



PLANNING COMMISSION

MINUTES

March 9, 2021

The Planning Commission convened in a meeting on March 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
Yvette Flores
Patrick Howard
Carmen Llanes Pulido
Robert Schneider
Patricia Seeger
James Shieh
Todd Shaw – Chair
Jeffrey Thompson

Don Leighton-Burwell – Ex-Officio
Richard Mendoza – Ex-Officio

Absent:

Claire Hempel – Vice-Chair

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 February 9, 2021.

Motion to approve the minutes of February 9, 2021 was approved on the consent agenda on the motion by Commissioner Howard, seconded by Commissioner Seeger on a vote of 10-0. Vice-Chair Hempel absent. Two vacancies on the Commission.

B. PUBLIC HEARINGS

- 1 Rezoning:** [C14-2020-0142 - 401 North Bluff Drive; District 2](#)
Location: 401 North Bluff Drive, Williamson Creek Watershed; South
Congress Combined (Sweetbriar) NP Area
Owner/Applicant: Sudharshan Vembutty
Agent: Drenner Group, PC (Leah Bojo)
Request: SF-3-NP to SF-6-NP
Staff Rec.: **Recommended**
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov
Housing and Planning Department

Public Hearing closed

Motion to approve staff's recommendation of SF-6-NP combining district zoning for C14-2020-0142 - 401 North Bluff Drive located at 401 North Bluff Drive was approved on the consent agenda on the motion by Commissioner Howard, seconded by Commissioner Seeger on a vote of 10-0. Vice-Chair Hempel absent. Two vacancies on the Commission.

- 2 Rezoning:** [C14-2020-0024 - Twin Liquors-Maudies Rezoning](#)
Location: 2604, 2608, 2610 West 7th Street; Johnson Creek Watershed; West
Austin Neighborhood Group NP Area
Owner/Applicant: TASC Properties LP (Tracy S. Livingston)
Agent: Thrower Design (A. Ron Thrower)
Request: From CS-1-NP, CS-NP to CS-1-NP, CS-NP
Staff Rec.: **Recommended**
Staff: Mark Graham, 512-974-3574, mark.graham@austintexas.gov
Housing and Planning Department

Public Hearing closed

Motion to approve staff's recommendation of CS-1-NP and CS-NP combining district zonings for C14-2020-0024 - Twin Liquors-Maudies Rezoning located at 2604, 2608, 2610 West 7th Street was approved on the consent agenda on the motion by Commissioner Howard, seconded by Commissioner Seeger on a vote of 10-0. Vice-Chair Hempel absent. Two vacancies on the Commission.

3 Rezoning: [C14-2021-0007 - Sunrise Mini Mart Rezoning, District 3](#)
Location: 913-915 West Oltorf Street, West Bouldin Creek Watershed;
 Galindo NP Area
Owner/Applicant: 11800 Metric Inc (Abdul K Patel)
Agent: Land Answers, Inc. (Jim Wittliff)
Request: CS and LR to CS-1
Staff Rec.: **Recommendation of CS-1-CO**
Staff: Kate Clark, 512-974-1237, kate.clark@austintexas.gov
 Housing and Planning Department

Public Hearing closed

Motion to approve staff's recommendation of CS-1-CO combining district zoning for C14-2021-0007 - Sunrise Mini Mart Rezoning located at 913-915 West Oltorf Street was approved on the consent agenda on the motion by Commissioner Howard, seconded by Commissioner Seeger on a vote of 10-0. Vice-Chair Hempel absent. Two vacancies on the Commission.

4 Rezoning: [C14-2020-0089 - Twelfth and Springdale Residences; District 3](#)
Location: 1200, 1202, & 1208 Springdale Road, Tannehill Branch Watershed;
 East MLK Combined NP Area
Owner/Applicant: JJ & B Investments LLC
Agent: Alice Glasco Consulting (Alice Glasco)
Request: GR-MU-NP to GR-MU-V-NP, as amended
Staff Rec.: **Recommended; Neighborhood postponement request to April
13, 2021.**
Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov
 Housing and Planning Department

Motion to grant Neighborhood's request for postponement of this item to April 13, 2021 was approved on the consent agenda on the motion by Commissioner Howard, seconded by Commissioner Seeger on a vote of 10-0. Vice-Chair Hempel absent. Two vacancies on the Commission.

5 Rezoning: [C14-2020-0145 - 2700, 2716, 2726 E. 5th Street Rezoning; District 3](#)

Location: 2700, 2716, 2726 E. 5th Street Rezoning, Lady Bird Lake Watershed; Holly NP Area
Owner/Applicant: 2700 East 5th JV LLC and Burnup Sims of Texas
Agent: Drenner Group, PC (Amanda Swor)
Request: CS-MU-CO-NP to CS-MU-V-CO-NP
Staff Rec.: **Recommended**
Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov
Housing and Planning Department

Public Hearing closed

Motion to approve staff's recommendation of CS-MU-V-CO-NP combining district zoning for C14-2020-0145 - 2700, 2716, 2726 E. 5th Street Rezoning located at 2700, 2716, 2726 E. 5th Street Rezoning was approved on the consent agenda on the motion by Commissioner Howard, seconded by Commissioner Seeger on a vote of 10-0. Vice-Chair Hempel absent. Two vacancies on the Commission.

6 Site Plan: [SPC-2020-0121C - 90 Rainey St, District 9](#)

Location: 610 Davis Street / 612 Davis Street / 90 Rainey Street, Lady Bird Lake Watershed; Waller Creek Watershed; Downtown Austin Plan (Rainey Street District)
Owner/Applicant: Urban Space (Kevin Burns)
Agent: Kimley-Horn & Associates, Inc. (Harrison Hudson)
Request: Applicant proposing cocktail lounge use in residential high rise
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-2020-0121C - 90 Rainey S located at 610 Davis Street / 612 Davis Street / 90 Rainey Street was approved on the consent agenda on the motion by Commissioner Howard, seconded by Commissioner Seeger on a vote of 10-0. Vice-Chair Hempel absent. Two vacancies on the Commission.

7 Site Plan: [SPC-2019-0357C - 73 Rainey St, District 9](#)
Location: 73 Rainey Street, Lady Bird Lake Watershed; Downtown Austin Plan (Rainey Street District)
Owner/Applicant: 73 Rainey Partners LLC (Michael Coakley)
Agent: 360 Professional Services, INC. (Scott J Foster, PE)
Request: Applicant proposing cocktail lounge use in new redevelopment of site
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-2019-0357C - 73 Rainey St located at 73 Rainey Street was approved on the consent agenda on the motion by Commissioner Howard, seconded by Commissioner Seeger on a vote of 10-0. Vice-Chair Hempel absent. Two vacancies on the Commission.

8 Subdivision out of Approved Preliminary Plan: [C8-2019-0057.1A - Pearson Ranch West Phase One Final Plat; District 6](#)
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 Phase One Final Plat, out of the approved Pearson Ranch West Preliminary Plan, consisting of 8 lots on 40.544 acres with all associated improvements.
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 with conditions for C8-2019-0057.1A - Pearson Ranch West Phase One Final Plat located at 14320 North FM 620 was approved on the consent agenda on the motion by Commissioner Howard, seconded by Commissioner Seeger on a vote of 10-0. Vice-Chair Hempel absent. Two vacancies on the Commission.

9 Resubdivision: **[C8-2019-0061.0A - Ford Place No. 2, Resubdivision of Lot 1, Block E; District 5](#)**

Location: 4425 Jester Drive, Williamson Creek Watershed; South Austin Combined (South Manchaca) NP Area

Owner/Applicant: 4425 Jester LLC (Scott Turner)

Agent: Thrower Design (A. Ron Thrower)

Request: Approval of the Ford Place No. 2, Resubdivision of Lot 1, Block E resubdivision plat which will create a 2 lot single-family subdivision on 0.27 acres out of a previously platted lot.

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 C8-2019-0061.0A - Ford Place No. 2, Resubdivision of Lot 1, Block E located at 4425 Jester Drive was approved on the consent agenda on the motion by Commissioner Howard, seconded by Commissioner Seeger on a vote of 10-0. Vice-Chair Hempel absent. Two vacancies on the Commission.

10. Preliminary Plan: **[C8-2019-0091 - Broadmoor Preliminary Plan; District 7](#)**

Location: 11501 Burnet Road, Walnut Creek Watershed; North Burnet-Gateway NP Area

Owner/Applicant: Broadmoor Austin Associates (Leon Shadowen)

Agent: Kimley-Horn (Josh Miksch)

Request: Approve preliminary plan composed of 13 lots on 60.07 acres.

Staff Rec.: **Recommended**

Staff: Cesar Zavala, 512-974-3404, cesar.zavala@austintexas.gov
Development Services Department

Public Hearing closed

Motion to grant staff's recommendation C8-2019-0091 - Broadmoor Preliminary Plan located at 11501 Burnet Road was approved on the consent agenda on the motion by Commissioner Howard, seconded by Commissioner Seeger on a vote of 10-0. Vice-Chair Hempel absent. Two vacancies on the Commission.

11. Resubdivision: [C8-04-0043.09.4A.SH - Mueller Gateway Subdivision; District 9](#)

Location: 5025 Mueller Boulevard, Tannehill Branch Watershed; RMMA
Owner/Applicant: Austin Modern Lofts, LLC (Ross Wang)
Agent: Doucet & Associates (Davood Salek)
Request: Approve the resubdivision of an existing lot into an 11 lot subdivision on 0.975 acres.
Staff Rec.: **Recommended**
Staff: Cesar Zavala, 512-974-3404, cesar.zavala@austintexas.gov
Development Services Department

Public Hearing closed

Motion to grant staff's recommendation C8-04-0043.09.4A.SH - Mueller Gateway Subdivision located at 5025 Mueller Boulevard was approved on the consent agenda on the motion by Commissioner Howard, seconded by Commissioner Seeger on a vote of 10-0. Vice-Chair Hempel absent. Two vacancies on the Commission.

12. 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@traviscountytexas.gov
Single Office

Public Hearing closed

Motion to grant staff's recommendation including conditions 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 Howard, seconded by Commissioner Seeger on a vote of 10-0. Vice-Chair Hempel absent. Two vacancies on the Commission.

- 13. 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)
- Appellant: Mike McHone
- 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; Postponement request by Applicant to March 23, 2021**
- Staff: Scott Grantham, 512-974-9457, scott.grantham@austintexas.gov
 Randall Rouda, 512-974-3888, randall.rouda@austintexas.gov
 Parks and Recreation Department

Motion to grant Applicant’s request for postponement of this item to March 23, 2021 was approved on the consent agenda on the motion by Commissioner Howard, seconded by Commissioner Seeger on a vote of 10-0. Vice-Chair Hempel absent. Two vacancies on the Commission.

C. NEW BUSINESS

1. Discussion and possible action regarding a recommendation to City Council on the preferred design scenario for the Dougherty Arts Center Replacement Project—Kevin Johnson, Acting Project Management Supervisor, Parks and Recreation Department, (512) 974-9506.

Motion by Commissioner Shieh, seconded by Commissioner Schneider to recommend option 1B with the request to revisit the design of traffic circles, was approved on a vote of 10-0. Vice Chair Hempel absent; two vacancies on the Commission.

D. ITEMS FROM THE COMMISSION

1. Discuss and consider initiating amendments to City Code Title 25 to create a modified site plan process for qualifying developments participating in the Affordability Unlocked Density Bonus Program consistent with direction described in Resolution No. 20190221-027. Co-Sponsors: Commissioners Azhar and Connolly

Motion to initiate amendments to City Code Title 25 to create a modified site plan process for qualifying developments participating in the Affordability Unlocked Density Bonus Program consistent with direction described in Resolution No. 20190221-027 was approved on a vote of 10-0. Vice Chair Hempel absent; two vacancies on 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 Shieh / Commissioner Connolly – Update on UNO Sign 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, Schneider 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 Thompson)

No report provided.

Mobility and Transportation Working Group

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

Commissioner Thompson stated the Working Group continues to compile questions to forward to Staff for the upcoming briefing.

Chair Shaw adjourned the meeting without objection on Tuesday, March 9, 2021 at 7:51 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.