



## **PLANNING COMMISSION**

### **MINUTES**

**November 9, 2021**

**The Planning Commission convened in a meeting on November 9, 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**

**Claire Hempel – Vice-Chair**

**Patrick Howard**

**Carmen Llanes Pulido**

**Jennifer Mushtaler**

**James Shieh**

**Todd Shaw – Chair**

**Jeffrey Thompson**

**Jessica Cohen – Ex-Officio**

#### **Absent**

**Yvette Flores**

**Robert Schneider**

**Solveij Rosa Praxis**

**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**

1. Mr. Mario Cantu – Mr. Cantu discussed the need for onsite pet play areas for multifamily buildings.

### **A. APPROVAL OF MINUTES**

1. Approve the minutes of October 26, 2021.

Motion to approve the minutes of October 26, 2021 was approved on the consent agenda on the motion by Vice-Chair Hempel, seconded by Commissioner Cox on a vote of 9-0. Commissioner Llanes Pulido abstained. Commissioners Flores, Schneider, and Praxis absent.

### **B. PUBLIC HEARINGS**

1. **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](mailto:jesse.gutierrez@austintexas.gov)  
Housing and Planning Department

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

2. **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

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

3. **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

Public Hearing Closed.

Motion to grant Staff's recommendation of Mixed Use land use for NPA-2021-0023.01.SH - Manor Road and Northeast Drive located at 3209 Jack Cook Drive was approved on the consent agenda on the motion by Vice-Chair Hempel, seconded by Commissioner Cox on a vote of 9-0. Commissioner Llanes Pulido abstained. Commissioners Flores, Schneider, and Praxis absent.

4. **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 Staff's recommendation of LR-MU-V-CO-NP combining district zoning and adding Off-site accessory parking and Pedicab storage and dispatch as additional prohibited uses for C14-2021-0133.SH - Manor Road and Northeast Drive located at 3209 Jack Cook Drive was approved on the consent agenda on the motion by Vice-Chair Hempel, seconded by Commissioner Cox on a vote of 9-0. Commissioner Llanes Pulido abstained. Commissioners Flores, Schneider, and Praxis 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 (Applicant requests Indefinite Postponement)**  
Staff: Maureen Meredith, 512-974-2695, Maureen.Meredith@austintexas.gov  
Housing and Planning Department

Motion to grant Applicant's request for indefinite postponement was approved on the consent agenda on the motion by Vice-Chair Hempel, seconded by Commissioner Cox on a vote of 9-0. Commissioner Llanes Pulido abstained. Commissioners Flores, Schneider, and Praxis 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 (Applicant requests Indefinite Postponement)**  
Staff: Kate Clark, 512-974-1237, kate.clark@austintexas.gov  
Housing and Planning Department

Motion to grant Applicant's request for indefinite postponement was approved on the consent agenda on the motion by Vice-Chair Hempel, seconded by Commissioner Cox on a vote of 9-0. Commissioner Llanes Pulido abstained. Commissioners Flores, Schneider, and Praxis absent.

7. **Plan Amendment:** [NPA-2021-0025.01 - 290 West and Scenic Brook; District 8](#)  
Location: 8328 1/2, 8352 W. U.S. 290 HWY & 8112 Scenic Brook Dr.; Oak Hill Combined (West Oak Hill) NP Area, Williamson Creek Watershed – Barton Springs Zone  
Owner/Applicant: Schmidt Investments, LTD (RERS, Inc.) (Robert Schmidt, President)  
Agent: Armbrust & Brown, PLLC (Richard T. Suttle, Jr.)  
Request: Neighborhood Mixed Use & Single Family to Mixed Use land use  
Staff Rec.: **Staff Recommendation Pending (Applicant requests Indefinite Postponement)**  
Staff: Maureen Meredith, 512-974-2695, Maureen.Meredith@austintexas.gov  
Housing and Planning Department

Motion to grant Applicant's request for indefinite postponement was approved on the consent agenda on the motion by Vice-Chair Hempel, seconded by Commissioner Cox on a vote of 9-0. Commissioner Llanes Pulido abstained. Commissioners Flores, Schneider, and Praxis absent.

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

Item postponed to December 14, 2021 by Planning Commission on the motion by Commissioner Cox, seconded by Commissioner Llanes Pulido was approved on a vote of 9-0. Commissioners Flores, Schneider, and Praxis absent. Commissioner Shieh off the dais.

9. **Rezoning:** [C14-2021-0015 - Shelby Lane Residences; District 3](#)  
Location: 4700 Weidemar Lane; South Congress Combined (East Congress) NP Area, Williamson Creek Watershed  
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 of MF-6-CO-NP, with conditions**  
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov  
Housing and Planning Department

Item postponed to December 14, 2021 by Planning Commission on the motion by Commissioner Cox, seconded by Commissioner Llanes Pulido was approved on a vote of 9-0. Commissioners Flores, Schneider, and Praxis absent. Commissioner Shieh off the dais.

10. **Plan Amendment:** [NPA-2021-0016.03 - 3535 East 7th Street; District 3](#)  
Location: 3511, 3525, and 3535 East 7th Street; Govalle / Johnston Terrace NP Area, Boggy Creek Watershed  
Owner/Applicant: The Elena Herrera Family Bypass Trust  
Agent: Drenner Group, PC (Amanda W. Swor)  
Request: Commercial 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's request for postponement to December 14, 2021 was approved on the consent agenda on the motion by Vice-Chair Hempel, seconded by Commissioner Cox on a vote of 9-0. Commissioner Llanes Pulido abstained. Commissioners Flores, Schneider, and Praxis absent.

- 11. Rezoning:** [C14-2021-0124 - 3535 East 7th Street; District 3](#)  
 Location: 3511, 3525, and 3535 East 7th Street; Govalle / Johnston Terrace NP Area, Boggy Creek Watershed  
 Owner/Applicant: The Elena Herrera Family Bypass Trust  
 Agent: Drenner Group, PC (Amanda W. Swor)  
 Request: CS-CO-NP, CS-MU-CO-NP, CS-V-CO-NP to CS-MU-V-CO-NP  
 Staff Rec.: **Recommended**  
 Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov  
 Housing and Planning Department

Motion to grant Neighborhood’s request for postponement to December 14, 2021 was approved on the consent agenda on the motion by Vice-Chair Hempel, seconded by Commissioner Cox on a vote of 9-0. Commissioner Llanes Pulido abstained. Commissioners Flores, Schneider, and Praxis absent.

**C. ITEMS FROM THE COMMISSION**

1. Discuss and consider setting the Planning Commission regular meeting schedule for calendar year 2022 and the Commission being subject to the Texas Open Meetings Act, file with the Office of the City Clerk the dates, hour and place of meetings for the purpose of satisfying City Code Title 2 § 2-1-43 (A). (Co-Sponsors Chair Shaw and Vice-Chair Hempel)

Motion by Commissioner Azhar, seconded by Chair Shaw to adopt the Planning Meeting Schedule as follows was approved on a vote of 10-0. Commissioners Shieh, Schneider, and Praxis absent.

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|---|--|
| Tues. January 11, 2022 @ Austin City Hall, 6PM  | Tues. July 12, 2022 @ Austin City Hall, 6PM      |
| Tues. January 25, 2022 @ Austin City Hall, 6PM  | Tues. July 26, 2022 @ Austin City Hall, 6PM      |
| Tues. February 8, 2022 @ Austin City Hall, 6PM  | Tues. August 9, 2022 @ Austin City Hall, 6PM     |
| Tues. February 22, 2022 @ Austin City Hall, 6PM | Tues. August 23, 2022 @ Austin City Hall, 6PM    |
| Tues. March 8, 2022 @ Austin City Hall, 6PM     | Tues. September 13, 2022 @ Austin City Hall, 6PM |
| Tues. March 22, 2022 @ Austin City Hall, 6PM    | Tues. September 27, 2022 @ Austin City Hall, 6PM |
| Tues. April 12, 2022 @ Austin City Hall, 6PM    | Tues. October 11, 2022 @ Austin City Hall, 6PM   |
| Tues. April 26, 2022 @ Austin City Hall, 6PM    | Tues. October 25, 2022 @ Austin City Hall, 6PM   |
| Tues. May 10, 2022 @ Austin City Hall, 6PM      | Tues. November 8, 2022 @ Austin City Hall, 6PM   |
| Tues. May 24, 2022 @ Austin City Hall, 6PM      | Wed. November 16, 2022 @ Austin City Hall, 6PM   |
| Tues. June 14, 2022 @ Austin City Hall, 6PM     | Tues. December 13, 2022 @ Austin City Hall, 6PM  |
| Tues. June 28, 2022 @ Austin City Hall, 6PM     | Wed. December 21, 2022 @ Austin City Hall, 6PM   |

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

Motion by Commissioner Azhar, seconded by Commissioner Thompson to amend Rules of Procedure to include Austin City Hall as meeting place was approved on a vote 9-0. Commissioners Flores, Schneider, and Praxis absent. Commissioner Shieh off the dais.

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

Motion by Commissioner Azhar, seconded by Vice-Chair Hempel to recommend amending Bylaws to include Austin City Hall as the meeting place for regular meetings except as otherwise provided by Commission action, was approved on vote 9-0. Commissioners Flores, Schneider, and Praxis absent. Commissioner Shieh off the dais.

4. Discuss and consider initiation of amendments to City Code Title 25, to include language regarding location of public hearings. (Co-Sponsors Chair Shaw and Vice-Chair Hempel)

Motion by Commissioner Azhar, seconded by Vice-Chair Hempel to initiate code amendment reflecting Austin City Hall as meeting place for public hearings was approved on a vote 9-0. Commissioners Flores, Schneider, and Praxis absent. Commissioner Shieh off the dais.

#### **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)

Commissioner Azhar stated the Committee reviewed Affordability Unlocked Site Plan Amendment.

##### [Comprehensive Plan Joint Committee](#)

(Commissioners: Cox, Flores, Llanes Pulido and Schneider)

No report provided.

##### [Joint Sustainability Committee](#)

(Commissioners 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, November 9, 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.