



PLANNING COMMISSION

MINUTES

October 12, 2021

The Planning Commission convened in a meeting on October 12, 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:

**Grayson Cox
Yvette Flores
Patrick Howard
Carmen Llanes Pulido
Jennifer Mushtaler
Robert Schneider
James Shieh
Todd Shaw – Chair
Jeffrey Thompson
Solveij Rosa Praxis**

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

Absent:

**Awais Azhar
Joao Paulo Connolly
Claire Hempel – Vice-Chair**

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 28, 2021.

Motion to approve minutes of September 28, 2021 was approved on the consent agenda on the motion by Commissioner Schneider, seconded by Commissioner Shieh on a vote of 9-0. Commissioner Praxis was off the dais; Vice-Chair Hempel, and Commissioners Azhar and Connolly were absent.

B. PUBLIC HEARINGS

1. **Rezoning:** [C14-2021-0082 - Springdale Road Residences; District 3](#)
Location: 5800, 5900, 5920, 6000 Springdale Road, East MLK NP Area; Little Walnut Creek Watershed
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

Public Hearing closed.

Motion to grant Staff's recommendation of GR-MU-V-NP combining district zoning for C14-2021-0082 - Springdale Road Residences located at 5800, 5900, 5920, 6000 Springdale Road was approved on the consent agenda on the motion by Commissioner Schneider, seconded by Commissioner Shieh on a vote of 9-0. Commissioner Praxis was off the dais; Vice-Chair Hempel, and Commissioners Azhar and Connolly were absent.

2. **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 land use
Staff Rec.: **Recommended Mixed Use on Tract 1**
Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov
Housing and Planning Department

Public Hearing closed.

Motion by Commissioner Cox, seconded by Commissioner Llanes Pulido to grant Staff's recommendation of Mixed Use land use on Tract 1 for NPA-2019-0022.01 - 200 Academy located at 146 ½, 200, 200 ½, 204 ½ Academy Drive & 1006, 1020 Melissa Lane was approved on a vote of 7-1. Commissioners Llanes Pulido and Praxis abstained. Vice-Chair Hempel, and Commissioners Azhar and Connolly were absent.

3. **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.: **Tract 1: CS-1-MU-NCCD-NP**
Tract 2: CS-MU-NCCD-NP
Tract 3: MF-4-NCCD-NP
Staff: Kate Clark, 512-974-1237, kate.clark@austintexas.gov
Housing and Planning Department

Public Hearing closed.

Motion by Commissioner Cox, seconded by Commissioner Llanes Pulido to grant CS-1-MU-NCCD-NP combining district zoning on Tract 1 and CS-MU-NCCD-NP combining district zoning on Tract 2 to amend the NCCD, and MF-4-CO-NP combining district zoning on Tract 3 to remove the tract from the NCCD with the -CO to limit maximum building height to 40 feet, with conditions of a Restrictive Covenant that includes all recommendations listed in the Transportation Impact Analysis Memo, dated October 11, 2021 for C14-2020-0147 - 200 Academy located at 146 ½, 200, 200 ½, 204 ½ Academy Drive & 1006, 1020 Melissa Lane was approved on a vote of 7-1. Commissioners Llanes Pulido and Praxis abstained. Vice-Chair Hempel, and Commissioners Azhar and Connolly were absent.

4. **Rezoning:** [C14-2021-0009 - 1725 Toomey Rd; District 5](#)
Location: 1725 Toomey Road, South Lamar Combined NP Area (Zilker); Lady Bird Lake Watershed
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 request for postponement of this item to October 26, 2021 was approved on the consent agenda on the motion by Commissioner Schneider, seconded by Commissioner Shieh on a vote of 9-0. Commissioner Praxis was off the dais; Vice-Chair Hempel, and Commissioners Azhar and Connolly were absent.

5. **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
Housing and Planning Department

Motion to grant Applicant's request for postponement of this item to November 9, 2021 was approved on the consent agenda on the motion by Commissioner Schneider, seconded by Commissioner Shieh on a vote of 9-0. Commissioner Praxis was off the dais; Vice-Chair Hempel, and Commissioners Azhar and Connolly were absent.

6. **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
Housing and Planning Department

Motion to grant Applicant's request for postponement of this item to November 9, 2021 was approved on the consent agenda on the motion by Commissioner Schneider, seconded by Commissioner Shieh on a vote of 9-0. Commissioner Praxis was off the dais; Vice-Chair Hempel, and Commissioners Azhar and Connolly were absent.

7. **Rezoning:** [C14-2021-0081 - 5th & Walsh Rezoning; District 9](#)
 Location: 1200, 1202, 1204, 1210, 1214, 1214-1/2 West 5th Street; 504, 506 Walsh Street, 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: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov
 Housing and Planning Department

Public Hearing closed.

Motion to grant Staff's recommendation of LI-PDA-NP combining district zoning, including conditions agreed by the Applicant and the Neighborhood referenced in Exhibit A, OWANA letter, Oct. 12, 2021. Conditional Overlays to be memorialized in recording instruments as determined by Staff and the Law Department, for C14-2021-0081 - 5th & Walsh Rezoning located at 1200, 1202, 1204, 1210, 1214, 1214-1/2 West 5th Street; 504, 506 Walsh Street was approved on the consent agenda on the motion by Commissioner Schneider, seconded by Commissioner Shieh on a vote of 9-0. Commissioner Praxis was off the dais; Vice-Chair Hempel, and Commissioners Azhar and Connolly were absent.

8. **Rezoning:** [C14-2021-0137 - 3427 Jefferson St; District 10](#)
 Location: 3427 Jefferson Street, Central West Austin Combined (Windsor Road) NP Area; Shoal Creek Watershed
 Owner/Applicant: Estate of Tom Wiley (Lindabeth Doby, Executor)
 Agent: Metcalfe Wolff Stuart & Williams, LLP (Michele Rogerson Lynch)
 Request: LR-NP to CS-NP
 Staff Rec.: **Recommended**
 Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov
 Housing and Planning Department

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

9. **Code Amendment:** [C20-2021-008 - Urban Trails](#)
 Request: Consider an ordinance amending Title 25 of the City Code related to cut and fill requirements and critical water quality zone development regulations as applied to Urban Trails.
 Staff Rec.: **Recommended**
 Staff: Katie Wettick, 512-974-3529, katie.wettick@austintexas.gov
 Public Works Department

Public Hearing closed.

Motion to approve an ordinance amending Title 25 of the City Code related to cut and fill requirements and critical water quality zone development regulations as applied to Urban Trails

was approved on the consent agenda on the motion by Commissioner Schneider, seconded by Commissioner Shieh on a vote of 9-0. Commissioner Praxis was off the dais; Vice-Chair Hempel, and Commissioners Azhar and Connolly were absent.

- 10. ETJ Release:** [CETJ-2021-0001 - Webberville ETJ Release Request; Austin ETJ](#)
Location: 2415 Sandra Lane, Manor, TX 78653; Colorado River Watershed
Owner/Applicant: Cavazos Y Gonzales LLC
Agent: Richard Mathias
Request: Release of approximately 31 acres of Austin ETJ to become Village of Webberville ETJ

Staff Rec.: **Recommended**
Staff: Andrei Lubomudrov, 512-974-7659, andrei.lubomudrov@austintexas.gov
Housing and Planning Department

Public Hearing closed.

Motion to approve release of approximately 31 acres of Austin ETJ to become Village of Webberville ETJ was approved on the consent agenda on the motion by Commissioner Schneider, seconded by Commissioner Shieh on a vote of 9-0. Commissioner Praxis was off the dais; Vice-Chair Hempel, and Commissioners Azhar and Connolly were absent.

- 11. Final Plat out of Approved Preliminary Plan:** [C8J-2020-0047.1A - Jennings Place \(Small Lot Subdivision\)](#)
Location: Nuckols Crossing Road; Onion Creek Watershed
Owner/Applicant: The Kathleen T. Gilmore Living Trust (Kathleen Toomey)
Agent: LJA Engineering, Inc. (Russell Kotara)
Request: Approval of a small lot subdivision consisting of 70 total lots on 11.494 acres.

Staff Rec.: **Recommended with Conditions per Exhibit C**
Staff: Jose Luis Arriaga, 512-854-7562, joe.arriaga@traviscountytexas.gov
Travis County - Single Office

Public Hearing closed.

Motion to approve Staff's recommendation, recommended with conditions per Exhibit C, for C8J-2020-0047.1A - Jennings Place (Small Lot Subdivision), located on Nuckols Crossing Road was approved on the consent agenda on the motion by Commissioner Schneider, seconded by Commissioner Shieh on a vote of 9-0. Commissioner Praxis was off the dais; Vice-Chair Hempel, and Commissioners Azhar and Connolly were absent.

- 12. Total Plat Vacation:** [C8s-76-150\(vac\) - Gentry Estates - Final Plat](#)
- Location: Nuckols Crossing Road, Onion Creek Watershed
Owner/Applicant: Century Communities (Kathleen Toomey)
Agent: LJA Engineering, Inc. (John Clark)
Request: Approval of a total plat vacation consisting of one lot on 5.76 acres.
Staff Rec.: **Recommended**
Staff: Jose Luis Arriaga, Supervisor, 512-854-75662,
joe.arriaga@traviscountytexas.gov
Single Office: Travis County / COA

Public Hearing closed.

Motion to approve Staff's recommendation for C8s-76-150(vac) - Gentry Estates, located on Nuckols Crossing Road was approved on the consent agenda on the motion by Commissioner Schneider, seconded by Commissioner Shieh on a vote of 9-0. Commissioner Praxis was off the dais; Vice-Chair Hempel, and Commissioners Azhar and Connolly were absent.

- 13. Resubdivision:** [C8-2019-0142.0A - Resubdivision of Lot 2, Granberry Park Section 1; District 3](#)
- Location: 1809 Parker Lane, Riverside NP Area; Lady Bird Lake Watershed
Owner/Applicant: Parker Lane Partners, LLC
Agent: Thrower Design (Ron Thrower)
Request: Approval of the resubdivision of an existing lot into a two lot subdivision on 0.482 acres.
Staff Rec.: **Recommended**
Staff: Cesar Zavala, 512-974-3404, cesar.zavala@austintexas.gov
Development Services Department

Public Hearing closed.

Motion to approve Staff's recommendation for C8-2019-0142.0A - Resubdivision of Lot 2, Granberry Park Section 1, located at 1809 Parker Lane was approved on the consent agenda on the motion by Commissioner Schneider, seconded by Commissioner Shieh on a vote of 9-0. Commissioner Praxis was off the dais; Vice-Chair Hempel, and Commissioners Azhar and Connolly were absent.

- 14. Final Plat out of Approved Preliminary Plan:** [C8J-2020-0148.1A - Prospect Park Phase 1 Final Plat; District 2](#)
- Location: Apogee Boulevard & Ausblick Avenue, Pilot Knob MUD; North Fork Dry Creek Watershed
- Owner/Applicant: Carma Easton LLC (AJ Zorn)
- Agent: Carlson Brigance & Doering, Inc. (Brett Pasquarella)
- Request: Approval with Conditions of Prospect Park Phase 1 Final Plat consisting of 797 lots on 228.857 acres.
- Staff Rec.: **Recommended with Conditions per Exhibit C**
- Staff: Sue Welch, 512-854-7637, sue.welch@traviscountytx.gov
Travis County - Single Office

Public Hearing closed.

Motion to approve Staff's recommendation, recommended with conditions per Exhibit C, for C8J-2020-0148.1A - Prospect Park Phase 1 Final Plat, located at Apogee Boulevard & Ausblick Avenue was approved on the consent agenda on the motion by Commissioner Schneider, seconded by Commissioner Shieh on a vote of 9-0. Commissioner Praxis was off the dais; Vice-Chair Hempel, and Commissioners Azhar and Connolly were absent.

- 15. Final Plat out of Approved Preliminary Plan:** [C8J-2020-0013.1A - West Bella Fortuna Phase 1 Final Plat](#)
- Location: Comano Drive; Onion Creek Watershed
- Owner/Applicant: Clayton Properties Group (Tyler Gatewood)
- Agent: Doucet & Associated (Sumita Kadariya)
- Request: Approval with Conditions of West Bella Fortuna Phase 1 Final Plat, consisting of 112 lots on 45.833 acres. Water and wastewater will be provided by the City of Austin.
- Staff Rec.: **Recommended with Conditions**
- Staff: Sarah Sumner, 512-854-7687, sarah.sumner@traviscountytx.gov
Travis County - Single Office

Public Hearing closed.

Motion to approve Staff's recommendation, recommended with conditions per Exhibit C, C8J-2020-0013.1A - West Bella Fortuna Phase 1 Final Plat, located at Comano Drive was approved on the consent agenda on the motion by Commissioner Schneider, seconded by Commissioner Shieh on a vote of 9-0. Commissioner Praxis was off the dais; Vice-Chair Hempel, and Commissioners Azhar and Connolly were absent.

16. **Final Plat out of Approved Preliminary Plan:** [C8J-2020-0013.2A - West Bella Fortuna Phase 2 Final Plat](#)
- Location: Bella Fortuna Drive; Onion Creek Watershed
Owner/Applicant: Clayton Properties Group (Tyler Gatewood)
Agent: Doucet & Associated (Sumita Kadariya)
Request: Approval with Conditions of West Bella Fortuna Phase 2 Final Plat, consisting of 103 lots on 20.00 acres. Water and wastewater will be provided by the City of Austin.
- Staff Rec.: **Recommended with Conditions**
Staff: Sarah Sumner, 512-854-7687, sarah.sumner@traviscountytexas.gov
Travis County - Single Office

Public Hearing closed.

Motion to approve Staff's recommendation, recommended with conditions per Exhibit C, C8J-2020-0013.2A - West Bella Fortuna Phase 2 Final Plat, located at Bella Fortuna Drive was approved on the consent agenda on the motion by Commissioner Schneider, seconded by Commissioner Shieh on a vote of 9-0. Commissioner Praxis was off the dais; Vice-Chair Hempel, and Commissioners Azhar and Connolly were 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)

Chair Shaw stated the Committee reviewed and recommended Urban Trails code amendment.

[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)

Commissioner Thompson provided an update on the proposed amendments to the Transportation Criteria Manual (TCM) update.

Chair Shaw adjourned the meeting without objection on Tuesday, October 12, 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.