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 (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 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.
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

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

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

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

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