



PLANNING COMMISSION

MINUTES

August 10, 2021

The Planning Commission convened in a meeting on August 10, 2021 via videoconference
(<http://www.austintexas.gov/page/watch-atxn-live>)

Chair Shaw called the Commission Meeting to order at 6:07 p.m.

Commission Members in Attendance:

**Awais Azhar
Grayson Cox
Yvette Flores
Patrick Howard
Solveij Rosa Praxis
Carmen Llanes Pulido
Todd Shaw – Chair**

**James Shieh
Jeffrey Thompson**

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

Absent:

**Robert Schneider
Claire Hempel – Vice-Chair
Joao Paulo Connolly
Jennifer Mushtaler**

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 July 27, 2021.

Motion to approve the minutes of July 27, 2021 was approved on the consent agenda on the motion by Commissioner Thompson, seconded by Commissioner Howard on a vote of 7-0. Vice-Chair Hempel and Commissioners Connolly, Mushtaler and Schneider absent. Commissioners Llanes Pulido and Shieh off the dais.

B. PUBLIC HEARINGS

- 1. Plan Amendment:** [NPA-2020-0021.01 - Woodland on IH35, District 9](#)
Location: 1829 S IH 35 SVRD NB; Riverside NP Area, Harper's Branch Creek Watershed
Owner/Applicant: Woodland on IH35 Properties LLC (Gopal Guthikonda)
Agent: Thrower Design (Ron Thrower and Victoria Haase)
Request: Commercial to Multifamily Residential land use
Staff Rec.: **Recommended**
Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov
Housing and Planning Department

Items B-1 and B-2 heard in tandem, action reflected in Item B-2.

- 2. Rezoning:** [C14-2020-0075 - Woodland on IH35, District 9](#)
Location: 1829 S IH 35 SVRD NB; Riverside NP Area, Harper's Branch Creek Watershed
Owner/Applicant: Woodland on IH35 Properties LLC (Gopal Guthikonda)
Agent: Thrower Design (Ron Thrower and Victoria Haase)
Request: GR-NP to MF-6-CO-NP, as amended
Staff Rec.: **Recommended**
Staff: Kate Clark, 512-974-1237, kate.clark@austintexas.gov
Housing and Planning Department

Public Hearing closed.

Motion by Commissioner Shieh, seconded by Commissioner Azhar to grant Staff's recommendation of Multifamily Residential land use for NPA-2020-0021.01 - Woodland on IH35, and MF-6-CO-NP combining district zoning, as amended for C14-2020-0075 - Woodland on IH35 located at 1829 S IH 35 SVRD NB motion failed on a vote of 6-1. Commissioner Praxis voted nay. Commissioners Cox and Llanes Pulido abstained. Vice-Chair Hempel and Commissioners Connolly, Mushtaler and Schneider

absent.

Motion by Commissioner Cox, seconded by Chair Shaw to grant Multifamily Residential land use for NPA-2020-0021.01 - Woodland on IH35, and MF-6-CO-NP combining district zoning, with a 30 foot vegetative buffer along the eastern boundary line, for C14-2020-0075 - Woodland on IH35 located at 1829 S IH 35 SVRD NB motion failed on a vote of 3-5. Chair Shaw and Commissioners Flores and Cox voted aye. Commissioners Howard, Praxis, Shieh, Thompson, and Azhar voted nay. Commissioner Llanes Pulido abstained. Vice-Chair Hempel and Commissioners Connolly, Mushtaler and Schneider absent.

Item is forwarded to Council without a recommendation due to lack of an affirmative vote.

3. Plan Amendment: [NPA-2019-0022.01 - 200 Academy, District 9](#)

Location: 146 ½, 200, 200 ½, 204 ½ Academy Drive & 1006, 1020 Melissa Lane; Greater South River City (South River City) NP Area, East Bouldin Creek Watershed

Owner/Applicant: Spearhead Academy LTD (Chris Wallin)

Agent: Weiss Architecture, Inc. (Richard Weiss)

Request: Mixed Use/Office to Mixed Use

Staff Rec.: **Recommended Mixed Use on Tract 1**

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 September 14, 2021 was approved on the consent agenda on the motion by Commissioner Thompson, seconded by Commissioner Howard on a vote of 7-0. Vice-Chair Hempel and Commissioners Connolly, Mushtaler and Schneider absent. Commissioners Llanes Pulido and Shieh off the dais.

4. Rezoning: [C14-2020-0147 - 200 Academy, District 9](#)

Location: 146 ½, 200, 200 ½, 204 ½ Academy Drive & 1006, 1020 Melissa Lane; Greater South River City (South River City) NP Area, East Bouldin Creek Watershed

Owner/Applicant: Spearhead Academy LTD (Chris Wallin)

Agent: Weiss Architecture Inc. (Richard Weiss)

Request: Tract 1: CS-1-NCCD-NP to CS-1-MU-NP
Tract 2: CS-NCCD-NP to CS-MU-NP
Tract 3: MF-4-NCCD-NP to MF-4-NP

Staff Rec.: **Alternative Recommendation, with conditions**

Staff: Kate Clark, 512-974-1237, kate.clark@austintexas.gov
Housing and Planning Department

Motion to grant Neighborhood's request for postponement of this item to September 14, 2021 was approved on the consent agenda on the motion by Commissioner Thompson, seconded by Commissioner Howard on a vote of 7-0. Vice-Chair Hempel and Commissioners Connolly, Mushtaler and Schneider absent. Commissioners Llanes Pulido and Shieh off the dais.

- 5. Rezoning:** [C14-2021-0017 - 5708 Springdale Road; District 1](#)
Location: 5708 Springdale Road; East MLK Combined (Pecan Springs/Springdale)
NP Area, Little Walnut Creek Watershed
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 24, 2021 was approved on the consent agenda on the motion by Commissioner Thompson, seconded by Commissioner Howard on a vote of 7-0. Vice-Chair Hempel and Commissioners Connolly, Mushtaler and Schneider absent. Commissioners Llanes Pulido and Shieh off the dais.

C. ITEMS FROM THE COMMISSION

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.

Chair Shaw adjourned the meeting without objection on Tuesday, August 10, 2021 at 7:34 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.