



PLANNING COMMISSION

MINUTES

January 25, 2022

The Planning Commission convened in a meeting on January 25, 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 6:03 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 -Ex-Officio
Richard Mendoza – Ex-Officio
Spencer Cronk – 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 January 11, 2022.

Approve the minutes of January 11, 2022 was approved on the consent agenda on the motion by Commissioner Shieh, seconded by Vice-Chair Hempel on a vote of 10-0. Commissioner Praxis off the dais. Commissioners Howard and Mushtaler absent.

B. PUBLIC HEARINGS

1. **Plan Amendment:** [NPA-2019-0022.02 - 305. S. Congress PUD; District 9](#)
Location: 305 S. Congress Avenue, Lady Bird Lake Watershed; Greater South River City Combined NP Area
Owner/Applicant: Richard T. Suttle Jr. (Trustee)
Agent: Armbrust & Brown, PLLC (Richard T. Suttle, Jr.)
Request: Industry to Mixed Use land use
Staff Rec.: **Recommended**
Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov
Housing and Planning Department

Motion to postpone this item to February 8, 2022 by the Planning Commission was approved on the consent agenda on the motion by Commissioner Shieh, seconded by Vice-Chair Hempel on a vote of 10-0. Commissioner Praxis off the dais. Commissioners Howard and Mushtaler absent.

2. **Rezoning:** [C814-89-0003.02 - 305 S. Congress PUD; District 9](#)
Location: 305 S. Congress Avenue, Lady Bird Lake Watershed; Greater South River City Combined NP Area
Owner/Applicant: Richard T. Suttle Jr. (Trustee)
Agent: Armbrust & Brown, PLLC (Richard T. Suttle, Jr.)
Request: PUD-NP to PUD-NP, to change conditions of zoning
Staff Rec.: **Recommended**
Staff: Kate Clark, 512-974-1237, kate.clark@austintexas.gov
Housing and Planning Department

Motion to postpone this item to February 8, 2022 by the Planning Commission was approved on the consent agenda on the motion by Commissioner Shieh, seconded by Vice-Chair Hempel on a vote of 10-

0. Commissioner Praxis off the dais. Commissioners Howard and Mushtaler absent.

3. Restrictive Covenant Termination (RCT): [C14-78-189\(RCT\) - 305 S. Congress RC; District 9](#)

Location: 12.041 acres being a portion of 305 S. Congress Avenue, Lady Bird Lake Watershed; Greater South River City Combined NP Area
Owner/Applicant: Richard T. Suttle Jr. (Trustee)
Agent: Armbrust & Brown, PLLC (Richard T. Suttle, Jr.)
Request: To terminate a previously recorded restrictive covenant.
Staff Rec.: **Recommended**
Staff: Kate Clark, 512-974-1237, kate.clark@austintexas.gov
Housing and Planning Department

Motion to postpone this item to February 8, 2022 by the Planning Commission was approved on the consent agenda on the motion by Commissioner Shieh, seconded by Vice-Chair Hempel on a vote of 10-0. Commissioner Praxis off the dais. Commissioners Howard and Mushtaler absent.

4. Rezoning: [C14H-2021-0180 - Casa McMath; District 10](#)

Location: 2501 Inwood Place, Johnson Creek Watershed; Central West Austin Combined NP Area
Owner/Applicant: Historic Landmark Commission, applicant; Inwood Forest, LLC, owner
Agent: Drenner Group P.C. (Charley Dorsaneo), agent for owner
Request: SF-3-NP to SF-3-H-NP. 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

Motion to postpone this item to February 8, 2022 by the Planning Commission was approved on the consent agenda on the motion by Commissioner Shieh, seconded by Vice-Chair Hempel on a vote of 10-0. Commissioner Praxis off the dais. Commissioners Howard and Mushtaler absent.

5. Plan Amendment: [NPA-2021-0005.01 - ALPHA .95; District 3](#)

Location: 2404 Thrasher Lane, Carson Creek Watershed; Montopolis NP Area
Owner/Applicant: Alpha Builders Group, Inc. (Gino Shvetz)
Agent: Husch Blackwell (Nikelle Meade)
Request: Commercial to Mixed Use land use, as amended
Staff Rec.: **Recommended**
Staff: Maureen Meredith, 512-974-2695, Maureen.Meredith@austintexas.gov
Housing and Planning Department

Motion to postpone this item to February 8, 2022 by the Planning Commission was approved on the consent agenda on the motion by Commissioner Shieh, seconded by Vice-Chair Hempel on a vote of 10-0. Commissioner Praxis off the dais. Commissioners Howard and Mushtaler absent.

6. **Rezoning:** [C14-2021-0128 - ALPHA .95; District 3](#)
Location: 2404 Thrasher Lane, Carson Creek Watershed; Montopolis NP Area
Owner/Applicant: Alpha Builders Group, Inc. (Gino Shvets)
Agent: Husch Blackwell (Nikelle Meade)
Request: CS-NP to CS-MU-NP, as amended
Staff Rec.: **Recommended**
Staff: Kate Clark, 512-974-1237, kate.clark@austintexas.gov
Housing and Planning Department

Motion to postpone this item to February 8, 2022 by the Planning Commission was approved on the consent agenda on the motion by Commissioner Shieh, seconded by Vice-Chair Hempel on a vote of 10-0. Commissioner Praxis off the dais. Commissioners Howard and Mushtaler absent.

7. **Code Amendment:** [C20-2021-006 - Vertical Mixed Use Affordability Requirements](#)
Request: Consider an ordinance amending Title 25 of the City Code related to vertical mixed use (VMU) affordability requirements.
Staff Rec.: **Recommended**
Staff: Sam Tedford, 512-974-2613, sam.tedford@austintexas.gov
Housing and Planning Department
Postponement Request: **Staff Postponement request to April 12, 2022**

Motion to postpone this item to April 12, 2022 by Staff was approved on the consent agenda on the motion by Commissioner Shieh, seconded by Vice-Chair Hempel on a vote of 10-0. Commissioner Praxis off the dais. Commissioners Howard and Mushtaler absent.

C. ITEMS FROM THE COMMISSION

1. Discussion and possible action regarding future location of Planning Commission meetings including but not limited to establishing a Working Group tasked with representing the Planning Commission's actions. (Sponsors: Chair Shaw and Vice-Chair Hempel)

Item withdrawn; no action.

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*)

[Small Area Planning Joint Committee](#)

(Commissioners: Howard, Mushtaler, Thompson and Shieh)

No report provided.

[South Central Waterfront Advisory Board](#)

(Commissioner Thompson)

No report provided.

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 25, 2022 at 6:18 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.