



PLANNING COMMISSION

MINUTES

April 13, 2021

The Planning Commission convened in a meeting on April 13, 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
Grayson Cox
Yvette Flores
Claire Hempel – Vice-Chair
Patrick Howard
Jennifer Mushtaler
Carmen Llanes Pulido
Robert Schneider
Todd Shaw – Chair
Solveij Rosa Praxis
Jeffrey Thompson

Absent:

James Shieh

Don Leighton-Burwell – Ex-Officio

Richard Mendoza – 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 March 23, 2021.

Motion to approve the minutes of March 23, 2021 was approved on the consent agenda on the motion by Commissioner Azhar, seconded by Commissioner Schneider on a vote of 12-0. Commissioner Shieh absent.

B. PUBLIC HEARINGS

- 1. Plan Amendment:** [NPA-2021-0021.01.SH - Parker Apartments; District 3](#)
Location: 2105 Parker Lane, Harper's Branch Creek and Lady Bird Lake Watersheds; East Riverside / Oltorf Combined (Riverside) NP Area
Owner/Applicant: Ward Memorial Methodist Church (Kevin Reed)
Agent: Civiltude, LLC (Aisling O'Reilly) and Foundation Communities (Sabrina Butler)
Request: Civic to Multifamily land use
Staff Rec.: **Recommended**
Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov
Housing and Planning Department

Public Hearing closed.

Motion to grant Staff's recommendation of Multifamily land use for NPA-2021-0021.01.SH - Parker Apartments located at 2105 Parker Lane was approved on the motion by Commissioner Azhar, seconded by Commissioner Connolly on a vote of 11-0. Commissioner Mushtaler abstained. Commissioner Shieh absent.

- 2. Rezoning:** [C14-2021-0008.SH - Parker Apartments; District 3](#)
Location: 2105 Parker Lane, Harper's Branch Creek and Lady Bird Lake Watersheds; East Riverside / Oltorf Combined (Riverside) NP Area
Owner/Applicant: Ward Memorial Methodist Church
Agent: Civiltude, LLC (Aisling O'Reilly) and Foundation Communities (Sabrina Butler)
Request: SF-3-NP to MF-4-NP
Staff Rec.: **Recommendation of MF-3-NP**
Staff: Kate Clark, 512-974-1237, kate.clark@austintexas.gov
Housing and Planning Department

Public Hearing closed.

Motion to grant Applicant's request of MF-4-NP combining district zoning, for C14-2021-0008.SH - Parker Apartments located at 2105 Parker Lane was approved on the motion by Commissioner Azhar, seconded by Commissioner Connolly on a vote of 11-0. Commissioner Mushtaler abstained. Commissioner Shieh absent.

- 3. Plan Amendment:** [NPA-2021-0029.01.SH - 1021 E. St. Johns; District 4](#)
Location: 1021 East St. Johns Avenue, Buttermilk Branch Watershed; St. John / Coronado Hills (St. John) Combined NP Area
Owner/Applicant: Owner: Talia at E St John, LLC (Kenda Dawwami)
Applicant: Capital A Housing
Agent: Civiltude, LLC (Conor Kenny)
Request: Single Family to Urban Single Family land use
Staff Rec.: **Recommended; Postponement request by Applicant to May 25, 2021**
Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov
Housing and Planning Department

Motion to grant Applicant's request for postponement of this item to May 25, 2021 was approved on the consent agenda on the motion by Commissioner Azhar, seconded by Schneider on a vote of 12-0. Commissioner Shieh absent.

- 4. Rezoning:** [C14-2021-0005.SH - 1021 E. St. Johns Ave.; District 4](#)
Location: 1021 East St. Johns Avenue, Buttermilk Branch Watershed; St. John / Coronado Hills (St. John) Combined NP Area
Owner/Applicant: Owner: Talia at E St John, LLC (Kenda Dawwami)
Applicant: Capital A Housing
Agent: Civiltude, LLC (Conor Kenny)
Request: SF-3-NP to SF-4A-NP
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

Motion to grant Applicant's request for postponement of this item to May 25, 2021 was approved on the consent agenda on the motion by Commissioner Azhar, seconded by Commissioner Schneider on a vote of 12-0. Commissioner Shieh absent.

- 5. Rezoning:** [C14-2020-0130 - 5613 Patton Ranch Road; District 8](#)
Location: 5613 Patton Ranch Road, Barton Creek Watershed-Barton Springs Zone;
Oak Hill Combined (East Oak Hill) NP Area
Owner/Applicant: St. Andrew's Episcopal School (Jason Near)
Agent: McLean & Howard (Jeff Howard)
Request: MF-1-NP to MF-4-NP
Staff Rec.: **Recommended**
Staff: Kate Clark, 512-974-1237, kate.clark@austintexas.gov
Housing and Planning Department

Public Hearing closed.

Motion to grant Staff's recommendation of MF-4-NP combining district zoning for C14-2020-0130 - 5613 Patton Ranch Road located at 5613 Patton Ranch Road was approved on the motion by Vice-Chair Hempel, seconded by Commissioner Cox on a vote of 11-1. Commissioner Thompson voted nay. Commissioner Shieh absent.

- 6. 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**
Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov
Housing and Planning Department

Motion by Commissioner Thompson, seconded by Vice-Chair Hempel to grant neighborhood's request for postponement of this item to April 27, 2021 was approved on a vote of 12-0. Commissioner Shieh absent.

- 7. Rezoning:** [C14-2021-0014 - 2200 E. Riverside; District 3](#)
Location: 2200 East Riverside Drive, Lady Bird Lake Watershed; East Riverside
Corridor
Owner/Applicant: FBZ Town Lake Circle III, LLC (Diana Zuniga)
Agent: Drenner Group (Leah Bojo)
Request: ERC-NMU to ERC-CMU
Staff Rec.: **Recommended**
Staff: Kate Clark, 512-974-1237, kate.clark@austintexas.gov
Housing and Planning Department

Motion to grant Staff's recommendation of ERC-CMU combining district zoning for C14-2021-0014 - 2200 E. Riverside located at 2200 East Riverside Drive was approved on the consent agenda on the motion by Commissioner Azhar, seconded by Commissioner Schneider on a vote of 12-0. Commissioner Shieh absent.

- 8. 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

Motion to grant Neighborhood's request for postponement of this item to April 27, 2021 was approved on the consent agenda on the motion by Commissioner Azhar, seconded by Commissioner Schneider on a vote of 12-0. Commissioner Shieh absent.

C. 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.

1. Commissioner Llanes Pulido / Chair Shaw – Notification process

D. NOMINATIONS & RECOMMENDATIONS

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

D- 1 – D- 3, postponed by unanimous consent to April 27, 2021, vote 12-0. Commissioner Shieh absent.

4. Nomination and appointment to the Mobility and Transportation Working Group.

Commissioner Cox nominated and appointed to Mobility and Transportation Working Group on vote of 12-0. Commissioner Shieh absent.

5. Nomination and election of Officers.

After closing of nominations following members elected as officers by slate on a vote of 12-0. Commissioner Shieh absent.

Chair – Todd Shaw

Vice-Chair – Claire Hempel

Secretary – Yvette Flores

Parliamentarian – James Shieh

E. BOARDS, COMMITTEES & WORKING GROUPS UPDATES

[Codes and Ordinances Joint Committee](#)

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

No report provided

[Comprehensive Plan Joint Committee](#)

No report provided

(Commissioners: Flores, Llanes Pulido and Schneider)

No report provided

[Joint Sustainability Committee](#)

(Commissioners Schneider and vacant, *secondary*)

No report provided

[Small Area Planning Joint Committee](#)

(Commissioners: 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)

Commissioner Thompson and Chair Shaw provided guidance for the upcoming review of the Transportation Criteria Manual (TCM).

Chair Shaw adjourned the meeting without objection on Tuesday, April 13, 2021 at 10:14 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.