



PLANNING COMMISSION

MINUTES

August 11, 2020

The Planning Commission convened in a meeting on August 11, 2020 via videoconference (<http://www.austintexas.gov/page/watch-atxn-live>)

Chair Kenny called the Commission Meeting to order at 6:10 p.m.

Commission Members in Attendance:

Greg Anderson
Awais Azhar
Claire Hempel
Patrick Howard
Fayez Kazi – Vice-Chair
Conor Kenny – Chair
Carmen Llanes Pulido
Robert Schneider
Patricia Seeger
Todd Shaw
Jeffrey Thompson

Absent:

James Shieh
Yvette Flores

Ann Teich – Ex-Officio
Don Leighton-Burwell – 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.

A. APPROVAL OF MINUTES

1. Approve the minutes of July 28, 2020.

Motion to approve the minutes of July 28, 2020 was approved on the consent agenda on the motion by Commissioner Anderson, seconded by Commissioner Howard on a vote 10-0. Commissioners Shieh and Flores absent. Commissioner Llanes Pulido off the dais.

B. PUBLIC HEARINGS

- 1 Plan Amendment:** [NPA-2020-0014.01 - 7135 E Ben White Blvd; District 2](#)
Location: 7135 East Ben White Boulevard Service Road Eastbound, Carson Creek Watershed; Southeast Combined (Southeast) NP Area
Owner/Applicant: Jill Dorrough Houghton, Trustee
Agent: Smith Robertson LLP (David Hartman)
Request: Industry to Multifamily land use
Staff Rec.: **Not Recommended**
Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov
Planning and Zoning Department

Public Hearing closed.

Motion by Chair Kenny, seconded by Commissioner Thompson to grant Multifamily land use for NPA-2020-0014.01 - 7135 E Ben White Blvd located at 7135 East Ben White Boulevard Service Road Eastbound was approved on a vote of 10-0. Commissioners Shieh and Flores absent. Commissioner Llanes Pulido off the dais.

- 2 Rezoning:** [C14-2020-0042 - 7135 E Ben White Blvd; District 2](#)
Location: 7135 East Ben White Boulevard Service Road Eastbound, Carson Creek Watershed; Southeast Combined (Southeast) NP Area
Owner/Applicant: Jill Dorrough Houghton, Trustee
Agent: Smith Robertson LLP (David Hartman)
Request: LI-NP to MF-4-NP
Staff Rec.: **Not Recommended**
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov
Planning and Zoning Department

Public Hearing closed.

Motion by Chair Kenny, seconded by Commissioner Thompson to grant MF-4-NP combining district zoning for C14-2020-0042 - 7135 E Ben White Blvd located at 7135 East Ben White Boulevard Service Road Eastbound was approved on a vote of 10-0. Commissioners Shieh and Flores absent. Commissioner Llanes Pulido off the dais.

3 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 August 25, 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 August 25, 2020 was approved on the consent agenda on the motion by Commissioner Anderson, seconded by Commissioner Howard on a vote 10-0. Commissioners Shieh and Flores absent. Commissioner Llanes Pulido off the dais.

4 Plan Amendment: [NPA-2018-0021.02 - Skyline Oltorf Mixed Use; District 3](#)

Location: 5208 and 5010 East Oltorf St and 2424 Riverside Farms Rd, Country Club West Watershed; East Riverside / Oltorf Combined NP Area

Owner/Applicant: ADD Land, Ltd. and Charitable Holdings II

Agent: Armbrust & Brown, PLLC (Richard T. Suttle, Jr. and Ferris Clements)

Request: Office and Rural Residential to Mixed Use land use

Staff Rec.: **Indefinite postponement request by Applicant**

Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov
Planning and Zoning Department

Motion to grant Applicant's request for Indefinite Postponement of this item was approved on the consent agenda on the motion by Commissioner Anderson, seconded by Commissioner Howard on a vote 10-0. Commissioners Shieh and Flores absent. Commissioner Llanes Pulido off the dais.

5 Plan Amendment: [NPA-2020-0019.01 - 1103 W 24th Street; District 9](#)
Location: 1103 West 24th Street, Shoal Creek Watershed; Central Austin
Combined (West University) NP Area
Owner/Applicant: Texas International Education Consortium (Robin Lerner)
Agent: Drenner Group, PC (Leah Bojo)
Request: Office to Mixed Use land use
Staff Rec.: **Recommended**
Staff: Maureen Meredith, 512-974-2695,
maureen.meredith@austintexas.gov
Planning and Zoning Department

Public Hearing closed.

Motion by Commissioner Anderson, seconded by Commissioner Hempel to grant Mixed Use land use for NPA-2020-0019.01 - 1103 W 24th Street located at 1103 West 24th Street was approved on a vote of 11-0. Commissioners Flores and Shieh absent.

6 Rezoning: [C14-2020-0026 - 1103 W 24th Street; District 9](#)
Location: 1103 West 24th Street, Shoal Creek Watershed; Central Austin
Combined (West University) NP Area
Owner/Applicant: Texas International Education Consortium (Robin Lerner)
Agent: Drenner Group, PC (Leah Bojo)
Request: GO-CO-NP to GR-MU-V-NP
Staff Rec.: **Recommendation of GR-MU-NP**
Staff: Mark Graham, 512-974-3574, mark.graham@austintexas.gov
Planning and Zoning Department

Public Hearing closed.

Motion by Commissioner Anderson, seconded by Commissioner Hempel to grant GR-MU-V-NP combining district zoning for C14-2020-0026 - 1103 W 24th Street located at 1103 West 24th Street was approved on a vote of 11-0. Commissioners Flores and Shieh absent.

7 Rezoning: [C14-2020-0007 - 2001 Guadalupe St; 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

Withdrawn; no action taken.

8 Rezoning: [C14-2020-0071 - 2108 Prather Lane Rezoning, District 5](#)
Location: 2108 Prather Lane, West Bouldin Creek Watershed; South Lamar
 Combined NP Area (Suspended)
Owner/Applicant: Prather Development (Donald Wait)
Agent: Thrower Design, LLC (Ron Thrower)
Request: SF-3 to SF-5
Staff Rec.: **Recommended**
Staff: Kate Clark, 512-974-1237, kate.clark@austintexas.gov
 Planning and Zoning Department

Public Hearing closed.

Motion to approve Staff's recommendation of SF-5 district zoning for C14-2020-0071 - 2108 Prather Lane Rezoning located at 2108 Prather Lane was approved on the consent agenda on the motion by Commissioner Anderson, seconded by Commissioner Howard on a vote 10-0. Commissioners Shieh and Flores absent. Commissioner Llanes Pulido off the dais.

9 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 GO-H-NP (Tract 1) and MF-4-NP
 (Tract 2), as amended
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 Chair Kenny to grant GO-H-NP combining district zoning (Tract 1) and MF-4-NP combining district zoning (Tract 2) for C14-2019-0108 - Parker House located at 2404 Rio Grande Street was approved on a vote of 7-1. Commissioner Shaw voted nay. Vice-Chair Kazi and Commissioners Llanes Pulido and Schneider abstained. Commissioners Shieh and Flores absent.

10. Rezoning: [C14H-2020-0069 – Rogers-Washington-Holy Cross Historic District; District 1](#)

Location: Roughly bounded by E. 21st Street on the north, Cedar Avenue on the east, E. Martin Luther King Jr. Boulevard on the south, and Chestnut Avenue (to E. 20th Street) on the west, Boggy Creek Watershed; Upper Boggy Creek NP Area

Owner/Applicant: Multiple owners

Agent: Rogers-Washington-Holy Cross Historic District Application

Request: SF-3-NP to SF-3-HD-NP

Staff Rec.: **Recommended**

Staff: Cara Bertron, 512-974-1446, cara.bertron@austintexas.gov
Planning and Zoning Department

Public Hearing closed.

Motion to approve Staff’s recommendation of SF-3-HD-NP combining district zoning for C14H-2020-0069 – Rogers-Washington-Holy Cross Historic District roughly bounded by E. 21st Street on the north, Cedar Avenue on the east, E. Martin Luther King Jr. Boulevard on the south, and Chestnut Avenue (to E. 20th Street) on the west was approved on the consent agenda on the motion by Commissioner Anderson, seconded by Commissioner Howard on a vote 10-0. Commissioners Shieh and Flores absent. Commissioner Llanes Pulido off the dais.

11. Site Plan: [SP-2019-0253C - Springdale Farms; District 3](#)

Location: 755 Springdale Road, Boggy Creek Watershed; Govalle / Johnston Terrace NP Area

Owner/Applicant: Glenn and Paula Foore dba Texas Trees & Landscapes

Agent: Jarred Corbell and Casey Giles, P.E. (Storybuilt)

Request: Request to vary from LDC 25-8-261 – to allow development in a Critical Water Quality Zone

Staff Rec.: **Recommended with Conditions**

Staff: Kristy Nguyen, 512-974-3035, kristy.nguyen@austintexas.gov
Development Services Department

Public Hearing closed.

Motion by Vice-Chair Kazi, seconded by Commissioner Schneider to grant Staff’s recommendation, including conditions codified in Staff memo dated Aug. 7, 2020 for SP-2019-0253C - Springdale Farms located at 755 Springdale Road was approved on a vote of 10-0. Commissioner Hempel recused on this item due to a conflict of interest (rendered professional services to applicant). Commissioners Flores and Shieh absent.

Staff Memorandum, Aug. 7, 2020:

<http://www.austintexas.gov/edims/document.cfm?id=344817>

- 14 Final Plat from approved Preliminary Plan:** [C8-2016-0247.1A - Pioneer Crossing East Section 19 Final Plat; District 1](#)
- Location: Samsung Blvd. & E. Braker Lane (future), Walnut Creek Watershed
Owner/Applicant: Continental Homes of Texas, LP (Kevin Pape)
Agent: LJA Engineering, Inc. (Walter Hoysa, P.E.)
Request: Approval of the final plat composed of 32 lots on 7.15 acres
Staff Rec.: **Disapproval for Reasons**
Staff: Cesar Zavala, 512-974-3404, cesar.zavala@austintexas.gov
Development Services Department

Public Hearing closed.

Motion to approve Staff's recommendation of Disapproval for Reasons, as reflected in Exhibit C of the Staff Report, was approved on the consent agenda on the motion by Commissioner Anderson, seconded by Commissioner Howard on a vote 10-0. Commissioners Shieh and Flores absent. Commissioner Llanes Pulido off the dais.

C. NEW BUSINESS

D. ITEMS FROM THE COMMISSION

1. Discussion and possible action to forward recommendations to Council regarding the Burnet Road Corridor. (Co-Sponsors: Commissioners Thompson and Anderson)

Item postponed by unanimous consent to August 25, 2020. Commissioners Shieh and Flores absent.

2. Discussion and possible action to establish a working group tasked with reviewing matters related to transportation. (Co-Sponsors: Chair Kenny and Commissioner Thompson)

Item postponed by unanimous consent to August 25, 2020. Commissioners Shieh and Flores absent.

3. Discussion and input regarding the Planning Commission Agenda. (Co-Sponsors: Commissioner Azhar and Commissioner Thompson)

Item discussed and disposed.

E. 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.

F. BOARDS, COMMITTEES & WORKING GROUPS UPDATES

[Codes and Ordinances Joint Committee](#)

(Chair Kenny and Commissioners: Azhar, Anderson and Seeger)

No report provided.

[Comprehensive Plan Joint Committee](#)

(Vice-Chair Kazi and Commissioners: Flores, Llanes Pulido and Shaw)

No report provided.

[Joint Sustainability Committee](#)

(Commissioners Schneider and Seeger, *secondary*)

Commissioner Schneider stated Staff will be presenting the Climate Action Plan to the Planning Commission at a future meeting date.

[Small Area Planning Joint Committee](#)

(Commissioners: Hempel, Howard, Thompson and Shieh)

No report provided.

[South Central Waterfront Advisory Board](#)

(Commissioner Anderson)

No report provided.

Chair Kenny adjourned the meeting without objection on Tuesday, August 11, 2020 at 8:15 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.