



PLANNING COMMISSION

MINUTES

August 24, 2021

The Planning Commission convened in a meeting on August 24, 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
Claire Hempel – Vice-Chair
Patrick Howard
Solveij Rosa Praxis
Carmen Llanes Pulido
Jennifer Mushtaler
Robert Schneider
Todd Shaw – Chair
Jeffrey Thompson

Jessica Cohen – Ex-Officio

Absent:

Yvette Flores
James Shieh

Arati Singh – 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 August 10, 2021.

Motion to approve the minutes of August 10, 2021 was approved on the consent agenda on the motion by Vice-Chair Hempel, seconded by Commissioner Schneider on a vote of 11-0. Commissioners Flores and Shieh absent.

B. PUBLIC HEARINGS

- 1. Plan Amendment:** [NPA-2021-0029.01.SH - 1021 E. St. Johns; District 4](#)
Location: 1021 East St. Johns Ave, 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.: **Recommendation Pending; Staff postponement to September 14, 2021.**
Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov
Housing and Planning Department

Motion to grant Staff's request for postponement of this item to September 14, 2021 was approved on the consent agenda on the motion by Vice-Chair Hempel, seconded by Commissioner Schneider on a vote of 11-0. Commissioners Flores and Shieh absent.

- 2. 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; Staff postponement request to September 14, 2021.**
Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov
Housing and Planning Department

Motion to grant Staff's request for postponement of this item to September 14, 2021 was approved on the consent agenda on the motion by Vice-Chair Hempel, seconded by Commissioner Schneider on a vote of 11-0. Commissioners Flores and Shieh absent.

3. **Plan Amendment:** [NPA-2021-0020.01 - Shelby Lane Residences; District 3](#)
Location: 4700 Weidemar Lane, Williamson Creek Watershed; South Congress
Combined (East Congress) NP Area
Owner/Applicant: Shelby Lane Development, LLC (Cass Brewer)
Agent: Alice Glasco Consulting (Alice Glasco)
Request: Commercial to Multifamily land use
Staff Rec.: **Recommendation Pending; Indefinite Postponement request by Staff**
Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov
Housing and Planning Department

Motion to grant Staff's request for indefinite postponement of this item was approved on the consent agenda on the motion by Vice-Chair Hempel, seconded by Commissioner Schneider on a vote of 11-0. Commissioners Flores and Shieh absent.

4. **Rezoning:** [C14-2021-0015 - Shelby Lane Residences; District 3](#)
Location: 4700 Weidemar Lane, Williamson Creek Watershed; South Congress
Combined (East Congress) NP Area
Owner/Applicant: Shelby Lane Development, LLC (Cass Brewer)
Agent: Alice Glasco Consulting (Alice Glasco)
Request: CS-CO-NP to MF-6-NP
Staff Rec.: **Recommendation Pending; Indefinite Postponement request by Staff**
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov
Housing and Planning Department

Motion to grant Staff's request for indefinite postponement of this item was approved on the consent agenda on the motion by Vice-Chair Hempel, seconded by Commissioner Schneider on a vote of 11-0. Commissioners Flores and Shieh absent.

5. **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, Walnut Creek Watersheds; 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. Agent postponement request to September 14, 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 September 14, 2021 was approved on the consent agenda on the motion by Vice-Chair Hempel, seconded by Commissioner Schneider on a vote of 11-0. Commissioners Flores and Shieh absent.

6. **Rezoning:** [C14-2021-0039 - Grady & Brownie Mixed Use; District 4](#)
Location: 10609-10615 Brownie Dr. and 10610-10614 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. Agent postponement request to September 14, 2021.**
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov
Housing and Planning Department

Motion to grant Applicant's request for postponement of this item to September 14, 2021 was approved on the consent agenda on the motion by Vice-Chair Hempel, seconded by Commissioner Schneider on a vote of 11-0. Commissioners Flores and Shieh absent.

7. **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
Housing and Planning Department

Case rescheduled due to technical difficulties.

8. **Rezoning:** [C14-2021-0115 - Clawson Heights Residential; District 5](#)
Location: 4009 & 4011 Clawson Road, West Bouldin Creek Watershed; South Lamar Combined NP Area (South Lamar)
Owner/Applicant: Clawson Heights LLC (Frank Gordon)
Agent: Thrower Design (Ron Thrower)
Request: SF-3 to SF-5
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 SF-5 district zoning for C14-2021-0115 - Clawson Heights Residential located at 4009 & 4011 Clawson Road was approved on the consent agenda on the motion by Vice-Chair Hempel, seconded by Commissioner Schneider on a vote of 11-0. Commissioners Flores and Shieh absent.

- 9. Rezoning:** [C14-2021-0111 - Parcel 1, 300 & 301 Pressler & 1505 W 3rd St](#)
Location: 301 Pressler Street, Lady Bird Lake Watershed; Old West Austin NP Area
Owner/Applicant: Pressler RRI, LP (Donald J. Reese)
Agent: Husch Blackwell LLP (Nikelle Meade)
Request: CS-CO-NP to LI-PDA-NP
Staff Rec.: **Recommended**
Staff: Mark Graham, 512-974-3574, mark.graham@austintexas.gov
Housing and Planning Department

Public Hearing closed.

Motion to grant Staff's recommendation of LI-PDA-NP combining district zoning for C14-2021-0115 - Clawson Heights Residential located at 301 Pressler Street, was approved on the consent agenda on the motion by Vice-Chair Hempel, seconded by Commissioner Schneider on a vote of 11-0. Commissioners Flores and Shieh absent.

- 10. Rezoning:** [C14-2021-0112 - Parcel 2, 300 & 301 Pressler & 1505 W 3rd St](#)
Location: 300 Pressler Street, 1409, 1501 West 3rd Street, Lady Bird Lake Watershed; Old West Austin NP Area
Owner/Applicant: Pressler RRI, LP (Donald J. Reese)
Agent: Husch Blackwell LLP (Nikelle Meade)
Request: CS-CO-NP to LI-PDA-NP
Staff Rec.: **Recommended**
Staff: Mark Graham, 512-974-3574, mark.graham@austintexas.gov
Housing and Planning Department

Public Hearing closed.

Motion to grant Staff's recommendation of LI-PDA-NP combining district zoning for C14-2021-0112 - Parcel 2, 300 & 301 Pressler & 1505 W 3rd St located at 300 Pressler Street, 1409, 1501 West 3rd Street, was approved on the consent agenda on the motion by Vice-Chair Hempel, seconded by Commissioner Schneider on a vote of 11-0. Commissioners Flores and Shieh absent.

- 11. Rezoning:** [C14-2021-0113 - Parcel 3, 300 & 301 Pressler & 1505 W 3rd St](#)
Location: 1505 West 3rd Street, Lady Bird Lake Watershed; Old West Austin NP Area
Owner/Applicant: Pressler RRI, LP (Donald J. Reese)
Agent: Husch Blackwell LLP (Nikelle Meade)
Request: CS-CO-NP to LI-PDA-NP
Staff Rec.: **Recommended**
Staff: Mark Graham, 512-974-3574, mark.graham@austintexas.gov
Housing and Planning Department

Public Hearing closed.

Motion to grant Staff's recommendation of LI-PDA-NP combining district zoning for 1505 West 3rd Street located at 1505 West 3rd Street, was approved on the consent agenda on the motion by Vice-Chair Hempel, seconded by Commissioner Schneider on a vote of 11-0. Commissioners Flores and Shieh absent.

- 12. Rezoning:** [C14-2021-0101 - Verde Square; District 7](#)
Location: 10401-1/2, 10431, 10435, 10505 and 10509 Burnet Road, Little Walnut Creek Watershed; North Burnet / Gateway NP Area
Owner/Applicant: 27 Real Estate Ventures, L.P. (J. Anthony Precourt)
Agent: Armbrust & Brown, PLLC (Richard T. Suttle)
Request: NBG-CMU-NP to NBG-CMU-Gateway-NP
Staff Rec.: **Recommended**
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov
Housing and Planning Department

Public hearing closed.

Motion to grant Staff's recommendation of NBG-CMU-Gateway-NP combining district zoning for C14-2021-0101 - Verde Square located at 10401-1/2, 10431, 10435, 10505 and 10509 Burnet Road, was approved on the consent agenda on the motion by Vice-Chair Hempel, seconded by Commissioner Schneider on a vote of 11-0. Commissioners Flores and Shieh absent

- 13. Rezoning:** [C14-2021-0017 - 5708 Springdale Road; District 1](#)
Location: 5708 Springdale Road; Little Walnut Creek Watershed; East MLK Combined (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

Public hearing closed.

Motion to grant Staff's recommendation of GR-MU-NP combining district zoning for C14-2021-0017 - 5708 Springdale Road located at 5708 Springdale Road, was approved on the consent agenda on the motion by Vice-Chair Hempel, seconded by Commissioner Schneider on a vote of 11-0. Commissioners Flores and Shieh absent.

- 14. Rezoning:** [C14H-2021-0116 - Travis County Fire Control Team Operations Center; District 4](#)
Location: 1037 Reinli Street, Tannehill Branch Watershed; University Hills / Windsor Park (Windsor Park) NP Area
Owner/Applicant: Lee R. Basore; Lee R. and David Basore
Request: CS-MU-NP to CS-MU-H-NP
Staff Rec.: **Recommended**
Staff: Kalan Contreras, 974-2727, kalan.contreras@austintexas.gov
Housing and Planning Department

Public hearing closed.

Motion to grant Staff's recommendation of CS-MU-H-NP combining district zoning for C14H-2021-0116 - Travis County Fire Control Team Operations Center located at 1037 Reinli Street, was approved on the consent agenda on the motion by Vice-Chair Hempel, seconded by Commissioner Schneider on a vote of 11-0. Commissioners Flores and Shieh absent.

15. **Appeal (Denial of Certificate of Appropriateness):** [C14H-2004-0008; HR-2021-085739 - Mitchell-Robertson Building; District 9](#)
Location: 909 Congress Avenue, Waller Creek Watershed; Downtown Austin Plan (Core / Waterfront Districts)
Owner/Applicant: H. Dalton Wallace
Agent: Drenner Group (Leah Bojo)
Request: Appeal denial of Certificate of Appropriateness by the Historic Landmark Commission; approve request to deconstruct, store, and re-erect the building façade
Staff Rec.: **Recommended**
Staff: Elizabeth Brummett, 512-974-1264, elizabeth.brummett@austintexas.gov
Housing and Planning Department

Case rescheduled due to technical difficulties.

16. **Code Amendment:** [C20-2021-007 - North Burnet/Gateway Parkland Dedication](#)
Request: Consider an amendment to Title 25 of the City Code to amend the North Burnet / Gateway Regulating Plan to modify certain requirements related to the dedication of parkland.
Staff: Scott Grantham, 512-974-9457, scott.grantham@austintexas.gov
Parks and Recreation Department

Public hearing closed.

Motion to recommend amendment to Title 25 of the City Code to amend the North Burnet / Gateway Regulating Plan to modify certain requirements related to the dedication of parkland was approved on the consent agenda on the motion by Vice-Chair Hempel, seconded by Commissioner Schneider on a vote of 11-0. Commissioners Flores and Shieh absent.

17. **Plat Vacation:** [C8-2017-0124.1A\(VAC\).SH - Lightfield \(plat vacation\); District 1](#)
Location: 4902 Lott Ave, Fort Branch Watershed; East MLK Combined (MLK-183) NP Area
Owner/Applicant: 4908 Lott Holdings, LLC
Agent: Mahoney Engineering (Daniel Mahoney)
Request: Approval of the Lightfield plat vacation. The Lightfield subdivision is composed of 19 lots on approximately 5.01 acres
Staff Rec.: **Recommended**
Staff: Jennifer Bennett, 512-974-9002, jennifer.bennett-reumuth@austintexas.gov
Development Services Department

Public hearing closed.

Motion to grant Staff's recommendation for C8-2017-0124.1A(VAC).SH - Lightfield (plat vacation) located at 4902 Lott Ave, was approved on the consent agenda on the motion by Vice-Chair Hempel, seconded by Commissioner Schneider on a vote of 11-0. Commissioners Flores and Shieh absent.

18. Final Plat: [C8-2020-0021.0A - Fort Branch Creek Subdivision; District 1](#)
Location: 5016 E. Martin Luther King Jr. Blvd., Fort Branch Watershed; East MLK
Combined (MLK-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 per Exhibit C**
Staff: Cesar Zavala, 512-974-3404, cesar.zavala@austintexas.gov
Development Services Department

Public hearing closed.

Motion for Disapproval for Reasons per Exhibit C 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 Schneider on a vote of 11-0. Commissioners Flores and Shieh absent.

19. Final Plat from Approved Preliminary Plan: [C8-2018-0165.3A - Cascades at Onion Creek East, Phase Three; District 5](#)
Location: 2333 Cascades Ave., Onion Creek Watershed
Owner/Applicant: M/I Homes of Austin, LLC (Williams G. Peckman)
Agent: LJA Engineering, Inc. (Russell Kotara, P.E.)
Request: Approve plat with conditions listed in Exhibit C, plat consists of 120 lots on 23.1107 acres
Staff Rec.: **Approved with conditions**
Staff: Cesar Zavala, 512-974-3404, cesar.zavala@austintexas.gov
Development Services Department

Public hearing closed.

Motion for approval with conditions per the staff report for C8-2018-0165.3A - Cascades at Onion Creek East, Phase Three located at 2333 Cascades Ave., was approved on the consent agenda on the motion by Vice-Chair Hempel, seconded by Commissioner Schneider on a vote of 11-0. Commissioners Flores and Shieh absent.

C. BRIEFING

1. Presentation by Staff regarding Design Criteria - Permanent Clearances from Overhead Distribution Lines and Facilities. Staff: Jeffrey Vice, Austin Energy, (512) 322-6087. (Co-Sponsors: Commissioners Cox and Shieh)

Presentation provided by Scott Bayer, Austin Energy.

D. ITEMS FROM THE COMMISSION

1. Discussion regarding future hybrid meetings. (Co-Sponsors: Chair Shaw and Vice-Chair Hempel)

Item discussed and disposed (non-action item).

E. 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.

Co-Sponsors: Chair Shaw and Commissioner Azhar – Recognition of Commissioner Schissler

Co-Sponsors: Praxis and Cox – Presentation on State requirements for public hearings

F. 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)

Commissioner Mushtaler stated that the Committee reviewed and approved a recommendation for 300 and 301 Pressler Street, and 1505 West 3rd Street, Parcels 1, 2, 3 – Rezoning cases in the Waterfront Overlay (C14-2021-0111; C14-2021-0112; C14-2021-0113).

South Central Waterfront Advisory Board

(Commissioner Thompson)

Commissioner Thompson stated that the Committee reviewed and approved the annual report.

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 24, 2021 at 8:52 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.