



PLANNING COMMISSION

MINUTES

October 13, 2020

The Planning Commission convened in a meeting on October 13, 2020 via videoconference
(<http://www.austintexas.gov/page/watch-atxn-live>)

Chair Shaw called the Commission Meeting to order at 6:05 p.m.

Commission Members in Attendance:

Greg Anderson
Awais Azhar
Joao Paulo Connolly
Yvette Flores
Claire Hempel – Vice-Chair
Patrick Howard
Carmen Llanes Pulido
Robert Schneider
James Shieh
Patricia Seeger
Todd Shaw – Chair
Jeffrey Thompson

Don Leighton-Burwell – Ex-Officio

Absent:

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 September 22, 2020.

Motion to approve the minutes of September 22, 2020 was approved on the consent agenda on the motion by Commissioner Thompson, seconded by Commissioner Azhar on a vote of 12-0. One vacancy on the Commission.

B. PUBLIC HEARINGS

1 Plan Amendment: [NPA-2020-0021.01 - Woodland on IH-35, District 9](#)

Location: 1829 S. IH-35 SVRD NB, Harper's Branch Watershed; East Riverside/Oltorf Combined (Riverside) NP Area
Owner/Applicant: Gopal Guthikonda
Agent: Thrower Design, LLC (A. Ron Thrower and Victoria Haase)
Request: Commercial to Multifamily land use
Staff Rec.: **Recommended. Applicant requests an Indefinite Postponement**
Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov
Housing and Planning Department

Motion to grant Applicant's request for indefinite postponement of this item was approved on the consent agenda on the motion by Commissioner Thompson, seconded by Commissioner Azhar on a vote of 12-0. One vacancy on the Commission.

2. Rezoning: [C14-2020-0075 - Woodland on IH35, District 9](#)

Location: 1829 S. IH-35 SVRD NB, Harper's Branch Watershed; East Riverside/Oltorf Combined (Riverside) NP Area
Owner/Applicant: Gopal Guthikonda
Agent: Thrower Design, LLC (A. Ron Thrower and Victoria Haase)
Request: GR-NP to MF-6-NP
Staff Rec.: **Recommendation of MF-5-NP; Applicant requests an Indefinite Postponement**
Staff: Kate Clark, 512-974-1237, kate.clark@austintexas.gov
Housing and Planning Department

Motion to grant Applicant's request for indefinite postponement of this item was approved on the consent agenda on the motion by Commissioner Thompson, seconded by Commissioner Azhar on a vote of 12-0. One vacancy on the Commission.

3. Plan Amendment: [NPA-2019-0003.01 - David Chapel Missionary Baptist Church; District 1](#)

Location: 2201, 2203, 2205, 2207, 2209, 2211, 2301 E. Martin Luther King, Jr. Blvd. and 1805 & 1807 Ferdinand St. and 1803, 1805 & 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 requests a postponement to October 27, 2020.**
Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov
Housing and Planning Department

Motion to grant Staff's request for postponement of this item to October 27, 2020 was approved on the consent agenda on the motion by Commissioner Thompson, seconded by Commissioner Azhar on a vote of 12-0. One vacancy on the Commission.

4 Plan Amendment: [NPA-2020-0017.02 - 902 Morrow St; District 7](#)

Location: 902, 904 Morrow Street, Waller Creek Watershed; Crestview / Wooten Combined (Crestview) NP Area
Owner/Applicant: Vineway, LLC (Tyler McReynolds)
Agent: Thrower Design (A. Ron Thrower & Victoria Haase)
Request: Single Family to Multifamily land use
Staff Rec.: **Recommended**
Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov
Housing and Planning Department

Motion by Chair Shaw, seconded by Commissioner Seeger to grant Staff's recommendation of Multifamily land use for NPA-2020-0017.02 - 902 Morrow Street located at 902, 904 Morrow Street was approved on a vote of 10-0. Commissioner Llanes Pulido abstained on this item. Commissioner Shieh recused due to a conflict interest (Owner of property in close proximity of subject tract). One vacancy on the Commission.

5 Rezoning: [C14-2020-0047 - 902 Morrow St; District 7](#)

Location: 902, 904 Morrow Street, Waller Creek Watershed; Crestview / Wooten Combined (Crestview) NP Area
Owner/Applicant: Vineway, LLC (Tyler McReynolds)
Agent: Thrower Design (A. Ron Thrower)
Request: SF-3-NP to MF-1-NP
Staff Rec.: **Recommended**
Staff: Mark Graham, 512-974-3574, mark.graham@austintexas.gov
Housing and Planning Department

Public Hearing closed.

Motion by Chair Shaw, seconded by Commissioner Seeger to grant Staff's recommendation of MF-1-NP combining district zoning for C14-2020-0047 - 902 Morrow St located at 902, 904 Morrow Street was approved on a vote of 10-0. Commissioner Llanes Pulido abstained on this item. Commissioner Shieh recused due to a conflict interest (Owner of property in close proximity of subject tract). One vacancy on the Commission.

6 Rezoning: [C14-2020-0093 - 4329 S Congress Avenue; District 3](#)
Location: 4329-4341 South Congress Avenue, Williamson Creek Watershed;
South Congress Combined (East Congress) NP Area
Owner/Applicant: South Congress Development LLC
Agent: Drenner Group PC (Amanda Swor)
Request: CS-MU-NP to CS-MU-V-NP
Staff Rec.: **Recommended**
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov
Housing and Planning Department

Motion to grant Neighborhood's request for postponement of this item to October 27, 2020 was approved on the consent agenda on the motion by Commissioner Thompson, seconded by Commissioner Azhar on a vote of 12-0. One vacancy on the Commission.

7 Plat Vacation: [C8S-83-164\(VAC\) - Bradley Addition \(plat vacation\); District 7](#)
Location: 6717 Burnet Road, Shoal Creek Watershed; Brentwood NP Area
Owner/Applicant: OH Burnet, LP
Agent: WGI (Max Martinez)
Request: Approval of a plat vacation, comprised of 2 lots on 1.332 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-83-164(VAC) - Bradley Addition (plat vacation) located at 6717 Burnet Road was approved on the consent agenda on the motion by Commissioner Thompson, seconded by Commissioner Azhar on a vote of 12-0. One vacancy on the Commission.

8 Site Plan [SP-2019-0561C - Koenig Lane Commercial; District 7](#)
(Environmental Variance Only):

Location: 1512-1/2 W. Koenig Lane, Shoal Creek Watershed; Brentwood NP Area
Owner/Applicant: Caitlin Kuglen
Agent: Kimley-Horn
Request: Environmental variance request to LDC 25-8-261 to construct private driveways and parking area in a critical water quality zone.
Staff Rec.: **Recommended**
Staff: Jonathan Garner, 512-974-1665, Jonathan.Garner@austintexas.gov
Development Services Department

Public Hearing closed.

Motion by Commissioner Seeger, seconded by Commissioner Shieh to grant Staff's recommendation including conditions, for SP-2019-0561C - Koenig Lane Commercial located at 1512-1/2 W. Koenig Lane was approved on a vote of 10-0. Commissioners Llanes Pulido and Conolly abstained. One vacancy on the Commission.

9 Site Plan: [SPC-2019-0333CT - The Norwood House Project; District 9](#)

Location: 1018 Edgecliff Terrace, Lady Bird Lake Watershed; South River City NP Area
Owner/Applicant: City of Austin (Parks and Recreation Department - D'Anne Williams)
Agent: Dunaway Associates, LP (J Segura, PE)
Request: Approval of a conditional use site plan for a site zoned 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 grant Staff's recommendation for SPC-2019-0333CT - The Norwood House Project located at 1018 Edgecliff Terrace was approved on the consent agenda on the motion by Commissioner Thompson, seconded by Commissioner Azhar on a vote of 12-0. One vacancy on the Commission.

10 Preliminary Plan: [C8J-2018-0212 - Easton Park 1B Lot 1, 2, 4 and 6 Preliminary Plan; District 2](#)

Location: 7401-1/2 E. William Cannon Drive, Cottonmouth Creek Watershed; Pilot Knob MUD
Owner/Applicant: Carma Easton LLC, First Hartford Realty Corp, Idea Public Schools
Agent: Carlson, Brigrance & Doering, Inc. (Bill Couch)
Request: Approval of the preliminary plan composed of 7 lots on 49.09 acres
Staff Rec.: **Recommended**
Staff: Sue Welch, 512-854-7637, sue.welch@traviscountytexas.gov
Single Office - Travis County

Public Hearing closed.

Motion to grant Staff's recommendation for C8J-2018-0212 - Easton Park 1B Lot 1, 2, 4 and 6 Preliminary Plan located at 7401-1/2 E. William Cannon Drive was approved on the consent agenda on the motion by Commissioner Thompson, seconded by Commissioner Azhar on a vote of 12-0. One vacancy on the Commission.

11 Resubdivision: [C8J-2018-0212.2A - Easton Park 1B Amended Plat, Resubdivision of Lots 1A & 2A; District 2](#)

Location: 7101 E. William Cannon Drive and McKinney Falls Parkway, Cottonmouth Creek Watershed; Pilot Knob MUD
Owner/Applicant: First Hartford Realty Corp, Idea Public Schools
Agent: WGI (Siri Soth)
Request: Approval of a resubdivision of an existing plat to be comprised of 3 lots and Dunant Way ROW on 23.66 acres
Staff Rec.: **Recommended**
Staff: Sue Welch, 512-854-7638, sue.welch@traviscountytexas.gov
Single Office - Travis County

Public Hearing closed.

Motion to grant Staff's recommendation for C8J-2018-0212.2A - Easton Park 1B Amended Plat, Resubdivision of Lots 1A & 2A located at 7101 E. William Cannon Drive and McKinney Falls Parkway was approved on the consent agenda on the motion by Commissioner Thompson, seconded by Commissioner Azhar on a vote of 12-0. One vacancy on the Commission.

12 Resubdivision: [C8J-2018-0212.1A - Resubdivision of Lot 4A, Easton Park Section 1B Amended; District 2](#)

Location: 7401-1/2 E. William Cannon Drive, Cottonmouth Creek Watershed; Pilot Knob MUD
Owner/Applicant: Carma Easton LLC
Agent: Carlson, Brigrance & Doering, Inc. (Bill Couch)
Request: Approval of the resubdivision of an existing plat to be comprised of 4 lots and Union Park Lane and Dunant Way ROW on 25.43 acres
Staff Rec.: **Recommended**
Staff: Sue Welch, 512-854-7637, sue.welch@traviscountytexas.gov
Single Office - Travis County

Public Hearing closed.

Motion to grant Staff's recommendation for C8J-2018-0212.1A - Resubdivision of Lot 4A, Easton Park Section 1B Amended located at 7401-1/2 E. William Cannon Drive was approved on the consent agenda on the motion by Commissioner Thompson, seconded by Commissioner Azhar on a vote of 12-0. One vacancy on the Commission.

13. Final Plat out of an Approved Preliminary Plan: [C8J-2017-0235.2A - Bella Fortuna Phase 2](#)

Location: 11300 Bradshaw Road, Onion Creek Watershed
Owner/Applicant: Clayton Properties Group, Inc. (Adam Boenig)
Agent: Doucet & Associates (Davood Salek)
Request: The request is for approval of the Bella Fortuna Phase 2 Final Plat consisting of 68 lots on 18.62 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 grant Staff's recommendation for C8J-2017-0235.2A - Bella Fortuna Phase 2 located at 11300 Bradshaw Road was approved on the consent agenda on the motion by Commissioner Thompson, seconded by Commissioner Azhar on a vote of 12-0. One vacancy on the Commission.

- 14. Code** [C20-20020-006 North Burnet / Gateway Regulating Plan – Civic Uses](#)
Amendment:
Request: Discuss and consider recommendations of amendments to City Code Title 25 relating to the North Burnet / Gateway Regulating Plan to allow certain civic uses.
Staff Rec.: **Recommended**
Staff: Jerry Rusthoven, Assistant Director, Housing and Planning Department, 512-974-3207

Public Hearing closed.

Motion by Commissioner Anderson, seconded by Commissioner Shieh to postpone this item to October 27, 2020 was approved on a vote of 8-4. Chair Shaw and Commissioners Llanes Pulido, Seeger and Flores voted nay.

- 15. Code** [Austin Community Climate Plan Revision](#)
Amendment:
Request: Discuss and consider recommendations regarding the Austin Community Climate Equity Plan.
Staff Rec.: **Recommended**
Staff: Zack Baumer, Climate Protection Manager, Office of Sustainability, 512-974-2836

Public Hearing closed.

Motion by Commissioner Azhar, seconded by Commissioner Schneider to recommend the Austin Community Climate Equity Plan Revisions, as amended, was approved on a vote of 11-0. Commissioner Llanes Pulido off the dais. One vacancy on the Commission.

- 16. Resubdivision:** [C8-2019-0185.0A - Armadillo Parks; District 2](#)
Location: 901 & 909 Armadillo Road, Williamson Creek Watershed
Owner/Applicant: David Cox (Verde Ville LLC)
Agent: George Gonzalez (Genesis 1 Engineering Co.)
Request: Approval of Armadillo Parks, a resubdivision of Lots 1 and 2, Big White Cloud Subdivision, comprised of 5 lots on 0.703 acre.
Staff Rec.: **Disapproval for Reasons**
Staff: Steve Hopkins, 974-3175, steve.hopkins@austintexas.gov
Development Services Department

Public Hearing closed.

Motion to grant Staff's recommendation to Disapprove for Reasons, per Staff Report, Exhibit C, for C8-2019-0185.0A - Armadillo Parks located at 901 & 909 Armadillo Road was approved on the consent agenda on the motion by Commissioner Thompson, seconded by Commissioner Azhar on a vote of 12-0. One vacancy on the Commission.

C. NOMINATIONS & RECOMMENDATIONS

1. Discussion and possible action to assign or nominate Planning Commission members for consideration by the Austin City Council to serve on the following:

Codes and Ordinances Joint Committee
Comprehensive Plan Joint Committee
Small Area Planning Joint Committee
Joint Sustainability Committee
South Central Waterfront Advisory Board
Mobility and Transportation Working Group

After closing of nominations for Codes and Ordinances Joint Committee, Commissioner Joao Paulo Connolly, was unanimously recommended to serve on the Committee on a vote of 11-0. Commissioner Llanes Pulido off the dais. One vacancy on the Commission.

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.

E. BOARDS, COMMITTEES & WORKING GROUPS UPDATES

[Codes and Ordinances Joint Committee](#)

(Commissioners: Azhar, Anderson and Seeger)

No report provided.

[Comprehensive Plan Joint Committee](#)

(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.

Mobility and Transportation Working Group

(Commissioners: Thompson, Schneider, Shieh, Llanes Pulido and Seeger)

No report provided.

Chair Shaw adjourned the meeting without objection on Tuesday, October 13, 2020 at 10:00 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 the Housing and Planning Department, at 512-974-3207, for additional information; TTY users route through Relay Texas at 711.