



PLANNING COMMISSION

MINUTES

September 28, 2021

The Planning Commission convened in a meeting on September 28, 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 6:04 p.m.

Commission Members in Attendance:

Awais Azhar

Joao Paulo Connolly

Yvette Flores

Claire Hempel – Vice-Chair

Patrick Howard

Carmen Llanes Pulido

Jennifer Mushtaler

Robert Schneider

Todd Shaw – Chair

Jeffrey Thompson

Solveij Rosa Praxis

Arati Singh – Ex - Officio

Jessica Cohen – Ex-Officio

Richard Mendoza – Ex-Officio

Absent:

James Shieh

Grayson Cox

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 September 14, 2021.

B. PUBLIC HEARINGS

1. **Plan Amendment:** [NPA-2021-0005.01 - ALPHA .95; District 3](#)
Location: 2404 Thrasher Lane; Montopolis NP Area, Carson Creek Watershed
Owner/Applicant: Alpha Builders Group, Inc. (Gino Shvetz)
Agent: Bennett Consulting (Rodney K. Bennett)
Request: Commercial to Higher Density Single Family land use
Staff Rec.: **Recommended**
Staff: Maureen Meredith, 512-974-2695, Maureen.Meredith@austintexas.gov

Motion to grant Neighborhood's request for postponement of this item to October 12, 2021 was approved on the consent agenda on the motion by Commissioner Azhar, seconded by Commissioner Schneider on a vote of 10-0. Commissioner Praxis off the dais. Commissioners Cox and Shieh absent.

2. **Rezoning:** [C14-2021-0128 - ALPHA .95; District 3](#)
Location: 2404 Thrasher Lane; Montopolis NP Area, Carson Creek Watershed
Owner/Applicant: Alpha Builders Group, Inc. (Gino Shvetz)
Agent: Bennett Consulting (Rodney K. Bennett)
Request: CS-NP to SF-6-NP
Staff Rec.: **Recommended**
Staff: Kate Clark, 512-974-1237, kate.clark@austintexas.gov

Motion to grant Neighborhood's request for postponement of this item to October 12, 2021 was approved on the consent agenda on the motion by Commissioner Azhar, seconded by Commissioner Schneider on a vote of 10-0. Commissioner Praxis off the dais. Commissioners Cox and Shieh absent.

3. **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.;
Old West Austin NP Area, Lady Bird Lake Watershed
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.: **Recommended**
Staff: Mark Graham, 512-974-3574, Mark.Graham@austintexas.gov
Housing and Planning Department

Motion to grant Applicant and Neighborhood's request for postponement of this item to October 12, 2021 was approved on the consent agenda on the motion by Commissioner Azhar, seconded by Commissioner Schneider on a vote of 10-0. Commissioner Praxis off the dais. Commissioners Cox and Shieh absent.

4. **Rezoning:** [NPA-2020-0015.03 - 6705 and 6501 Regiene Road; District 1](#)
Location: 6705 and 6501 Regiene Road; MLK-183 NP Area, Boggy Creek Watershed
Owner/Applicant: Daryl Kunik
Agent: Drenner Group, PC (Leah Bojo)
Request: SF-2-NP and LI-NP to LI-PDA-NP
Staff Rec.: **Pending; Staff Postponement Request to October 12, 2021**
Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov

Motion to grant Staff's and Neighborhood's request for postponement of this item to October 26, 2021 was approved on the consent agenda on the motion by Commissioner Azhar, seconded by Commissioner Schneider on a vote of 10-0. Commissioner Praxis off the dais. Commissioners Cox and Shieh absent.

5. **Rezoning:** [C14-2020-0150 - 6705 and 6501 Regiene Road; District 1](#)
Location: 6705 and 6501 Regiene Road; MLK-183 NP Area, Boggy Creek Watershed
Owner/Applicant: Daryl Kunik
Agent: Drenner Group, PC (Leah Bojo)
Request: SF-2-NP and LI-NP to LI-PDA-NP
Staff Rec.: **Pending; Staff Postponement Request to October 12, 2021**
Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov

Public Hearing closed.

Motion to grant Staff's and Neighborhood's request for postponement of this item to October 26, 2021 was approved on the consent agenda on the motion by Commissioner Azhar, seconded by Commissioner Schneider on a vote of 10-0. Commissioner Praxis off the dais. Commissioners Cox and Shieh absent.

6. **Rezoning:** [C814-2012-0152.03 - Pilot Knob PUD - 3rd Amendment; District 2](#)
Location: 7620 FM Road 1625, 8009 and 8047 Sassman Road, and Thaxton Road; Pilot Knob MUD, North Fork Dry Creek; South Fork Dry Creek; Cottonmouth Creek; Marble Creek Watersheds
Owner/Applicant: Carma Easton, LLC (AJ Zorn)
Agent: Armbrust & Brown, PLLC (Richard T. Suttle, Jr.)
Request: To amend the PUD and add 5 tracts of land totaling 242.508 acres of unzoned land to the project area
Staff Rec.: **Recommended**
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov
Planning and Zoning Department

Public Hearing closed.

Motion to grant Staff's recommendation to amend the PUD and add 5 tracts of land totaling 242.508 acres of unzoned land to the project area for C814-2012-0152.03 - Pilot Knob PUD - 3rd Amendment located at 7620 FM Road 1625, 8009 and 8047 Sassman Road, and Thaxton Road was approved on the consent agenda on the motion by Commissioner Azhar, seconded by Commissioner Schneider on a vote of 10-0. Commissioner Praxis off the dais. Commissioners Cox and Shieh absent.

7. **Rezoning:** [C14H-2021-0057 - Kohn House; District 7](#)
Location: 5312 Shoal Creek Boulevard; Allandale NP Area, Shoal Creek Watershed
Owner/Applicant: Aaron Franklin
Request: SF-2 to SF-2-H
Staff Rec.: **Recommended**
Staff: Elizabeth Brummett, 512-974-1264, elizabeth.brummett@austintexas.gov

Public Hearing closed.

Motion to grant Staff's recommendation of SF-2-NP combining distirct zoning for C14H-2021-0057 - Kohn House located at 5312 Shoal Creek Boulevard was approved on the consent agenda on the motion by Commissioner Azhar, seconded by Commissioner Schneider on a vote of 10-0. Commissioner Praxis off the dais. Commissioners Cox and Shieh absent.

8. **Site Plan:** [SPC-2021-0134A - Waterloo Neighborhood Park; District 1](#)
Location: 500 East 12th Street; Downtown NP Area, Waller Creek Watershed
Owner/Applicant: COA - Parks and Recreation Department
Agent: Waterloo Greenway (Erica Saenz)
Request: Conditional use for Parks and Recreation Services Special Use
Staff Rec.: **Recommended**
Staff: Renee Johns, 512-974-2711, renee.johns@austintexas.gov
Development Services Department

Public Hearing closed.

Motion to grant Staff's recommendation for SPC-2021-0134A - Waterloo Neighborhood Park located at 500 East 12th Street was approved on the consent agenda on the motion by Commissioner Azhar, seconded by Commissioner Schneider on a vote of 10-0. Commissioner Praxis off the dais. Commissioners Cox and Shieh absent.

9. **Site Plan:** [SPC-2020-0354C - Rainey Street GIS Substation; District 9](#)
Location: 706 1/2 Lambie Street; Downtown NP Area, Lady Bird Lake Watershed
Owner/Applicant: COA - Austin Energy
Agent: Civil Land Group, LLC (Gregory Ulcak)
Request: Conditional use for P zoned site greater than 1 acre for utility infrastructure.
Staff Rec.: **Recommended**
Staff: Renee Johns, 512-974-2711, renee.johns@austintexas.gov
Development Services Department

Public Hearing closed.

Motion to grant Staff's recommendation for SPC-2021-0134A - Waterloo Neighborhood Park located at 706 1/2 Lambie Street was approved on the consent agenda on the motion by Commissioner Azhar, seconded by Commissioner Schneider on a vote of 10-0. Commissioner Praxis off the dais. Commissioners Cox and Shieh absent.

10. **Site Plan (Parkland Appeal):** [SP-2020-0419C - Koenig Multifamily; District 4](#)
Location: 403 East Koenig Lane; North Loop NP Area, Tannehill Branch Watershed
Owner/Applicant: Seco Ventures (Joshua Needham)
Agent: WGI (Max Martinez)
Request: The Parks and Recreation Department is requiring that the applicant dedicate parkland (0.98 acres) as part of the site plan. The applicant is appealing this decision and is requesting to pay fee-in-lieu of parkland dedication.
Staff Rec.: **Uphold the Director's Decision**
Staff: Robynne Heymans, (512) 974-9549, Robynne.Heymans@austintexas.gov

Motion to grant Staff's and Neighborhood's request for postponement of this item to October 26, 2021 was approved on the consent agenda on the motion by Commissioner Azhar, seconded by Commissioner Schneider on a vote of 9-0. Vice-Chair Hempel abstained on this item. Commissioner Praxis off the dais. Commissioners Cox and Shieh absent.

C. ITEMS FROM THE COMMISSION

1. Proclamation and remarks in memoriam of former Planning Commissioner, Parliamentarian, James "Jim" Schissler. (Co-Sponsors: Chair Shaw and Vice-Chair Hempel)

Memoriam for James "Jim" Schissler conducted.

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)

Vice-Chair Hempel stated the Committee reviewed and recommended Urban Trails code amendment. The Committee also elected officers.

[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)

Commissioner Thompson stated the Committee received a presentation regarding Project Connect.

Mobility and Transportation Working Group

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

Commissioner Thompson stated the Committee continues to meet and will formulate amendments for consideration.

Chair Shaw adjourned the meeting without objection on Tuesday, September 28, 2021 at 7:01 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.