



## **PLANNING COMMISSION**

### **MINUTES**

**July 27, 2021**

The Planning Commission convened in a meeting on July 13, 2021 via videoconference  
(<http://www.austintexas.gov/page/watch-atxn-live>)

**Vice-Chair Hempel called the Commission Meeting to order at 6:04 p.m.**

#### **Commission Members in Attendance:**

**Awais Azhar  
Joao Paulo Connolly  
Grayson Cox  
Yvette Flores  
Claire Hempel – Vice-Chair  
Jennifer Mushtaler  
Solveij Rosa Praxis  
Carmen Llanes Pulido  
Robert Schneider  
James Shieh**

**Jessica Cohen – Ex-Officio  
Richard Mendoza – Ex-Officio**

#### **Absent:**

**Todd Shaw – Chair  
Patrick Howard  
Jeffrey Thompson**

**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**

Ms. Zenobia Joseph – Ms. Joseph conveyed her concerns regarding matters related to the homeless.

### **A. APPROVAL OF MINUTES**

Motion to approve the minutes of July 13, 2021 was approved on the consent agenda on the motion by Commissioner Schneider, seconded by Commissioner Azhar on a vote of 10-0. Chair Shaw and Commissioners Howard and Thompson were absent.

### **B. PUBLIC HEARINGS**

- 1. Rezoning:** [C14-2021-0009 - 1725 Toomey Rd; District 5](#)  
Location: 1725 Toomey Road, Lady Bird Lake Watershed; South Lamar Combined NP Area (Zilker)  
Owner/Applicant: 1725 Toomey, LLC  
Agent: Drenner Group (Amanda Swor)  
Request: CS to MF-6  
Staff Rec.: **Recommended**  
Staff: Kate Clark, 512-974-1237, [kate.clark@austintexas.gov](mailto:kate.clark@austintexas.gov)  
Housing and Planning Department

Motion to grant Neighborhood's request for postponement of this item to August 24, 2021 was approved on the consent agenda on the motion by Commissioner Schneider, seconded by Commissioner Azhar on a vote of 10-0. Chair Shaw and Commissioners Howard and Thompson were absent.

- 2. Plan Amendment:** [NPA-2021-0026.01 - Grady & Brownie Mixed Use; District 4](#)  
Location: 10609, 10611, 10613, 10615 Brownie Drive (Tract 1) & 10610, 10612, 10614 Middle Fiskville Road (Tract 2), Little Walnut Creek Watershed and Walnut Creek Watershed; North Lamar Combined (North Lamar) NP Area  
Owner/Applicant: Grady & Brownie Investments, LLC (Saleem Memon)  
Agent: Thrower Design (Ron T. Thrower & Victoria Haase)  
Request: Single Family and Neighborhood Commercial to Mixed Use land use  
Staff Rec.: **Recommended**  
Staff: Maureen Meredith, 512-974-2695, [maureen.meredith@austintexas.gov](mailto:maureen.meredith@austintexas.gov)  
Housing and Planning Department

Motion by Commissioner Cox, seconded by Commissioner Llanes Pulido to grant Neighborhood's request for postponement of this item to August 24, 2021 was approved on a vote of 10-0. Chair Shaw and Commissioners Howard and Thompson were absent.

- 3. Rezoning:** [C14-2021-0039 - Grady & Brownie Mixed Use; District 4](#)  
Location: 10609, 10611, 10613, 10615 Brownie Drive and 10610, 10612, 10614 Middle Fiskville Road, Little Walnut Creek, Walnut Creek Watersheds; North Lamar Combined (North Lamar) NP Area  
Owner/Applicant: Grady & Brownie Investments LLC (Saleem Memon)  
Agent: Thrower Design (A. Ron Thrower)  
Request: Tract 1: SF-3-NP to MF-4-NP, Tract 2: LR-NP to CS-MU-NP  
Staff Rec.: **Recommendation of MF-2-NP zoning for Tract 1 and LR-MU-NP zoning for Tract 2**  
Staff: Sherri Sirwaitis, 512-974-3057, [sherri.sirwaitis@austintexas.gov](mailto:sherri.sirwaitis@austintexas.gov)  
Housing and Planning Department

Motion by Commissioner Cox, seconded by Commissioner Llanes Pulido to grant Neighborhood's request for postponement of this item to August 24, 2021 was approved on a vote of 10-0. Chair Shaw and Commissioners Howard and Thompson were absent.

- 4. Plan Amendment:** [NPA-2021-0017.02 - Stobaugh Residential; District 7](#)  
Location: 901 & 907 Stobaugh Street, Little Walnut Creek, Waller Creek Watersheds; East Cesar Chavez NP Area & Plaza Saltillo Station Area Plan; Crestview/Wooten (Crestview) Combined NP Area  
Owner/Applicant: Blue Pig, LLC (901 Stobaugh St.) & Northgate Development, LLC (907 Stobaugh St.)  
Agent: Thrower Design (Ron T. Thrower & Victoria Haase)  
Request: Single Family to Multifamily land use  
Staff Rec.: **Recommended**  
Staff: Maureen Meredith, 512-974-2695, [maureen.meredith@austintexas.gov](mailto:maureen.meredith@austintexas.gov)  
Housing and Planning Department

Public Hearing closed.

Motion by Commissioner Cox, seconded by Vice-Chair Hempel to grant Multifamily land use for NPA-2021-0017.02 - Stobaugh Residential located at 901 & 907 Stobaugh Street was approved on a vote of 7-0. Commissioners Llanes Pulido and Mushtalar abstained. Commissioner Shieh recused on this matter (owner of real estate in close proximity to the subject property). Chair Shaw and Commissioners Howard and Thompson were absent.

- 5. Rezoning:** [C14-2021-0055 - 901 & 907 Stobaugh St; District 7](#)  
Location: 901 & 907 Stobaugh Street, Little Walnut Creek, Waller Creek Watersheds; Crestview/Wooten (Crestview) Combined NP Area  
Owner/Applicant: 901 Stobaugh St.: Blue Pig, LLC (Lisa Gray)  
907 Stobaugh St.: Northgate Development, LLC  
Agent: Thrower Design (Ron Thrower and Victoria Haase)  
Request: SF-3-NP to MF-4-NP  
Staff Rec.: **Recommendation of MF-3-NP**  
Staff: Mark Graham, 512-974-3574, [mark.graham@austintexas.gov](mailto:mark.graham@austintexas.gov)  
Housing and Planning Department

Public Hearing closed

Motion by Commissioner Cox, seconded by Vice-Chair Hempel to grant MF-3-CO-NP combining district

zoning for C14-2021-0055 - 901 & 907 Stobaugh St located at 901 & 907 Stobaugh Street was approved on a vote of 7-0. Commissioners Llanes Pulido and Mushtalar abstained. Commissioner Shieh recused on this matter (owner of real estate in close proximity to the subject property). Chair Shaw and Commissioners Howard and Thompson were absent.

Conditional Overlay:  
Maximum 20 dwelling units

- 6. Rezoning:** [C14-2021-0010 - Project Mirabeau; District 9](#)  
Location: 1901 N. Lamar Blvd., Shoal Creek Watershed; West University NP Area  
Owner/Applicant: Tempe Surf, LLC (Andrew Geller, Manager)  
Agent: Thrower Design (Ron Thrower and Victoria Haase)  
Request: LR-CO-NP to CS-CO-NP  
Staff Rec.: **Recommendation of LR-CO-NP**  
Staff: Mark Graham, 512-974-3574, mark.graham@austintexas.gov  
Housing and Planning Department

Public Hearing closed.

Motion to grant Applicant's request of CS-CO-NP combining district zoning for C14-2021-0010 - Project Mirabeau located at 1901 N. Lamar Blvd., was approved on the consent agenda on the motion by Commissioner Schneider, seconded by Commissioner Azhar on a vote of 10-0. Chair Shaw and Commissioners Howard and Thompson were absent.

Conditional Overlay:

- A. No vehicular access from the site to Lamar Boulevard and access to the site shall be from other adjacent streets or through adjacent site;
- B. Prohibited uses: consumer convenience services, consumer repair services, off-site accessory parking, personal services, pet services, restaurant (limited), service station;
- C. Conditional Uses: food sales, restaurant (general);
- D. Drive-in service use is prohibited as an accessory use to commercial uses.
- E. Maximum building height is 30 feet
- F. Maximum building height is two stories
- G. Maximum Floor to Area Ratio (FAR) with CS-CO-NP zoning is 1.35:1.
- H. Maximum Impervious Cover with CS-CO-NP zoning is 85%.

- 7. Rezoning:** [C14-2021-0017 - 5708 Springdale Rd; District 1](#)  
Location: 5708 Springdale Road, Little Walnut Creek Watershed; Pecan Springs-Springdale NP Area  
Owner/Applicant: Willie C. Lewis  
Agent: Drenner Group, PC (Leah Bojo)  
Request: GR-NP to GR-MU-NP  
Staff Rec.: **Recommended**  
Staff: Mark Graham, 512-974-3574, mark.graham@austintexas.gov  
Housing and Planning Department

Motion to grant Applicant's request for postponement of this item to August 10, 2021 was approved on

the consent agenda on the motion by Commissioner Schneider, seconded by Commissioner Azhar on a vote of 10-0. Chair Shaw and Commissioners Howard and Thompson were absent.

- 8. Appeal:** [12709593 ROW Protected Tree - Removal Appeal; District 6](#)  
Location: 13213 Villa Park Drive, Lake Creek Watershed  
Appellant: Donna Hoffman  
Request: Appeal of Environmental Commission's decision to grant removal of a right-of-way tree.  
Staff Rec.: **Deny removal of a right-of-way tree.**  
Staff: Keith Mars, 512-974-2755, keith.mars@austintexas.gov  
Lisa Killander, 512-974-9198, lisa.killander@austintexas.gov  
Development Services Department

Public Hearing closed.

Motion by Vice-Chair Hempel, seconded by Commissioner Cox to deny the appeal and overrule Environmental Commission Recommendation (20210505-003a); the motion to uphold Staff recommendation to deny removal of the subject tree (ID 12709593) was approved on a vote of 10-0. Chair Shaw and Commissioners Howard and Thompson absent.

- 9. Site Plan-Commission:** [SP-2016-0106C\(XT2\) - Waterloo Park Tower; District 1](#)  
Location: 1201 Red River Street, Waller Creek Watershed; Downtown Austin Plan  
Owner/Applicant: Nalle Woods  
Agent: Kimley-Horn  
Request: The applicant proposes a second extension to an approved site plan which requires Land Use Commission approval.  
Staff Rec.: **Recommended**  
Staff: Jeremy Siltala, 512-974-2945, jeremy.siltala@austintexas.gov  
Development Services Department

Public Hearing closed.

Motion to grant Staff's recommendation for SP-2016-0106C(XT2) - Waterloo Park Tower located at 1201 Red River Street was approved on the consent agenda on the motion by Commissioner Schneider, seconded by Commissioner Azhar on a vote of 10-0. Chair Shaw and Commissioners Howard and Thompson were absent.

- 10. Preliminary Plan:** [C8J-2020-0148 - Prospect Park Preliminary Plan; District 2](#)  
Location: Apogee & Ausblick, North Fork Dry Creek Watershed; Pilot Knob MUD  
Owner/Applicant: Carma Easton LLC (AJ Zorn)  
Agent: Carlson Brigrance & Doering, Inc. (Brett Pasquarella)  
Request: Approval with Conditions for Prospect Park Preliminary Plan consisting of 806 lots on 234.52 acres.  
Staff Rec.: **Approved with Conditions in Exhibit C**  
Staff: Sue Welch, 512-854-7637, sue.welch@traviscountytexas.gov  
Travis County - Single Office

Public Hearing closed.

Motion to approve with conditions per Exhibit C of the staff report for C8J-2020-0148 - Prospect Park Preliminary Plan located at Apogee & Ausblick was approved on the consent agenda on the motion by Commissioner Schneider, seconded by Commissioner Azhar on a vote of 10-0. Chair Shaw and Commissioners Howard and Thompson were absent.

### **C. ITEMS FROM THE COMMISSION**

1. Discussion and possible action to recommend the process for the update to the Urban Design Guidelines. (Co-Sponsors: Vice-Chair Hempel and Commissioners Howard, Mushtaler and Praxis)

Motion to recommend the process for the update to the Urban Design Guidelines, as amended, was approved on the consent agenda on the motion by Commissioner Schneider, seconded by Commissioner Azhar on a vote of 10-0. Chair Shaw and Commissioners Howard and Thompson were absent.

Amendment:

Outreach to the following:

Austin Neighborhoods Council  
Advocacy Group Bike Austin  
Friends of Austin Housing Coalition  
Friends of Austin Neighborhoods

2. Discuss and consider initiating amendments to City Code Chapter 25-2, Subchapter E, to amend the affordability requirements for vertical mixed use buildings. (Co-Sponsors: Commissioners Azhar and Connolly)

Motion to initiate amendments to City Code Chapter 25-2, Subchapter E, to amend the affordability requirements for vertical mixed use buildings was approved on the consent agenda on the motion by Commissioner Schneider, seconded by Commissioner Azhar on a vote of 10-0. Chair Shaw and Commissioners Howard and Thompson were absent.

### **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. 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](#)

(Commissioners: Cox, Flores, Llanes Pulido and Schneider)

No report provided.

[Joint Sustainability Committee](#)

(Commissioner Praxis and Schneider *alternate*)

No report provided.

[Small Area Planning Joint Committee](#)

(Commissioners: Howard, Mushtaler, Thompson and Shieh)

No report provided.

[South Central Waterfront Advisory Board](#)

(Commissioner Thompson)

No report provided.

Mobility and Transportation Working Group

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

No report provided.

**Vice-Chair Hempel adjourned the meeting without objection on Tuesday, July 27, 2021 at 9:19 p.m.**

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