

# Meeting of the Planning Commission April 27, 2021

## Planning Commission to be held April 27, 2021 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, April 26, 2021 by noon).**

To speak remotely at the April 27, 2021 Planning Commission Meeting, residents must:

Preferably email the board liaison at [andrew.rivera@austintexas.gov](mailto:andrew.rivera@austintexas.gov) or call 512-974-6508 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. Mailing address.
5. Telephone number. Must be the number that will be used to call-in.

**Failure to provide the required information by noon April 26, 2021 shall render a request null and void.**

A registered speaker may not sign up another speaker. Previous registration on an item does not automatically roll over.

•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](mailto:andrew.rivera@austintexas.gov) by 1:00 PM Tuesday, April 27, 2021 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, April 26, 2021**

## Reunión de la Comisión de Planificación

Fecha 27 de abril de 2021

La Comisión de Planificación se reunirá el 27 de abril de 2021 con modificaciones de distanciamiento social.

Se permitirán comentarios públicos por teléfono; no se permitirá ninguna entrada en persona.

Llame o envíe un correo electrónico al enlace de la junta en 512-974-6508 [andrew.rivera@austintexas.gov](mailto:andrew.rivera@austintexas.gov) a más tardar al mediodía (el día antes de la reunión, 26 de abril de 2021).

1. El nombre del orador.
2. Número (s) de artículo sobre el que desean hablar.
3. Si están a favor / en contra / neutrales.
4. Dirección postal.
5. Número de teléfono. Debe ser el número que se utilizará para llamar a la persona que desea hablar.

Si la información solicitada no se envía antes del mediodía del 26 de abril de 2021, la solicitud será nula y sin efecto.

Un orador registrado no puede registrar a otro orador. El registro anterior de un artículo no se transfiere automáticamente.

- Una vez que se haya llamado o enviado por correo electrónico una solicitud para hablar al enlace de la junta, los residentes recibirán un correo electrónico o una llamada telefónica con información adicional para llamar el día la reunión.
- Los folletos u otra información debe enviarse por correo electrónico a [andrew.rivera@austintexas.gov](mailto:andrew.rivera@austintexas.gov) antes de la 1:00 p.m. del martes 27 de abril de 2021. Esta información se proporcionará a los miembros de la Junta y la Comisión antes de la reunión.
- Si esta reunión se transmite en vivo, los residentes pueden ver la reunión aquí: <http://www.austintexas.gov/page/watch-atxn-live>
- Las solicitudes de aplazamiento deben enviarse al administrador del caso y a Andrew Rivera antes de las 5 p.m. del lunes 26 de abril de 2021

**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.

**Speaker Testimony**

**Time Allocation**

<b>Speaker</b>	<b>Number</b>	<b>Time Allocated</b>
<b>Applicant / Agent</b>	1	6 min. (Additional 3 min. rebuttal)
<b>Speakers For</b>	Up to 6	3 min.
<b>Speakers For</b>	Unlimited	1 min.
<b>Primary Speaker Against</b>	1	6 min.
<b>Speakers Against</b>	Up to 6	3 min.
<b>Speakers Against</b>	Unlimited	1 min.



## PLANNING COMMISSION AGENDA

Tuesday, April 27, 2021

The Planning Commission will convene at 6:00 PM on Tuesday, April 27, 2021 via Videoconference <http://www.austintexas.gov/page/watch-atxn-live>

[Awais Azhar](#)  
[Joao Paulo Connolly](#)  
[Grayson Cox](#)  
[Yvette Flores](#) – Secretary  
[Claire Hempel](#) – Vice-Chair  
[Patrick Howard](#)  
[Jennifer Mushtaler](#)  
[Solveij Rosa Praxis](#)  
[Carmen Llanes Pulido](#)

[Robert Schneider](#)  
[Todd Shaw](#) – Chair  
[James Shieh](#) – Parliamentarian  
[Jeffrey Thompson](#)  
[Don Leighton-Burwell](#) – Ex-Officio  
[Richard Mendoza](#) – Ex-Officio  
[Arati Singh](#) - AISD 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 COMMUNICATION**

The first four (4) speakers signed up prior to the speaker registration deadline will each be allowed a three-minute allotment to address their concerns regarding items not posted on the agenda.

Attorney: Erika Lopez (512) 974-3588  
Commission Liaison: [Andrew Rivera](#), 512-974-6508

## A. APPROVAL OF MINUTES

1. Approve the minutes of April 13, 2021.

## B. PUBLIC HEARINGS

- 1. 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; Postponement request by Applicant to May 25, 2021**  
Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov  
Housing and Planning Department
- 2. Plan Amendment:** [NPA-2020-0016.04 - 712, 714 Pedernales St & 2409 Coronado St; District 3](#)  
Location: 712, 714 Pedernales Street and 2409 Coronado Street, Lady Bird Lake Watershed; Govalle / Johnston Terrace (Govalle) Combined NP Area  
Owner/Applicant: Jose Soto  
Agent: Husch Blackwell (Nikelle Meade)  
Request: Single Family to Mixed Use land use  
Staff Rec.: **Recommended**  
Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov  
Housing and Planning Department
- 3. Rezoning:** [C14-2021-0011 - 712, 714 Pedernales St & 2409 Coronado St; District 3](#)  
Location: 712, 714 Pedernales Street and 2409 Coronado Street, Lady Bird Lake Watershed; Govalle / Johnston Terrace (Govalle) Combined NP Area  
Owner/Applicant: Jose Soto  
Agent: Husch Blackwell (Nikelle Meade)  
Request: SF-3-NP to CS-MU-NP  
Staff Rec.: **Recommendation of LR-MU-NP**  
Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov  
Housing and Planning Department
- 4. Rezoning:** [C14-2021-0030 - Aloft Hotel; District 3](#)  
Location: 4108 South IH 35 Service Road Southbound, Williamson Creek Watershed; South Congress Combined (East Congress) NP Area  
Owner/Applicant: Savancer Land LLC (Trushyap Patel)  
Agent: Land Use Solutions, LLC (Michele Haussmann)  
Request: LI-PDA-NP to LI-PDA-NP, to change a condition of zoning  
Staff Rec.: **Recommended**  
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov  
Housing and Planning Department

Attorney: Erika Lopez (512) 974-3588

Commission Liaison: [Andrew Rivera](#), 512-974-6508

- 5. Rezoning:** [C14-2021-0029 - Acton Site; District 9](#)  
 Location: 1404 E. Riverside Drive, Lady Bird Lake and Harper’s Branch Watersheds; East Riverside Corridor (Riverside) NP Area  
 Owner/Applicant: Acton School of Business (Jeff Sandefer)  
 Agent: Armbrust & Brown, PLLC (Michael Whellan)  
 Request: From ERC-CMU to ERC-CMU, to provide eligibility for the density bonus program  
 Staff Rec.: **Recommended**  
 Staff: Kate Clark, 512-974-1237, kate.clark@austintexas.gov  
 Housing and Planning Department
- 6. Rezoning:** [C814-2020-0132 - Central Health PUD; District 1](#)  
 Location: 601 East 15th Street, Waller Creek Watershed; Downtown Austin Plan (Waller Creek District)  
 Owner/Applicant: Travis County Healthcare District dba Central Health (Mike Geeslin, President and CEO)  
 Agent: City of Austin – Housing and Planning Department (Jerry Rusthoven)  
 Request: P to PUD  
 Staff Rec.: **Recommended; Postponement request by Staff to May 11, 2021**  
 Staff: Jerry Rusthoven, 512-974-3207, jerry.rusthoven@austintexas.gov  
 Housing and Planning Department
- 7. Heritage Tree Variance:** [TP 182241 - Winchestertonfieldville; District 9](#)  
 Location: 2405 Nueces Street and 504 West 24th Street, Lady Bird Lake Watershed; Central Austin Combined (West University) NP Area  
 Owner/Applicant: COTS-TRANSTEXAS INVESTMENTS LLC ET AL  
 Agent: Drenner Group (Amanda Swor)  
 Request: Removal of two Heritage trees, one with a single trunk over 30" diameter.  
 Staff Rec.: **Recommended**  
 Staff: Naomi Rotramel, 512-974-9135, naomi.rotramel@austintexas.gov  
 Development Services Department
- 8. Preliminary Plan:** [C8J-2020-0013 - West Bella Fortuna](#)  
 Location: Approx. 13300 Bradshaw Road, Onion Creek and Rinard Creek Watersheds  
 Owner/Applicant: Clayton Properties Group, Inc. Brohn Homes (Tyler Gatewood)  
 Agent: Doucet & Associates (Davood Salek)  
 Request: Approval of the West Bella Fortuna Preliminary Plan consisting of 346 lots on 93.28 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

9. **Final plat with variance:** [C8-2020-0160.0A - Sand Beach Overlook Subdivision; District 9](#)  
 Location: 1505 W 3rd Street, Lady Bird Lake Watershed; Old West Austin NP Area  
 Owner/Applicant: Steve Ogden  
 Agent: LandDev (Nick Brown)  
 Request: Approval of a one-lot subdivision on 0.947 acres, with a variance from LDC § 25-4-171, which requires each lot in a subdivision abut a dedicated public street.  
 Staff Rec.: **Disapproval for Reasons**  
 Staff: Jennifer Bennett-Reumuth, 512-974-9002, jennifer.bennett-reumuth@austintexas.gov  
 Development Services Department
10. **Final Plat:** [C8-2020-0021.0A - Fort Branch Creek Subdivision; District 1](#)  
 Location: 5016 E. Martin Luther King Jr. Blvd., Fort Branch Watershed; M.L.K. - 183 NP Area  
 Owner/Applicant: Robert Penta  
 Agent: Perales Land Development. LLC (Jerome Perales)  
 Request: Approval of 8 lot subdivision on 2.9 acres.  
 Staff Rec.: **Disapproval for Reasons**  
 Staff: Cesar Zavala, 512-974-3404, cesar.zavala@austintexas.gov  
 Development Services Department
11. **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**  
 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
12. **Plan Amendment:** [URP for East 11th and 12th Street Urban Renewal Area Modification # 12; District 1](#)  
 Owner/Applicant: Housing and Planning Department  
 Request: Approval of the twelfth modification of the Urban Renewal Plan for the East 11th and 12th Street Urban Renewal Area.  
 Staff Rec.: **Recommended**  
 Staff: Laura Keating, 512-974-3458, laura.keating@austintexas.gov  
 Housing and Planning Department

Attorney: Erika Lopez (512) 974-3588

Commission Liaison: [Andrew Rivera](#), 512-974-6508

- 13. Rezoning:** [C14-2021-0033 - East 11th Street NCCD Amendment; District 1](#)  
 Location: IH-35 Northbound frontage road between East 12th Street and the northern alley of East 7th Street; East 11th Street from IH-35 to Navasota Street; Juniper Street between Branch Street and Navasota Street; Rosewood Avenue between Navasota Street and the eastern property line of 1314 Rosewood Avenue; and a segment of San Bernard Street; Lady Bird Lake, Waller Creek Watersheds; Central East Austin NP Area  
 Owner/Applicant: Housing and Planning Department  
 Request: Rezone property within the boundaries of the East 11th Street Neighborhood Conservation Combining District to amend allowable building heights, floor-to-area ratios (FAR), impervious cover maximums, permitted uses, uses permitted with additional conditions, and conditional uses (base zoning changes are not being proposed).  
 Staff Rec.: **Recommended**  
 Staff: Mark Walters, 512-974-7695, mark.walters@austintexas.gov  
 Housing and Planning Department
- 14. Rezoning:** [C14-2021-0037 - East 12th Street NCCD Amendment; District 1](#)  
 Location: North side of East 12th Street between the IH-35 North frontage road and Poquito Street and the south side of East 12th Street between Branch Street and Poquito Street; Lady Bird Lake, Waller Creek Watersheds; Central East Austin NP Area  
 Owner/Applicant: Housing and Planning Department  
 Request: Rezone property within the boundaries of the East 12th Street Neighborhood Conservation Combining District to amend allowable building heights, floor-to-area ratios (FAR), impervious cover maximums, permitted uses, uses permitted with additional conditions, and conditional uses (base zoning changes are not being proposed).  
 Staff Rec.: **Recommended**  
 Staff: Mark Walters, 512-974-7695, mark.walters@austintexas.gov  
 Housing and Planning Department

### C. ITEMS FROM THE COMMISSION

1. Presentation by Danielle Moline, Project Coordinator, Austin Transportation Department, 512-974-6407, and possible action to provide comments to staff regarding the update to the Transportation Criteria Manual (Co-Sponsors: Commissioner Thompson and Chair Shaw)

### 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. NOMINATIONS & RECOMMENDATIONS

1. Nomination and recommendation for Council consideration; member to serve on Comprehensive Plan Joint Committee.

Attorney: Erika Lopez (512) 974-3588

Commission Liaison: [Andrew Rivera](#), 512-974-6508



2. Nomination and recommendation for Council consideration; member to serve on Small Area Planning Joint Committee.
3. Nomination and recommendation for Council consideration; members to serve on Joint Sustainability Committee.

## **F. BOARDS, COMMITTEES & WORKING GROUPS UPDATES**

### [Codes and Ordinances Joint Committee](#)

(Chair Shaw, Vice-Chair Hempel and Commissioners: Azhar and Connolly)

### [Comprehensive Plan Joint Committee](#)

(Commissioners: Flores, Llanes Pulido and Schneider)

### [Joint Sustainability Committee](#)

(Commissioners Schneider and vacant, *secondary*)

### [Small Area Planning Joint Committee](#)

(Commissioners: Howard, Thompson and Shieh)

### [South Central Waterfront Advisory Board](#)

(Commissioner Thompson)

### Mobility and Transportation Working Group

(Commissioners: Azhar, Cox, Thompson, Schneider, Shieh, Llanes Pulido)

## **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 the Housing and Planning Department, at 512-974-6508, for additional information; TTY users route through Relay Texas at 711.

Attorney: Erika Lopez (512) 974-3588

Commission Liaison: [Andrew Rivera](#), 512-974-6508