



PLANNING COMMISSION

MINUTES

April 27, 2021

The Planning Commission convened in a meeting on April 27, 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
James Shieh
Robert Schneider
Todd Shaw – Chair
Solveij Rosa Praxis
Jeffrey Thompson

Absent:

Don Leighton-Burwell – Ex-Officio
Richard Mendoza – Ex-Officio
Arati Singh – 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 April 13, 2021.

Motion to approve the minutes of April 13, 2021 was approved on the consent agenda on the motion by Vice-Chair Hempel, seconded by Commissioner Azhar on a vote of 12-0. Commissioner Praxis off the dais.

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

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 Vice-Chair Hempel, seconded by Commissioner Azhar on a vote of 12-0. Commissioner Praxis off the dais.

- 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

Motion to grant Neighborhood's request for postponement of this item to May 11, 2021 was approved on the consent agenda on the motion by Vice-Chair Hempel, seconded by Commissioner Azhar on a vote of 12-0. Commissioner Praxis off the dais.

- 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

Motion to grant Neighborhood's request for postponement of this item to May 11, 2021 was approved on the consent agenda on the motion by Vice-Chair Hempel, seconded by Commissioner Azhar on a vote of 12-0. Commissioner Praxis off the dais.

- 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

Public Hearing closed.

Motion to grant Staff's recommendation of LI-PDA-NP combining district zoning, to change a condition of zoning for C14-2021-0030 - Aloft Hotel located at 4108 South IH 35 Service Road Southbound was approved on the consent agenda on the motion by Vice-Chair Hempel, seconded by Commissioner Azhar on a vote of 12-0. Commissioner Praxis off the dais.

- 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

Public Hearing closed.

Motion to grant Staff's recommendation of ERC-CMU combining district zoning for C14-2021-0029 - Acton Site located at 1404 E. Riverside Drive was approved on the consent agenda on the motion by Vice-Chair Hempel, seconded by Commissioner Azhar on a vote of 12-0. Commissioner Praxis off the dais.

- 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

Motion to grant Staff’s request for postponement of this item to May 11, 2021 was approved on the consent agenda on the motion by Vice-Chair Hempel, seconded by Commissioner Azhar on a vote of 12-0. Commissioner Praxis off the dais.

- 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

Motion to grant Staff’s request for postponement of this item to May 11, 2021 was approved on the consent agenda on the motion by Vice-Chair Hempel, seconded by Commissioner Azhar on a vote of 12-0. Commissioner Praxis off the dais.

- 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@traviscountytexas.gov
 Single Office

Public Hearing closed.

Motion to grant Staff’s recommendation for C8J-2020-0013 - West Bella Fortuna located at Approx. 13300 Bradshaw Road was approved on the consent agenda on the motion by Vice-Chair Hempel, seconded by Commissioner Azhar on a vote of 12-0. Commissioner Praxis off the dais.

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

Public Hearing closed.

Motion to grant Staff's recommendation to disapprove for reasons, per Exhibit C of the staff report, for C8-2020-0160.0A - Sand Beach Overlook Subdivision located at 1505 W 3rd Street was approved on the consent agenda on the motion by Vice-Chair Hempel, seconded by Commissioner Azhar on a vote of 12-0. Commissioner Praxis off the dais.

- 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

Public Hearing closed.

Motion to grant Staff's recommendation to disapprove for reasons, per Exhibit C of the staff report, for C8-2020-0021.0A - Fort Branch Creek Subdivision located at 5016 E. Martin Luther King Jr. Blvd was approved on the consent agenda on the motion by Vice-Chair Hempel, seconded by Commissioner Azhar on a vote of 12-0. Commissioner Praxis off the dais.

- 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

Public Hearing closed.

Motion by Commissioner Azhar, seconded by Commissioner Connolly to uphold the Director's decision and deny the Applicant's request for SP-2019-0600C - Wilder located at 4802 South Congress Avenue was approved on a vote of 13-0.

- 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

Public Hearing closed.

Motion to postpone action on URP for East 11th and 12th Street Urban Renewal Area Modification # 12 to May 25, 2021 was approved on the motion by Commissioner Cox, seconded by Commissioner Shieh was approved on a vote of 13-0.

- 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

Public Hearing closed.

Motion to postpone action on C14-2021-0033 - East 11th Street NCCD Amendment to May 25, 2021 was approved on the motion by Commissioner Cox, seconded by Commissioner Shieh was approved on a vote of 13-0.

- 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

Public Hearing closed.

Motion to postponed action on C14-2021-0037 - East 12th Street NCCD Amendment to May 25, 2021 was approved on the motion by Commissioner Cox, seconded by Commissioner Shieh was approved on a vote of 13-0.

C. ITEMS FROM THE COMMISSION

1. Presentation by Danielle Morin, 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)

Presentation provided by Danielle Morin, Project Coordinator, Austin Transportation Department.

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.

Shieh / Azhar - Status of Housing Market

E. 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.

After closing of nominations, the following slate was approved on a vote of 13-0:

Commissioner Cox - Comprehensive Plan Joint Committee

Commissioner Mushtaler - Small Area Planning Joint Committee

Commissioner Praxis - Joint Sustainability Committee

F. BOARDS, COMMITTEES & WORKING GROUPS UPDATES

[Codes and Ordinances Joint Committee](#)

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

Chair Shaw stated the Committee approved the University Neighborhood Overlay (UNO) signs code amendment.

[Comprehensive Plan Joint Committee](#)

(Commissioners: Flores, Llanes Pulido and Schneider)

No report provided.

Joint Sustainability Committee

(Commissioner Schneider and vacant, *secondary*)

No report provided.

Small Area Planning Joint Committee

(Commissioners: Howard, Thompson and Shieh)

Commissioner Shieh stated the Committee reviewed the following projects: 300 and 301 Pressler Street and 1409, 1501, and 1505 W. 3rd Street, and 404 E. Riverside – Rezoning in Waterfront Overlay

South Central Waterfront

Advisory Board

(Commissioner Thompson)

No report provided.

Mobility and Transportation Working Group

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

Commissioner Thompson and Chair Shaw outlined future process for providing the adoption of comments on the update to the Transportation Criteria Manual (TCM).

Chair Shaw adjourned the meeting without objection on Tuesday, April 27, 2021 at 9:54 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.