



PLANNING COMMISSION

MINUTES

September 14, 2021

The Planning Commission convened in a meeting on September 14, 2021 in the Council Chambers of City Hall, 301 W. 2nd Street, Austin, Texas and 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
Joao Paulo Connolly
Grayson Cox
Yvette Flores
Claire Hempel – Vice-Chair
Patrick Howard
Carmen Llanes Pulido
Jennifer Mushtaler
Robert Schneider
Todd Shaw – Chair
Jeffrey Thompson**

Richard Mendoza – Ex-Officio

Absent:

**James Shieh
Solveij Rosa Praxis**

**Arati Singh – Ex - Officio
Jessica Cohen – 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 24, 2021.

Motion to approve the minutes of August 24, 2021 was approved on the consent agenda on the motion by Vice-Chair Hempel, seconded by Commissioner Azhar on a vote of 11-0. Commissioners Shieh and Praxis absent.

B. PUBLIC HEARINGS

1. **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
Housing and Planning Department

Public Hearing Closed.

Motion by Vice-Chair Hempel, seconded by Commissioner Cox to grant Staff's recommendation of Mixed Use land use for NPA-2021-0026.01 - Grady & Brownie Mixed Use located at 10609, 10611, 10613, 10615 Brownie Drive (Tract 1) & 10610, 10612, 10614 Middle Fiskville Road (Tract 2), was approved on a vote of 9-1. Commissioner Llanes Pulido voted nay. Commissioner Azhar abstained on this item. Commissioners Shieh and Praxis absent.

2. 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**

Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov
Housing and Planning Department

Public Hearing Closed.

Motion by Vice-Chair Hempel, seconded by Commissioner Cox to grant Staff's recommendation of of MF-2-NP combining district zoning for Tract 1 and LR-MU-NP combining district zoning for Tract 2, for C14-2021-0039 - Grady & Brownie Mixed Use located at 10609-10615 Brownie Dr. and 10610-10614 Middle Fiskville Road, was approved on a vote of 9-1. Commissioner Llanes Pulido voted nay. Commissioner Azhar abstained on this item. Commissioners Shieh and Praxis absent.

3. 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

Motion to grant Neighborhood's postponement request of this item to October 12, 2021 was approved on the consent agenda on the motion by Vice-Chair Hempel, seconded by Commissioner Azhar on a vote of 11-0. Commissioners Shieh and Praxis absent.

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

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

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 by Commissioner Cox, seconded by Commissioner Schneider to postpone this item to October

12, 2021 was approved on a vote of 7-2. Vice-Chair Hempel and Commissioner Thompson voted nay. Commissioners Llanes Pulido and Conolly abstained. Commissioners Shieh and Praxis absent.

5. **Rezoning:** [C14-2020-0147 - 200 Academy; District 9](#)
Location: 146 ½, 200, 200 ½, 204 ½ Academy Drive & 1006, 1020 Melissa Lane, East Bouldin Creek Watershed; Greater South River City (South River City) NP Area
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.: **Alternate Recommendation**
Staff: Kate Clark, 512-974-1237, kate.clark@austintexas.gov
Housing and Planning Department

Motion by Commissioner Cox, seconded by Commissioner Schneider to postpone this item to October 12, 2021 was approved on a vote of 7-2. Vice-Chair Hempel and Commissioner Thompson voted nay. Commissioners Llanes Pulido and Conolly abstained. Commissioners Shieh and Praxis absent.

6. **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.: **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 Urban Single Family land use for NPA-2021-0029.01.SH - 1021 E. St. Johns located at 1021 East St. Johns Ave was approved on the consent agenda on the motion by Vice-Chair Hempel, seconded by Commissioner Azhar on a vote of 11-0. Commissioners Shieh and Praxis absent.

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

Public Hearing Closed.

Motion to grant Staff's recommendation of SF-4A-NP combining district zoning for C14-2021-0005.SH - 1021 E. St. Johns Ave. was approved on the consent agenda on the motion by Vice-Chair Hempel, seconded by Commissioner Azhar on a vote of 11-0. Commissioners Shieh and Praxis absent.

8. **Rezoning:** [C14-2021-0081 - 5th & Walsh Rezoning; District 9](#)
Location: 1200, 1202, 1204, 1210, 1214, 1214 1/2 W. 5th St.; 504, 506 Walsh St., Lady Bird Lake Watershed; Old West Austin NP Area
Owner/Applicant: Anchor Equities, LTD (Jimmy Nassour); 1210 W. 5th, LTD (David Roberts); Walsh Street Properties, LTD, (F. Walter Penn)
Agent: Armbrust & Brown, PLLC (Richard T. Suttle, Jr., Amanda Morrow)
Request: CS-MU-V-CO-NP & CS-MU-CO-NP to LI-PDA-NP
Staff Rec.: **Pending; Postponement Request by Staff to September 28, 2021**
Staff: Mark Graham, 512-974-3574, Mark.Graham@austintexas.gov
Housing and Planning Department

Motion to grant Staff's postponement request of this item to September 28, 2021 was approved on the consent agenda on the motion by Vice-Chair Hempel, seconded by Commissioner Azhar on a vote of 11-0. Commissioners Shieh and Praxis absent.

9. **Rezoning:** [C14-2021-0082 - Springdale Road Residences, District 3](#)
Location: 5800, 5900, 5920, 6000 Springdale Road, Little Walnut Creek Watershed; East MLK NP Area
Owner/Applicant: Owner: Willie Lewis; Applicant: Urban ATX Development, LLC (Christopher Affinito)
Agent: Alice Glasco Consulting (Alice Glasco)
Request: GR-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 to grant Neighborhood's postponement request of this item to October 12, 2021 was approved on the consent agenda on the motion by Vice-Chair Hempel, seconded by Commissioner Azhar on a vote of 11-0. Commissioners Shieh and Praxis absent.

10. **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 Districts: Core / Waterfront
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

Public Hearing Closed.

Motion by Commissioner Schneider and Vice-Chair Hempel to grant Staff's recommendation

approve request to deconstruct, store, and re-erect the building façade for C14H-2004-0008; HR-2021-085739 - Mitchell-Robertson Building located at 909 Congress Avenue was approved on a vote of 11-0. Commissioners Shieh and Praxis absent.

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)

[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.

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, September 14, 2021 at 10:32 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.