



PLANNING COMMISSION

MINUTES

October 26, 2021

The Planning Commission convened in a meeting on October 26, 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

Grayson Cox

Yvette Flores

Claire Hempel – Vice-Chair

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

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 October 12, 2021.

Motion to approve minutes of October 12, 2021 was approved on the consent agenda on the motion by Commissioner Connolly, seconded by Commissioner Mushtaler on a vote of 13-0.

B. PUBLIC HEARINGS

1. **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

Public Hearing closed.

After discussion and debate, item forwarded to Council without a recommendation due to lack of an affirmative vote.

2. **Plan Amendment:** [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: Industry to Major Planned Development land use
Staff Rec.: **Recommended**
Staff: Jesse Gutierrez, 512-974-1606, jesse.gutierrez@austintexas.gov
Housing and Planning Department

Public Hearing closed.

Action on this item postponed by Planning Commission to November 9, 2021 on the motion by Commissioner Shieh, seconded by Commissioner Cox was approved on a vote of 13-0.

- 3. 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.: **Recommended, with conditions**
Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov
Housing and Planning Department

Public Hearing closed.

Action on this item postponed by Planning Commission to November 9, 2021 on the motion by Commissioner Shieh, seconded by Commissioner Cox was approved on a vote of 13-0.

- 4. Plan Amendment:** [NPA-2021-0023.01.SH - Manor Road and Northeast Drive; District 1](#)
Location: 3209 Jack Cook Drive; University Hills / Windsor Park Combined NP Area, Little Walnut Creek Watershed
Owner/Applicant: AM1032, LLC (Managed by Anmol Mehra)
Agent: Drenner Group, PC (Leah Bojo)
Request: Single Family to Mixed Use land use
Staff Rec.: **Recommended**
Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov
Housing and Planning Department

Motion to grant Neighborhood postponement request of this item to November 9, 2021 was approved on the consent agenda on the motion by Commissioner Connolly, seconded by Commissioner Mushtaler on a vote of 13-0.

- 5. Rezoning:** [C14-2021-0133.SH - Manor Road and Northeast Drive; District 1](#)
Location: 3209 Jack Cook Drive; University Hills / Windsor Park Combined NP Area, Little Walnut Creek Watershed
Owner/Applicant: AM1032, LLC (Managed by Anmol Mehra)
Agent: Drenner Group, PC (Leah Bojo)
Request: SF-3-NP to LR-MU-V-NP
Staff Rec.: **Recommendation of LR-MU-V-CO-NP**
Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov
Housing and Planning Department

Public Hearing closed.

Motion to grant Neighborhood postponement request of this item to November 9, 2021 was approved on the consent agenda on the motion by Commissioner Connolly, seconded by Commissioner Mushtaler on a vote of 13-0.

- 6. 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

Public Hearing closed.

Motion by Commissioner Connolly, seconded by Commissioner Azhar to grant CS-CO-NP combining district zoning for C14-2021-0137 - 3427 Jefferson St., located at 3427 Jefferson Street was approved on a vote of 12-1. Commisisoner Llanes Pulido voted nay.

Conditional Overlay – Prohibited Uses:

Agricultural Sales and Services, Automotive Rentals, Automotive Repair Services, Automotive Sales, Automotive Washing (of any type), Bail Bond Services, Campground, Commercial Blood Plasma Center, Construction Sales and Services, Custom Manufacturing, Equipment Repair Services, Equipment Sales, Exterminating Services, Indoor Crop Production, Kennels, Limited Warehousing and Distribution, Maintenance and Service Facilities, Outdoor Sports and Recreation, Pawn Shop Services, Plant Nursery, Service Station, Transportation Terminal, and Vehicle Storage.

- 7. Rezoning:** **C14-2021-0154 - Clawson Road Residences, District 5**
Location: 4000 Clawson Road; South Lamar Combined NP Area (South Lamar), West Bouldin Creek Watershed
Owner/Applicant: Heartwood REG Holdings, LLC (Chris Affinito)
Agent: Alice Glasco Consulting (Alice Glasco)
Request: SF-3 to MF-2
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 MF-2 district zoning for C14-2021-0154 - Clawson Road Residences located at 4000 Clawson Road was approved on the consent agenda on the motion by Commissioner Connolly, seconded by Commissioner Mushtaler on a vote of 13-0.

8. **Rezoning:** [C14H-2021-0144 - Rubinett House; District 10](#)
Location: 3004 Belmont Circle; Central West Austin Combined NP Area, Shoal Creek Watershed
Owner/Applicant: Claire Oswalt
Agent: H-H-M, Inc--Emily Payne
Request: Rezone approximately 0.2646 acres from SF-3 to SF-3-H
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 SF-3-H combining district zoning for C14H-2021-0144 - Rubinett House located at 3004 Belmont Circle was approved on the consent agenda on the motion by Commissioner Connolly, seconded by Commissioner Mushtaler on a vote of 13-0.

9. **Right of Way** [2021-047001 - Harvey Street between E. 12th and Sol Wilson Avenue District 1](#)
Vacation: [Avenue District 1](#)
Location: Parcels abutting Harvey Street, 3001 E. 12th Street; Rosewood NP Area, Boggy Creek Watershed
Owner/Applicant: Pam Madere - Applicant
Agent: Jackson Walker
Request: ROW vacation of 21,092 sf of Harvey Street
Staff Rec.: **Recommended**
Staff: Mashell Smith, 512-974-7079, mashell.smith@austintexas.gov
Development Services Department

Public Hearing closed.

Motion by Chair Shaw, seconded by Commissioner Azhar to grant Staff's recommendation for 2021-047001 - Harvey Street between E. 12th and Sol Wilson Avenue located at Parcels abutting Harvey Street, 3001 E. 12th Street was approved on a vote of 7-6. Vice-Chair Hempel, and Commissioners Thompson, Azhar, Conolly, Praxis and Llanes Pulido voted nay.

**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 and Applicant Indefinite Postponement request was approved on the consent agenda on the motion by Commissioner Connolly, seconded by Commissioner Mushtaler on a vote of 13-0.

11. Site Plan:

[SPC-2021-0131A - Zilker Café, District 8](#)

Location: 2133 William Barton Drive, Barton Creek Watershed-Barton Springs Zone

Owner/Applicant: City of Austin Parks and Recreation Department

Request: Approval of a conditional use permit for Parks and Recreation Services (Special) Use for the sale of beer and wine at the Zilker Cafe at Zilker Park.

Staff Rec.: **Recommended**

Staff: Renee Johns, 512-974-2711, Renee.Johns@austintexas.gov
Development Services Department

Public Hearing closed.

Motion by Commissioner Mushtaler, seconded by Commissioner Schneider to deny Applicant request for conditional use permit for SPC-2021-0131A - Zilker Café located at 2133 William Barton Drive was approved on a vote of 8-2. Commissioners Connolly and Thompson voted nay. Vice-Chair Hempel, and Commssioners Azhar and Howard abstained.

12. Final Plat out of approved [C8-2020-0037.1A - Marshall Ranch Subdivision; District 8](#)

Preliminary Plan:

Location: 1300 Lost Creek Boulevard, Barton Creek Watershed-Barton Springs Zone; Eanes Creek Watershed
Owner/Applicant: Eanes Marshall Ranch, LP (Linda K. Haines)
Agent: Jonathan Fleming (KTCivil)
Request: Approval of Marshall Ranch Subdivision consisting of 55 lots (49 single-family) on 37.23 acres.
Staff Rec.: **Dissapproval for Reasons, per Exhibit C**
Staff: Joey de la Garza, 512-974-2664, joey.delagarza@austintexas.gov
Development Services Department

Public Hearing closed.

Motion for Disapproval for Reasons, per Exhibit C for C8-2020-0037.1A - Marshall Ranch Subdivision located at 1300 Lost Creek Boulevard was approved on the consent agenda on the motion by Commissioner Connolly, seconded by Commissioner Mushtaler on a vote of 13-0.

C. ITEMS FROM THE COMMISSION

1. Discussion and possible action to provide input on the Transportation Criteria Manual. (Sponsors Commissioners: Azhar, Cox, Thompson, Schneider, Shieh, Llanes Pulido)

Motion to approve input on the Transportation Criteria Manual update was approved on the consent agenda on the motion by Commissioner Connolly, seconded by Commissioner Mushtaler on a vote of 13-0.

Approved input on the Transportation Criteria Manual update:

<http://www.austintexas.gov/edims/document.cfm?id=370291>

Items posted on Addendum

2. Discussion and possible action regarding Rules of Procedure. (Co-Sponsors Chair Shaw and Vice-Chair Hempel)

Motion to postpone this item to November 9, 2021 was approved on the consent agenda on the motion by Commissioner Connolly, seconded by Commissioner Mushtaler on a vote of 13-0.

3. Discussion and possible action regarding Bylaws. (Co-Sponsors Chair Shaw and Vice-Chair Hempel)

Motion to postpone this item to November 9, 2021 was approved by unanimous consent.

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, October 26, 2021 at 11:59 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.