant Applicant’s request for postponement of this item to May 26, 2020 was approved on the consent agenda on the motion by Commissioner Seeger, seconded by Commissioner Anderson on a vote of 13-0.

- 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

Public Hearing closed.

Motion to grant 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 Commissioner Seeger, seconded by Commissioner Anderson on a vote of 13-0.

- 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

Public Hearing closed.

Motion by Commissioner Anderson, seconded by Commissioner Howard to grant Staff’s recommendation for F#10076-1901 – ROW Vacation located at 809 E. 9th Street was approved on a vote of 8-1. Commissioner Shaw voted nay. Vice-Chair Kenny and Commissioner Llanes Pulido abstained. Commissioner Shieh off the dais. Chair Kazi recused on this item due a conflict of interest, rendered professional services.

C. NEW BUSINESS

1. Nomination and election of Planning Commission Officers.

By slate and unanimous consent Planning Commissioner Officers are as follows:

- Commissioner Conor Kenny – Chair
- Commissioner Fayez Kazi, Vice-Chair
- Commissioner Yvette Flores, Secretary
- Commissioner James Shieh, Parliamentarian

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.

Commissioners Shieh and Seeger - Request to rescind action regarding Simon-Caskey Preliminary Plan.

E. 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

Vice-Chair Kenny adjourned the meeting without objection on Tuesday, May 12, 2020 at 11:36 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.