



PLANNING COMMISSION

MINUTES

January 11, 2022

The Planning Commission convened in a meeting on January 11, 2022 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 6:05 p.m.

Commission Members in Attendance:

**Awais Azhar
Joao Paulo Connolly
Claire Hempel – Vice-Chair
Grayson Cox
Yvette Flores
Jennifer Mushtaler
Solveij Rosa Praxis
Carmen Llanes Pulido
Robert Schneider
James Shieh
Todd Shaw – Chair
Jeffrey Thompson**

Jessica Cohen – Ex-Officio

Absent:

Patrick Howard

**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

A. APPROVAL OF MINUTES

1. Approve the minutes of December 14, 2021.

Motion to approve minutes of December 22, 2021 was approved on the consent agenda on the motion by Commissioner Azhar, seconded by Commissioner Connolly on a vote of 12-0. Commissioner Howard absent.

B. PUBLIC HEARINGS

- 1. Plan Amendment:** [NPA-2021-0015.01 - Austin Sports Facility; District 3](#)
Location: 1138 1/2 & 1140 Gunter Street, Boggy Creek Watershed; E. MLK Combined NP Area
Owner/Applicant: GSTF, LLC (c/o Michael Orsak of 3 MP ENT)
Agent: Brown & Ortiz, PC (c/o Caroline McDonald)
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's request for postponement of this item to February 8, 2022 was approved on the consent agenda on the motion by Commissioner Azhar, seconded by Commissioner Connolly on a vote of 12-0. Commissioner Howard absent.

- 2. Rezoning:** [C14-2021-0125 - Austin Sports Facility; District 3](#)
Location: 1138 1/2 & 1140 Gunter Street, Boggy Creek Watershed E. MLK Combined NP Area
Owner/Applicant: GSTF, LLC (in care of Michael Orsak of 3 MP ENT)
Agent: Brown & Ortiz, PC (c/o Caroline McDonald)
Request: SF-3-NP to CS-MU-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 of this item to February 8, 2022 was approved on the consent agenda on the motion by Commissioner Azhar, seconded by Commissioner Connolly on a

vote of 12-0. Commissioner Howard absent.

3. **Plan Amendment:** [NPA-2021-0005.02 - Montopolis Multifamily; District 3](#)
Location: 2601 Montopolis Drive, 6700 & 6800 E. Ben White Blvd SVRD WB, Carson Creek, Country Club Creek Watersheds; Montopolis NP Area
Owner/Applicant: Montopolis QO2B, LLC
Agent: Thrower Design, LLC (Ron Thrower and Victoria Haase)
Request: Industry to Mixed Use land use
Staff Rec.: **Not Recommended**
Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov
Housing and Planning Department
Postponement **Postponement request by Applicant to February 8, 2022**
Request:

Motion to grant Applicant's request for postponement of this item to February 8, 2022 was approved on the consent agenda on the motion by Commissioner Azhar, seconded by Commissioner Connolly on a vote of 12-0. Commissioner Howard absent.

4. **Plan Amendment:** [NPA-2021-0002.01 - 1400 E. 4th Street; District 3](#)
Location: 1400 E. 4th Street, Lady Bird Lake Watershed; East Cesar Chavez NP Area and Plaza Saltillo TOD Station Area Plan
Owner/Applicant: Robert C. Beall and Beth A. Beall
Agent: Armbrust & Brown, PLLC (Richard T. Suttle, Jr.)
Request: To amend the Base Maximum Building. The land use on the future land use map is Specific Regulating District. There is no proposed change to the future land use map.
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 of this item to February 8, 2022 was approved on the consent agenda on the motion by Commissioner Azhar, seconded by Commissioner Connolly on a vote of 11-0. Vice-Chair Hempel abstained on this item. Commissioner Howard absent.

5. **Rezoning:** [C14-2021-0138 - 1400 E. 4th Street; District 3](#)
Location: 1400 E. 4th Street, Lady Bird Lake Watershed; East Cesar Chavez NP Area and Plaza Saltillo TOD Station Area Plan
Owner/Applicant: Robert C. Beall and Beth A. Beall
Agent: Armbrust & Brown, PLLC (Richard T. Suttle, Jr.)
Request: TOD-NP to TOD-NP, to change a condition of zoning
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 of this item to February 8, 2022 was approved on the consent agenda on the motion by Commissioner Azhar, seconded by Commissioner Connolly on a vote of 11-0. Vice-Chair Hempel abstained on this item. Commissioner Howard absent.

6. **Plan Amendment:** [NPA-2021-0009.01 - 1612 E. 7th Street; District 1](#)
Location: 1612 E. 7th Street, Lady Bird Lake Watershed; Central East Austin NP Area and Plaza Saltillo TOD Station Area Plan
Owner/Applicant: 1610 JFH, LLC (John Hernandez)
Agent: Drenner Group, PC (Dave Anderson)
Request: To amend the Land Use and Design Concept Plan in the Plaza Saltillo Transit Oriented Development (TOD) Station Area Plan from Corridor Mixed Use (CMU) subdistrict (TOD-CMU) to Mixed Use (MU) subdistrict (TOD-MU). The exiting land use on the future land use map is Specific Regulating District. There is no proposed change to the future land use map.
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 of this item to February 8, 2022 was approved on the consent agenda on the motion by Commissioner Azhar, seconded by Commissioner Connolly on a vote of 12-0. Commissioner Howard absent.

7. **Rezoning:** [C14-2021-0132 - 1612 East 7th Street; District 1](#)
Location: 1612 E. 7th Street, Lady Bird Lake Watershed; Central East Austin NP Area and Plaza Saltillo TOD Station Area Plan
Owner/Applicant: 1610 JFH, LLC (John Hernandez)
Agent: Drenner Group, PC (Dave Anderson)
Request: TOD-NP to TOD-NP, to change a condition of zoning
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 of this item to February 8, 2022 was approved on the consent agenda on the motion by Commissioner Azhar, seconded by Commissioner Connolly on a vote of 12-0. Commissioner Howard absent.

8. **Plan Amendment:** [NPA-2021-0016.03 - 3535 East 7th Street; District 3](#)
Location: 3511, 3525, and 3535 East 7th Street, Boggy Creek Watershed; Govalle/Johnston Terrace NP Area
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

Public Hearing closed.

Motion to grant Staff's recommendation of Mixed Use land use for NPA-2021-0016.03 - 3535 East 7th Street located at 3511, 3525, and 3535 East 7th Street was approved on the consent agenda on the motion by Commissioner Azhar, seconded by Commissioner Connolly on a vote of 12-0. Commissioner Howard absent.

9. **Rezoning:** [C14-2021-0124 - 3535 East 7th Street; District 3](#)
Location: 3511, 3525, and 3535 East 7th Street, Boggy Creek Watershed;
Govalle/Johnston Terrace NP Area
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

Public Hearing closed.

Motion to grant Staff's recommendation of CS-MU-V-CO-NP combining district zoning for C14-2021-0124 - 3535 East 7th Street located at 3511, 3525, and 3535 East 7th Street was approved on the consent agenda on the motion by Commissioner Azhar, seconded by Commissioner Connolly on a vote of 12-0. Commissioner Howard absent.

10. **Rezoning:** [C14-2021-0177 - 4401 Gillis; District 5](#)
Location: 4401 Gillis Street, Williamson Creek Watershed; South Austin Combined
(South Manchaca) NP Area
Owner/Applicant: 4401 Gillis LLC (Jay Symcox)
Agent: Drenner Group P.C. (Charley Dorsaneo)
Request: LO-NP to SF-3-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 SF-3-NP combining district zoning for C14-2021-0177 - 4401 Gillis located at 4401 Gillis Street was approved on the consent agenda on the motion by Commissioner Azhar, seconded by Commissioner Connolly on a vote of 12-0. Commissioner Howard absent.

11. **Restrictive
Covenant
Termination:** [C14-82-185\(RCT\) - 4401 Gillis; District 5](#)
Location: 4401 Gillis Street, Williamson Creek Watershed; South Austin Combined
(South Manchaca) NP Area
Owner/Applicant: 4401 Gillis LLC (Jay Symcox)
Agent: Drenner Group P.C. (Charley Dorsaneo)
Request: To terminate a Restrictive Covenant
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 to grant the restrictive covenant termination for C14-82-185(RCT) - 4401 Gillis located at 4401 Gillis Street was approved on the consent agenda on the motion by Commissioner Azhar, seconded by Commissioner Connolly on a vote of 12-0. Commissioner Howard absent.

- 12. Rezoning:** [C14-2021-0166 - South Congress Avenue Residences; District 2](#)
Location: 6424 South Congress Avenue, Williamson Creek Watershed; South Congress Combined (Sweetbriar) NP Area
Owner/Applicant: Calixto Jesus Cobos
Agent: Alice Glasco Consulting (Alice Glasco)
Request: GR-MU-CO-NP to GR-MU-V-NP
Staff Rec.: **Recommendation of GR-MU-V-CO-NP**
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov
Housing and Planning Department

Motion to grant Neighborhood Plan Contact Team's request for postponement of this item to February 8, 2022 was approved on the consent agenda on the motion by Commissioner Azhar, seconded by Commissioner Connolly on a vote of 12-0. Commissioner Howard absent.

- 13. Rezoning:** [C14-2021-0174 - 815 W. 11th Street; District 9](#)
Location: 815 West 11th Street, Shoal Creek Watershed; Downtown Austin Plan
Owner/Applicant: BSF Land Ventures LLC (Steven Bell, Ben Snyder, and Kevin Fleming)
Agent: Drenner Group, PC (Leah M. Bojo)
Request: LO to DMU-CO
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 February 8, 2022 was approved on the consent agenda on the motion by Commissioner Azhar, seconded by Commissioner Connolly on a vote of 12-0. Commissioner Howard absent.

- 14. Rezoning:** [C14H-2021-0181 - Nalley-Shear-Bremond Warehouse; District 9](#)
Location: 301 San Jacinto Boulevard, Lady Bird Lake Watershed; Downtown Austin Plan
Owner/Applicant: Historic Landmark Commission, applicant; 301 San Jacinto Manager, LLC (Will Houston), owner
Agent: Armbrust & Brown, PLLC (Richard T. Suttle), agent for owner
Request: CBD to CBD-H. Historic Landmark Commission recommended designation with a supermajority.
Staff Rec.: **Recommended**
Staff: Elizabeth Brummett, 512-974-1264, elizabeth.brummett@austintexas.gov
Housing and Planning Department

Public Hearing closed.

Motion by Commissioner Azhar, seconded by Commissioner Connolly to deny CBD-H combining district zoning for C14H-2021-0181 - Nalley-Shear-Bremond Warehouse located at 301 San Jacinto Boulevard was approved on a vote of 7-3. Chair Shaw and Commissioners Schneider and Cox voted nay. Commissioner Llanes Pulido abstained. Commissioner Praxis off the dais. Commissioner Howard absent.

- 15. Final Plat from Approved Preliminary Plan:** [C8J-2018-0091.3A – Turner’s Crossing South - Phase 1; ETJ](#)
- Location: 13023 North Turnersville Road, Rinard Creek Watershed
Owner/Applicant: Meritage Homes of Texas, LLC (Matthew Scrivener)
Agent: Kimley-Horn and Associates, Inc. (Jacob Kondo)
Request: Approval with conditions of Turner’s Crossing South - Phase 1 Subdivision consisting of 259 lots on 131.85 acres. Water and wastewater will be provided by the City of Austin.
- Staff Rec.: **Recommended**
Staff: Sarah Sumner, 512-854-7687, sarah.sumner@traviscountytx.gov
Single Office

Public Hearing closed.

Motion to grant Staff’s recommendation for C8J-2018-0091.3A – Turner’s Crossing South - Phase 1 located at 13023 North Turnersville Road was approved on the consent agenda on the motion by Commissioner Azhar, seconded by Commissioner Connolly on a vote of 12-0. Commissioner Howard absent.

- 16. Preliminary Plan:** [C8-2021-0180.SH - Goodnight Ranch Town Center West Phase 1; District 2](#)
- Location: 10027 1/2 Old Lockhart Road, Onion Creek Watershed
Owner/Applicant: Austin Goodnight Ranch (Myra Goepp)
Agent: Land Development Consulting (Gregg Fortman)
Request: Approval with conditions of Goodnight Ranch Town Center West Phase 1 preliminary plan consisting of a road on 1.65 acres.
- Staff Rec.: **Recommended**
Staff: Amy Combs, 512-974-2786, amy.combs@austin.texas.gov
Development Services Department

Public Hearing closed.

Motion to grant Staff’s recommendation for C8-2021-0180.SH - Goodnight Ranch Town Center West Phase 1 located at 10027 1/2 Old Lockhart Road was approved on the consent agenda on the motion by Commissioner Azhar, seconded by Commissioner Connolly on a vote of 12-0. Commissioner Howard 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)

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)

Commissioner Thompson stated the Board reviewed the financial tool kit.

305 S. Congress PUD Working Group

(Commissioners Connolly, Cox, Llanes Pulido, Mushtaler, Praxis and Shieh)

No report provided.

Mobility and Transportation Working Group

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

No report provided.

VMU Code Amendments Working Group

(Vice-Chair Hempel and Commissioners Azhar, Howard and Schneider)

No report provided.

Chair Shaw adjourned the meeting without objection on Tuesday, January 11, 2022 at 7:55 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.