



PLANNING COMMISSION

MINUTES

February 9, 2021

The Planning Commission convened in a meeting on February 9, 2021 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:

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

Absent:

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.

Private Consultation with Attorney – Section 551.071

CITIZEN COMMUNICATIONS

A. APPROVAL OF MINUTES

1. Approve the minutes of January 27, 2021.

Motion to approve the minutes of January 27, 2021 was approved on the consent agenda on the motion by Commissioner Shieh, seconded by Commissioner Seeger on a vote of 11-0. Two vacancies on the Commission.

B. PUBLIC HEARINGS

1 Rezoning:	<u>C14-2020-0134 - 6311 South 1st Street; District 2</u>
Location:	6311 South 1st Street, Williamson Creek Watershed; South Congress Combined (Sweetbriar) NP Area
Owner/Applicant:	ND South First LP (Haythem Dawlett)
Agent:	Drenner Group PC (Leah M. Bojo)
Request:	GR-MU-CO-NP to GR-MU-V-NP
Staff Rec.:	Recommendation of GR-MU-V-CO-NP
Staff:	Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov Housing and Planning Department

Public Hearing closed.

Motion by Commissioner Azhar, seconded by Commissioner Connolly to grant Staff's recommendation of GR-MU-VO-CO-NP combining district zoning for C14-2020-0134 - 6311 South 1st Street located at 6311 South 1st Street was approved on a vote of 11-0. Two vacancies on the Commission.

Conditional Overlay:

The following uses are not permitted uses of the Property:

- Alternative financial services
- Automotive sales
- Automotive washing (of any type)
- Bail bond services
- Hotel-motel
- Outdoor entertainment
- Outdoor sports and Recreation
- Pawn shop services
- Service station

2 Plan Amendment: [NPA-2020-0015.04.SH - Lott Avenue; District 1](#)
Location: 4908 Lott Ave; 5000-5016 Lightfield Ln; 1160-1166 Mason Ave, Fort Branch Watershed; East MLK Combined NP Area
Owner/Applicant: 4908 Lott Holdings, LLC
(GMJ Real Estate Investments, LLC) (Matt McDonnell)
Agent: Armbrust & Brown, PLLC (Michael J. Whellan)
Request: From Single Family to Higher Density Single Family
Staff Rec.: **Recommended**
Staff: Jeff Engstrom, 512-974-1621, jeffrey.engstrom@austintexas.gov
Housing and Planning Department

Public Hearing closed.

Motion by Vice-Chair Hempel, seconded by Commissioner Connolly to grant Staff's recommendation of Higher Density Single Family for NPA-2020-0015.04.SH - Lott Avenue located at 4908 Lott Ave; 5000-5016 Lightfield Ln; 1160-1166 Mason Ave was approved on a vote of 8-0. Commissioners Llanes Pulido, Schneider and Shieh abstained. Two vacancies on the Commission.

3 Rezoning: [C14-2020-0135.SH - Lott Avenue, District 1](#)
Location: 4908 Lott Avenue; 5000-5016 Lightfield Lane; 1160-1166 Mason Avenue, Fort Branch Watershed; East MLK Combined NP Area
Owner/Applicant: 4908 Lott Holdings, LLC
GMJ Real Estate Investments, LLC (Matt McDonnell)
Agent: Armbrust & Brown, PLLC (Michael J. Whellan)
Request: SF-3-NP to SF-6-NP
Staff Rec.: **Recommended**
Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov
Housing and Planning Department

Public Hearing closed.

Motion by Vice-Chair Hempel, seconded by Commissioner Connolly to grant Staff's recommendation of SF-6-NP combining district zoning for C14-2020-0135.SH - Lott Avenue located at 4908 Lott Ave; 5000-5016 Lightfield Ln; 1160-1166 Mason Ave was approved on a vote of 8-0. Commissioners Llanes Pulido, Schneider and Shieh abstained. Two vacancies on the Commission.

4 Restrictive Covenant Amendment: [C14-2009-0151\(RCA3\) - Shoal Creek Walk](#)

Location: 835 West 6th Street, Shoal Creek Watershed; Downtown Austin Plan (Market/Lamar District)
Owner/Applicant: Shoal Creek Walk, LTD. (Richard W. Duggan III)
Agent: Armbrust & Brown, PLLC (Amanda Surman)
Request: Amend a 2010 Restrictive Covenant modifying conditions related to green roof and rainwater capture.
Staff Rec.: **Recommended**
Staff: Mark Graham, 512-974-3574
Housing and Planning Department

Public Hearing closed.

Motion by Commissioner Shieh, seconded by Commissioner Seeger to grant Staff recommendation to amend a 2010 Restrictive Covenant modifying conditions related to green roof and rainwater capture for C14-2009-0151(RCA3) - Shoal Creek Walk located at 835 West 6th Street was approved on a vote of 11-0. Two vacancies on the Commission.

5 Annexation into Water District: [C12M-2020-0137 - Travis WCID 10 Annexation of Camelot Water Supply Customers; ETJ](#)

Location: 36 individual parcels generally located south of Barton Creek Blvd near 610 Canyon Rim Drive, Barton Creek Watershed-Barton Springs Zone
Owner/Applicant: 36 property owners
Agent: Chris Alguire
Request: Annex 36 properties in the Lower Camelot neighborhood into Travis County Water Conservation and Improvement District #10
Staff Rec.: **Recommended**
Staff: Andrei Lubomudrov, 512-974-7659,
andrei.lubomudrov@austintexas.gov
Development Services Department

Public Hearing closed.

Motion to grant Staff's recommendation for C12M-2020-0137 - Travis WCID 10 Annexation of Camelot Water Supply Customers, 36 individual parcels generally located south of Barton Creek Blvd near 610 Canyon Rim Drive, was approved on the consent agenda on the motion by Commissioner Shieh, seconded by Commissioner Seeger on a vote of 11-0. Two vacancies on the Commission.

6 Site Plan: [SPC-2009-0199D\(R2\) - Holly Street Power Plant Decommissioning and Demolition, District 3](#)

Location: 2401 Holly Street, Lady Bird Lake Watershed; Holly NP Area
Owner/Applicant: City of Austin - Parks and Recreation Department (D'anne Williams)
Agent: MWM Design (Shari Pape)
Request: Revision to add 3,000 feet of trail and revegetation along with associated improvements. Site zoned P and over 1 acre.
Staff Rec.: **Recommended**
Staff: Renee Johns, 512-974-2711, renee.johns@austintexas.gov
Development Services Department

Public Hearing closed.

Motion to grant Staff's recommendation for SPC-2009-0199D(R2) - Holly Street Power Plant Decommissioning and Demolition, 2401 Holly Street, was approved on the consent agenda on the motion by Commissioner Shieh, seconded by Commissioner Seeger on a vote of 11-0. Two vacancies on the Commission.

7 Site Plan: [SP-2020-0282C - Austin ENT South Clinic; District 5](#)

Location: 6503 Menchaca Road, Williamson Creek Watershed; Garrison Park NP Area
Owner/Applicant: ENT Real Estate, LP (Dr. Taylor Shepard)
Agent: Baeza Engineering, PLLC (Brian Landry)
Request: Waiver to permit concrete drainage facilities within the 25 foot Article 10 Compatability Setback
Staff Rec.: **Recommended**
Staff: Randall Rouda, 512-974-3338, randall.rouda@austintexas.gov
Development Services Department

Public Hearing closed.

Motion to grant Staff's recommendation for SP-2020-0282C - Austin ENT South Clinic, located at 6503 Menchaca Road, was approved on the consent agenda on the motion by Commissioner Shieh, seconded by Commissioner Seeger on a vote of 11-0. Two vacancies on the Commission.

8 Subdivision: [C8-2020-0255.0A - Avery Lakeline; District 6](#)
Location: 14121 North US Highway 183, Buttercup Creek and South Brushy Creek Watersheds
Owner/Applicant: Lakeline Avery Partners, LP (Alex Clarke)
Agent: Jones-Carter, Inc. (John Alvarez, P.E.)
Request: Approval of an 8 lot subdivision with all associated improvements on 97.21 acres.
Staff Rec.: **Disapprove for Reasons**
Staff: Joey de la Garza, 512-974-2664, joey.delagarza@austintexas.gov
Development Services Department

Public Hearing closed.

Motion to Disapprove for Reasons, per Exhibit C of the Staff Report, for C8-2020-0255.0A - Avery Lakeline located at 14121 North US Highway 183 was approved on the consent agenda on the motion by Commissioner Shieh, seconded by Commissioner Seeger on a vote of 11-0. Two vacancies on the Commission.

9 Preliminary Plan: [C8-2020-0037 - Marshall Ranch Preliminary Plan; District 8](#)
Location: 1300 Lost Creek Boulevard, Barton Creek Watershed-Barton Springs Zone
Owner/Applicant: Eanes Marshall Ranch, LP (Linda Haines)
Agent: KTCivil (Jonathan Fleming)
Request: Approval of Marshall Ranch Preliminary Plan, consisting of 63 single family lots on 37.23 acres with all associated improvements.
Staff Rec.: **Disapprove for Reasons**
Staff: Joey de la Garza, 512-974-2664, joey.delagarza@austintexas.gov
Development Services Department

Public Hearing closed.

Motion to Disapprove for Reasons, per Exhibit C of the Staff Report, for C8-2020-0037 - Marshall Ranch Preliminary Plan located at 1300 Lost Creek Boulevard was approved on the consent agenda on the motion by Commissioner Shieh, seconded by Commissioner Seeger on a vote of 11-0. Two vacancies on the Commission.

10. Subdivision out of approved [C8-2019-0057.1A - Pearson Ranch Phase One Final Plat; District 6](#)

Preliminary Plan:

Location: 14320 North FM 620, Lake Creek Watershed
Owner/Applicant: Pearson Ranch, LLC (Brett Ames)
Agent: BGE, Inc. (Brian J. Grace, P.E.)
Request: Approval of Pearson Ranch West Phase One Subdivision out of the approved Pearson Ranch West Preliminary Plan, consisting of 8 lots on 40.544 acres with all associated improvements.

Staff Rec.: **Disapprove for Reasons**

Staff: Joey de la Garza, 512-974-2664, joey.delagarza@austintexas.gov
Development Services Department

Public Hearing closed.

Motion to Disapprove for Reasons, per Exhibit C of the Staff Report, for C8-2019-0057.1A - Pearson Ranch Phase One Final Plat located at 14320 North FM 620 was approved on the consent agenda on the motion by Commissioner Shieh, seconded by Commissioner Seeger on a vote of 11-0. Two vacancies on the Commission.

11. Right-of-Way Vacation: [10245-2002 - Chalmers Avenue between E. 3rd and E. 4th Streets; District 3](#)

Location: 1600 East 3rd Street, Lady Bird Lake Watershed; Plaza Saltillo TOD
Owner/Applicant: Housing Authority of City of Austin (HACA)
Agent: Dunaway Assoc. (Meg Greenfield)
Request: To grant vacation of Chalmers Avenue Right-of Way between East 3rd and East 4th Streets.

Staff Rec.: **Recommended**

Staff: Mashell Smith, 512-974-4049, mashell.smith@austintexas.gov
Development Services Department

Public Hearing closed.

Motion by Commissioner Seeger, seconded by Vice-Chair Hempel to grant Staff's recommendation for 10245-2002 - Chalmers Avenue between E. 3rd and E. 4th Streets located at 1600 East 3rd Street was approved on a vote of 7-3. Chair Shaw and Commissioners Schneider and Thompson voted nay. Commissioner Shieh abstained. Two vacancies on the Commission.

12 Right-of-Way [10350-2010 - 2209 S 1st St \(Alley\); District 9](#)

Vacation:

Location: 2209 S. 1st Street, East Bouldin Creek Watershed; Bouldin Creek NP Area

Owner/Applicant: RPC South First St, LLC

Agent: Civiltude, LLC (Jim Schissler)

Request: Approval of alley right-of-way vacation to allow a mixed-use project, with live-work units and multifamily units

Staff Rec.: **Recommended**

Staff: Mashell Smith, 512-974-4049, mashell.smith@austintexas.gov
Development Services Department

Public Hearing closed.

Motion to grant Staff's recommendation for 10350-2010 - 2209 S 1st St (Alley) located at 2209 S. 1st Street was approved on the consent agenda on the motion by Commissioner Shieh, seconded by Commissioner Seeger on a vote of 11-0. Two vacancies on the Commission.

13. Final Plat from [C8J-2018-0091.2A - Turners Crossing North Phase 2](#)

Approved

Preliminary Plan:

Location: Approx. FM 1327 at North Turnersville Road, Rinard Creek Watershed

Owner/Applicant: Meritage Homes of Texas, LLC (Matthew Scrivener)

Agent: Kimley-Horn and Associates, Inc. (Jacob Kondo)

Request: Approval with conditions of Turners Crossing North Phase Two Subdivision consisting of 304 lots on 100.665 acres. Water and wastewater will be provided by the City of Austin.

Staff Rec.: **Recommended**

Staff: Sarah Sumner, 512-854-7687, sarah.sumner@traviscountytx.gov
Single Office

Public Hearing closed.

Motion to grant Staff's recommendation for C8J-2018-0091.2A - Turners Crossing North Phase 2 located approximately FM 1327 at North Turnersville Road was approved on the consent agenda on the motion by Commissioner Shieh, seconded by Commissioner Seeger on a vote of 11-0. Two vacancies on the Commission.

14. Final Plat from an approved Preliminary Plan: [C8J-2008-0176.01.8A - Sun Chase South Section Eight](#)

Location: Sweet Mimosa Drive and Sparkling Light Drive, Dry Creek East Watershed
Owner/Applicant: Qualico CR, LP (Vera Massaro)
Agent: Carlson Brigrance & Doering, Inc. (Brian Kelling)
Request: Approval with Conditions of Sun Chase South Section Eight Final Plat, consisting of 91 lots on 20.157 acres. Water and wastewater will be provided by the City of Austin.
Staff Rec.: **Recommended**
Staff: Sarah Sumner, 512-854-7687, sarah.sumner@traviscountytx.gov
Single Office

Public Hearing closed.

Motion to grant Staff's recommendation for C8J-2008-0176.01.8A - Sun Chase South Section Eight located at Sweet Mimosa Drive and Sparkling Light Drive was approved on the consent agenda on the motion by Commissioner Shieh, seconded by Commissioner Seeger on a vote of 11-0. Two vacancies on the Commission.

15 PARD Appeal: [SP-2019-0600C - Wilder, District 3](#)

Location: 4802 South Congress Avenue, Williamson Creek Watershed; West Congress NP Area
Owner/Applicant: 4802 LLC (Mitch Ely)
Agent: Rivera Engineering (Michael Rivera)
Request: Appeal of Decision to Reject Applicant's Request to Pay Fee In Lieu of Dedication
Staff Rec.: **Uphold the Director's Decision**
Staff: Scott Grantham, 512-974-9457, scott.grantham@austintexas.gov, Parks and Recreation Department
Randall Rouda, 512-974-3888, randall.rouda@austintexas.gov, Development Services Department

Motion by Commissioner Seeger, seconded by Commissioner Azhar to grant Neighborhood's postponement request to March 9, 2021 was approved on a vote of 11-0. Two vacancies on the Commission.

C. BRIEFING

1. Goals, progress and insights for the 2017 Austin Strategic Housing Blueprint. In addition, progress report on missing middle housing, transit access, and other affordable housing development programs (Affordability Unlocked, Vertical Mixed Use and University Neighborhood Overlay.) Presenters: Erica Leak - Development Officer, Mandy DeMayo -

Community Development Officer, and HousingWorks Austin Staff.

Briefing provided by Mandy DeMayo - Community Development Officer, Housing and Planning Department.

D. ITEMS FROM THE COMMISSION

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.

Commissioner Azhar / Commissioner Connolly – Affordability Unlocked Modified Site Plan Code Amendment

F. BOARDS, COMMITTEES & WORKING GROUPS UPDATES

[Codes and Ordinances Joint Committee](#)

(Commissioners: Azhar, Connolly 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](#)

No report provided.

Mobility and Transportation Working Group
(Commissioners: Azhar, Thompson, Schneider, Shieh, Llanes Pulido and Seeger)

Commissioner Thompson stated the Group is reviewing the Transportation Criteria Manual (TCM) and collating questions to be provided to Staff.

Chair Shaw adjourned the meeting without objection on Tuesday, February 9, 2021 at 10:23 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.