



## PLANNING COMMISSION

### MINUTES

March 23, 2021

The Planning Commission convened in a meeting on March 23, 2021 via videoconference (<http://www.austintexas.gov/page/watch-atxn-live>)

Chair Shaw called the Commission Meeting to order at 6:02 p.m.

#### Commission Members in Attendance:

Awais Azhar

Joao Paulo Connolly

Grayson Cox

Yvette Flores

Claire Hempel – Vice-Chair

Patrick Howard

Carmen Llanes Pulido

Robert Schneider

James Shieh

Todd Shaw – Chair

Jeffrey Thompson

Don Leighton-Burwell – Ex-Officio

#### Absent:

Richard Mendoza – Ex-Officio

Two vacancies on the Commission

### 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 March 9, 2021.

Motion to approve the minutes of March 9, 2021 was approved on the consent agenda on the motion by Commissioner Azhar, seconded by Commissioner Shieh on a vote of 11-0. Two vacancies on the Commission.

### B. PUBLIC HEARINGS

- 1. Plan Amendment:** [NPA-2021-0021.01.SH - Parker Apartments; District 3](#)  
Location: 2105 Parker Lane, Harper's Branch Creek and Lady Bird Lake Watersheds; East Riverside/Olftorf Combined (Riverside) NP Area  
Owner/Applicant: Ward Memorial Methodist Church (Kevin Reed)  
Agent: Civiltude LLC (Aisling O'Reilly)  
Request: Civic to Multifamily  
Staff Rec.: **Recommended**  
Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov  
Housing and Planning Department

Motion to grant Neighborhood's request to postpone this item to April 13, 2021 was approved on the consent agenda on the motion by Commissioner Azhar, seconded by Commissioner Shieh on a vote of 11-0. Two vacancies on the Commission.

- 2. Rezoning:** [C14-2021-0008.SH - Parker Apartments; District 3](#)  
Location: 2105 Parker Lane, Harper's Branch Creek and Lady Bird Lake Watersheds; East Riverside/Olftorf Combined (Riverside) NP Area  
Owner/Applicant: Ward Memorial Methodist Church  
Agent: Civiltude LLC (Aisling O'Reilly)  
Request: SF-3-NP to MF-4-NP  
Staff Rec.: **MF-3-NP**  
Staff: Kate Clark, 512-974-1237, kate.clark@austintexas.gov  
Housing and Planning Department

Motion to grant Neighborhood's request to postpone this item to April 13, 2021 was approved on the consent agenda on the motion by Commissioner Azhar, seconded by Commissioner Shieh on a vote of 11-0. Two vacancies on the Commission.

- 3. Rezoning:** [C814-2020-0104 - Springdale Green PUD; District 3](#)  
Location: 1011 and 1017 Springdale Road, Boggy Creek and Tannehill Branch Watersheds; E MLK Combined (MLK-183) NP Area  
Owner/Applicant: Jay Paul Company  
Agent: Armbrust & Brown PLLC (Michael Whellan)  
Request: GR-MU-CO-NP and RR-NP to PUD-NP  
Staff Rec.: **Recommended**  
Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov  
Housing and Planning Department

Public Hearing closed.

Motion by Commissioner Shieh, seconded by Commissioner Azhar to grant Staff's recommendation of PUD-NP combining district zoning for C814-2020-0104 - Springdale Green PUD located at 1011 and 1017 Springdale Road, with the additional condition that 93 feet in height is permitted only in the building locations as shown on the Land Use Plan, was approved on a vote of 7-4. Commissioners Cox, Flores, Llanes Pulido and Schneider voted nay. Two vacancies on the Commission.

- 4. Rezoning:** [C14-2021-0001 - 3707 Goodwin Avenue; District 3](#)  
Location: 3707 Goodwin Avenue, Boggy Creek Watershed; E MLK Combined (MLK-183) NP Area  
Owner/Applicant: KAG Leasing, Inc.  
Agent: Smith Robertson LLP (David Hartman)  
Request: CS-MU-NP to CS-MU-V-NP  
Staff Rec.: **Recommended**  
Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov  
Housing and Planning Department

Public Hearing closed.

Motion by Commissioner Schneider, seconded by Commissioner Azhar to grant Staff's recommendation of CS-MU-V-NP combining district zoning for C14-2021-0001 - 3707 Goodwin Avenue located at 3707 Goodwin Avenue was approved on a vote of 9-0. Commissioners Llanes Pulido and Connolly abstained. Two vacancies on the Commission.

**5. Plat Vacation:** [C8S-72-009\(VAC\) - West End Addition, Resubdivision of Lots 2-A through 5-A, in the Resubdivision of Lots 1-14, Block A \(plat vacation\): District 5](#)

Location: 1606 Nash Ave, Lady Bird Lake Watershed  
Owner/Applicant: Nash 1606, LLC (Mike Speciale)  
Agent: Site Specifics (John Hussey)  
Request: Approval of the plat vacation of West End Addition, Resubdivision of Lots 2-A through 5-A, in the Resubdivision of Lots 1-14, Block A, which is comprised of 1 lot on approximately 0.63 acres.  
Staff Rec.: **Recommended**  
Staff: Jennifer Bennett-Reumuth, 512-974-9002, Jennifer.Bennett-Reumuth@austintexas.gov  
Development Services Department

Public Hearing closed.

Motion by Commissioner Azhar, seconded by Commission Shieh to grant Staff's recommendation for C8S-72-009(VAC) - West End Addition, Resubdivision of Lots 2-A through 5-A, in the Resubdivision of Lots 1-14, Block A (plat vacation), located at 1606 Nash Ave was approved on the consent agenda on a vote of 11-0. Two vacancies on the Commission.

**6. Site Plan- Compatibility** [SP-2020-0364C - Lessin Lane Villas; District 3](#)

**Waiver:**

Location: 221 Lessin Lane, East Bouldin Creek Watershed; Dawson NP Area  
Owner/Applicant: 219 Lessin Holdings (Christopher Affinito)  
Agent: KFM Engineering and Design (Mark Zupan)  
Request: Approval of a compatibility waiver from LDC 25-2-1063 for detention and water quality ponds to encroach into the 25' setback on the west property line.  
Staff Rec.: **Recommended**  
Staff: Rosemary Avila, 512-974-2784, rosemary.avila@austintexas.gov  
Development Services Dept

Public Hearing closed.

Motion by Commissioner Shieh, seconded by Commissioner Cox to grant Staff's recommendation for SP-2020-0364C - Lessin Lane Villas, located at 221 Lessin Lane was approved on a vote of 9-0. Commissioners Llanes Pulido and Thompson abstained. Two vacancies on the Commission.

- 7. Preliminary Plan:** [C8J-2020-0013 - West Bella Fortuna](#)  
 Location: Approx. 13300 Bradshaw Road, Onion Creek and Rinard Creek Watersheds; ETJ  
 Owner/Applicant: Clayton Properties Group, Inc. Brohn Homes (Tyler Gatewood)  
 Agent: Doucet & Associates (Davood Salek)  
 Request: Approval with conditions of the West Bella Fortuna Preliminary Plan consisting of 344 lots on 93.28 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 by Commissioner Azhar, seconded by Commission Shieh to grant Staff's recommendation for C8J-2020-0013 - West Bella Fortuna, located at approx. 13300 Bradshaw Road was approved on the consent agenda on a vote of 11-0. Two vacancies on the Commission.

- 8. PARD Appeal:** [SP-2019-0600C - Wilder, District 3](#)  
 Location: 4802 South Congress Avenue, Williamson Creek Watershed; West Congress NP Area  
 Owner/Applicant: 4802 LLC (Mitch Ely)  
 Appellant: Mike McHone  
 Agent: Rivera Engineering (Michael Rivera)  
 Request: Appeal of Decision to Reject Applicant's Request to Pay Fee In Lieu of Dedication  
 Staff Rec.: **Uphold the Director's Decision**  
 Staff: Scott Grantham, 512-974-9457, scott.grantham@austintexas.gov  
 Randall Rouda, 512-974-3888, randall.rouda@austintexas.gov  
 Parks and Recreation Department

Motion to grant Applicant's request to postpone this item to April 13, 2021 was approved on the consent agenda on the motion by Commissioner Azhar, seconded by Commissioner Shieh on a vote of 11-0. Two vacancies on the Commission.

### C. ITEMS FROM THE COMMISSION

1. Update on code amendment regarding City Code Title 25 relating to sign regulations in the University Neighborhood Overlay (UNO) District. (Co-Sponsors: Commissioner Shieh and Commissioner Azhar)

Briefing provided by Jerry Rusthoven, Assistant Director, Housing and Planning Department.

## **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. NOMINATION & RECOMMENDATION**

1. Nomination and recommendation for Council consideration; members to serve on Codes and Ordinance Joint Committee.

Chair Shaw and Vice-Chair Hempel nominated to serve on the Codes and Ordinance Joint Committee was approved on unanimous consent, 11-0. Two vacancies on the Commission.

## **F. BOARDS, COMMITTEES & WORKING GROUPS UPDATES**

### [Codes and Ordinances Joint Committee](#)

(Commissioners: Azhar and Connolly)

No report provided.

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

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

No report provided.

### [Joint Sustainability Committee](#)

(Commissioner Schneider)

No report provided.

### [Small Area Planning Joint Committee](#)

(Commissioners: Hempel, Howard, Thompson and Shieh)

No report provided.

### [South Central Waterfront](#)

#### [Advisory Board](#)

(Commissioner Thompson)

Commissioner Thompson stated Staff provided an update on 305 S. Congress PUD, and Staff provided a briefing on the Austin Economic Development Corporation taxing structure and possible reorganization of the Board.

Mobility and Transportation Working Group  
(Commissioners: Azhar, Thompson, Schneider, Shieh, and Llanes Pulido)

Commissioner Thompson provided an update and process for proposing amendments to the Transportation Criteria Manual (TCM).

**Chair Shaw adjourned the meeting without objection on Tuesday, March 23, 2021 at 10:51 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.