



PLANNING COMMISSION

MINUTES

February 8, 2022

The Planning Commission convened in a meeting on February 8, 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 6:08 p.m.

Commission Members in Attendance:

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

Jessica Cohen – Ex-Officio

**Absent:
Solveij Rosa Praxis**

**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 25, 2022.

Approve the minutes of January 25, 2022 was approved on the consent agenda on the motion by Commissioner Shieh, seconded by Commissioner Cox on a vote of 11-0. Commissioner Connolly off the dais. Commissioner Praxis absent.

B. PUBLIC HEARINGS

1. **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 by Commissioner Thompson, seconded by Commissioner Azhar to grant Staff's recommendation of GR-MU-V-CO-NP combining district zoning for C14-2021-0166 - South Congress Avenue Residences located at 6424 South Congress Avenue was approved on a vote of 10-0. Commissioners Cox and Llanes Pulido abstained on this item. Commissioner Praxis absent.

2. **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: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov
Housing and Planning Department

Public Hearing closed.

Motion by Commissioner Shieh, seconded by Commission Azhar to grant Staff's recommendation of DMU-CO combining district zoning for C14-2021-0174 - 815 W. 11th Street located at 815 West 11th Street was approved on a vote of 9-2. Commissioners Cox and Llanes Pulido voted nay. Commissioner Mushtaler abstained on this item. Commissioner Praxis absent.

3. **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 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 existing 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

Public Hearing closed.

Motion to grant Staff's recommendation of Mixed Use (MU) subdistrict (TOD-MU) for NPA-2021-0009.01 - 1612 E. 7th Street located at 1612 E. 7th Street was approved on the consent agenda on the motion by Commissioner Shieh, seconded by Commissioner Cox on a vote of 11-0. Commissioner Connolly off the dais. Commissioner Praxis absent.

4. **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 Regulating 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

Public Hearing closed.

Motion to grant Staff's recommendation of TOD-NP combining district zoning, to change a condition of zoning for C14-2021-0132 - 1612 East 7th Street located at 1612 E. 7th Street was approved on the consent agenda on the motion by Commissioner Shieh, seconded by Commissioner Cox on a vote of 11-0. Commissioner Connolly off the dais. Commissioner Praxis absent.

5. **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

Public Hearing closed.

Motion by Commissioner Azhar, seconded by Vice-Chair Hempel to grant Staff's recommendation of Mixed Use land use for NPA-2019-0022.02 - 305. S. Congress PUD located at 305 S. Congress Avenue was approved on a vote of 12-0. Commissioner Praxis absent.

6. **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, with conditions**
Staff: Jerry Rusthoven, 512-974-3207, jerry.rusthoven@austintexas.gov
Housing and Planning Department

Public Hearing closed.

Motion by Commissioner Azhar, seconded Vice-Chair Hempel to grant Staff's recommendation of PUD-NP combining district zoning, with conditions, and adopted additional amendments for C814-89-0003.02 - 305 S. Congress PUD located at 305 S. Congress Avenue was approved on a vote of 12-0. Commissioner Praxis absent.

Adopted Amendments

Landowner shall prepare and utilize an affirmative marketing and outreach plan approved by the Director of the Housing and Planning Department consistent with US Department of Housing and Urban Development regulations.

Landowner shall be prohibited from denying a prospective tenant housing based solely on the basis of the tenant's source of income.

4% of the commercial square footage shall be provided at affordable rates inclusive of the space dedicated to bat education. Affordable commercial rates shall be determined and approved by the City.

Applicant shall provide a minimum 10 feet wide natural vegetative buffer along the dedicated parkland adjacent to the Congress Avenue Bridge, exclusive of the reconstructed hike & bike trail.

Parkland dedication to occur prior to issuance of Certificate of Occupancy for northernmost building in each phase (3 phases) OR before the 9th year after the first site plan approval, whichever date arrives first.

Reflectivity of glass no more than 15% within the bottom 40 feet of the structures as measured from the proposed ground floor of each structure. Maximum 35% glass reflectivity for all other glass.

Land Use Summary: A minimum of 1,000 square feet of commercial ground floor space adjacent to the parkland or plaza shall be provided at no cost for bat education in coordination with Bat Conservation International, Austin Bat Refuge, and Merlin Tuttle's Bat Conservation.

Street Section B-B, Barton Springs Avenue Typical Section Pending ATD approval, modified to 8' sidewalk, 10' thru lane, 12' two-way left- turn lane, 10' thru lane, 2' buffer, 8' two-way bike lane, 8' landscape, 11' sidewalk (easement)

Landowner shall fund up to \$200,000 of improvements to the Congress Ave and Riverside Dr intersection, as identified and approved by ATD, for bicycle and pedestrian safety upgrades and/or maintenance to be constructed by the Landowner concurrent with the new protected bike lane between the Congress Ave bridge and Riverside Dr.

TDM Program monitoring to ensure 35% reduction in vehicle trips from development. Number of trips for the site shall be monitored by Landowner and report the figures to the Director of ATD on a bi-annual basis for a period of 5-years once development within the PUD reaches 7,700

calculated unadjusted trips per day. Means and methodology for conducting traffic counts shall be submitted by Landowner and approved by the Director of ATD. If the Landowner fails to meet trip reductions in the TDM Program for three consecutive bi-annual periods, the Landowner shall make a bi-annual mitigation payment to the City each bi-annual period until the development within the PUD is in compliance with the TDM Program trip reductions. The mitigation payment shall not exceed \$40,000 per bi-annual period, up to a maximum of \$200,000 total, and shall be used to offset the costs to implement additional on-site and adjacent TDM measures at the direction of ATD. The City shall place mitigation payments in a fund established by the City.

Reinstatement of the Waterfront Advisory Board, redefine its functions and add expertise. Lady Bird Lake has evolved to become a huge mix of uses for City identity, transportation, people, animals, ecosystem. It needs a Board committed to the stewardship of its health and beauty and its balance with the City's needs. It needs to be viewed holistically and not per parcel or district. It all interacts with each other. Dedicate a position within the Board structure for bat protection and conservancy.

Affordability should be assessed for the district and evaluated as a Transit Oriented District incorporating Equitable TOD standards.

Affordable Commercial should be incorporated into the requirements.

Due to the dynamic nature of the district in terms of development time and when/if rail does come, develop a method of using the funds received from the TIF/TIRZ to supplement lease/rents to attain affordability goals.

PUD is required to meet required affordable housing at least 4% of all residential units on site shall be affordable rental units and built on site by the applicant.

All affordable units shall have equal access to amenities as that provided to market rate rental units, equally functional and competently engineered, with the same accessible routes as provided to market rate rental units, and physically dispersed throughout the residential units.

The 4% of affordable housing units on site shall include an equal mix of bedrooms as the market rate rental units.

On site affordable rental units shall be provided up to 80% MFI such that all on site affordable units are provided on average at 60% MFI.

The landowner may suggest and PARD shall prepare a biennial Annual Park Programming Plan (AP3) for the dedicated parkland and solicit and consider comments from the Watershed Department, Bat Conservation International, and the landowner. The AP3 shall be submitted, along with stakeholder comments, to the South Central Waterfront Advisory Board for recommendation and the Parks and Recreation Board for consideration. The AP3 will take effect upon approval by the Parks and Recreation Board, and amendments to the AP3 shall follow the same procedure.

The Great Steps, the Great Lawn, Pier, amenitized Water Quality Ponds, Water Steps, and 1,700 linear feet of reconstructed Hike & Bike Trail shall be constructed by the developer, contingent on PARD design approval, irrespective of Park Development Fee contribution. Developer shall provide fiscal surety for the value of these improvements.

Applicant shall keep and maintain the City Parkland within the PUD boundaries in a good state of appearance and repair and to at least a "Level One" standard based on current City park maintenance standards at the sole expense of the Applicant its successor and assigns. Level One includes specific maintenance requirements by PARD for Turf Care, Fertilizer, Irrigation, Litter Control / Graffiti, Pruning, Disease and Pest Management, Tree and Plant Care, Security Lights / Flag Poles / Park Signage, Trails, and Sustainability.

Setbacks and Land Use Map: Residential use is prohibited within a 400' radius of the northwest corner of the property below 20' above the elevation of the Congress Ave bridge pavement.

Hotel use shall be a conditional use.

Irrespective of the ROW land value for the Barton Springs extension, Developer shall pay 100% of improvements listed in the TIA memo, Table 2 , see Staff Report, page 63 of 104 <https://www.austintexas.gov/edims/document.cfm?id=375847>, except for Westbound Receiving Lane which is not recommended.

Table 2: Recommended Improvements*			
Location	Improvement	Cost	Developer's Share %**
Barton Springs Rd east of S Congress Ave	Construct the Barton Springs Extension***	TBD	100%
Barton Springs Rd and S Congress Ave	Westbound Receiving Lane		100%
East curb of S Congress Ave between Bridge to Riverside Dr	6 ft Protected Bike Lane with 2 ft Curb Buffer		100%
Riverside Drive Access	Bike and Pedestrian Facility		100%

*The ROW land value for Barton Springs Extension on the applicant's land will be credited towards the SIF max for this development.

If South Central Waterfront Regulating Plan and financial plan are not approved by City Council prior to City Council voting on this PUD, Applicant shall meet current Code requirements for affordable housing for PUDs: 10% of bonus square footage shall be allocated to rental units at 60% MFI, and 5% of the bonus square footage shall be allocated to ownership units at 80% MFI, or 4% of all affordable units, whichever one is greater. Units shall be provided on site.

**7. 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: Jerry Rusthoven, 512-974-3207, jerry.rusthoven@austintexas.gov
Housing and Planning Department

Public Hearing closed.

Motion by Commissioner Azhar, seconded by Vice-Chair Hempel to grant Staff's recommendation to terminate a previously recorded restrictive covenant for C14-78-189(RCT) - 305 S. Congress RC located at 12.041 acres being a portion of 305 S. Congress Avenue was approved on a vote of 12-0. Commissioner Praxis absent.

8. Plan Amendment: NPA-2019-0013.01 - Copeland South; District 9

Location: 909, 911, 915, 1001, 1003 S. 2nd St. and 604, 606 Copeland St.;
Bouldin Creek NP Area

Owner/Applicant: SB George, LLC and Thomas Esparza, Jr.

Agent: StoryBuilt (Mike Melson)

Request: Single Family to Mixed Use land use

Staff Rec.: **Recommendation Pending**

Staff: Maureen Meredith, 512-974-2695,
maureen.meredith@austintexas.gov
Housing and Planning Department

Postponement Request: Applicant request for Indefinite Postonement.

Motion to grant Applicant request for Indefinite Postponement of this item was approved on the consent agenda on the motion by Commissioner Shieh, seconded by Commissioner Cox on a vote of 11-0. Commissioner Connolly off the dais. Commissioner Praxis absent.

9. **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 Request: **Postponement request by Neighborhood to February 22, 2022**

Motion to grant Neighborhood's request for postponement of this item to February 22, 2022 was approved on the consent agenda on the motion by Commissioner Shieh, seconded by Commissioner Cox on a vote of 11-0. Commissioner Connolly off the dais. Commissioner Praxis absent.

10. **Plan Amendment:** [NPA-2018-0005.02.SH - Mary Vice Estates PUD Lot 27 Amendment #1; District 3](#)
Location: 6301 Circulo de Amistad, Carson Creek and Country Club East
Watersheds; Montopolis NP Area
Owner/Applicant: Austin Habitat for Humanity, Inc. (Andy Alarcon)
Agent: Husch Blackwell LLP (Nikelle Meade)
Request: Commercial to Mixed Use land use
Staff Rec.: **Pending**
Staff: Maureen Meredith, 512-974-2695,
maureen.meredith@austintexas.gov
Housing and Planning Department
Postponement Request: **Postponement request by Staff to March 8, 2022**

Motion to grant Staff's request for postponement of this item to March 8, 2022 was approved on the consent agenda on the motion by Commissioner Shieh, seconded by Commissioner Cox on a vote of 11-0. Commissioner Connolly off the dais. Commissioner Praxis absent.

11. Rezoning: [C814-97-0002.01 - Mary Vice Estates PUD Lot 27 Amendment #1; District 3](#)

Location: 6301 Circulo de Amistad, Carson Creek and Country Club East Watersheds; Montopolis NP Area
Owner/Applicant: Austin Habitat for Humanity, Inc. (Andy Alarcon)
Agent: Husch Blackwell LLP (Stacey L Milazzo)
Request: PUD-NP to PUD-NP, to change a condition of zoning
Staff Rec.: **Pending**
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov
Housing and Planning Department

Postponement Request: **Postponement request by Staff to March 8, 2022**

Motion to grant Staff's request for postponement of this item to March 8, 2022 was approved on the consent agenda on the motion by Commissioner Shieh, seconded by Commissioner Cox on a vote of 11-0. Commissioner Connolly off the dais. Commissioner Praxis absent.

12. Plan Amendment: [NPA-2021-0011.01 - MOD 53.5; District 4](#)

Location: 901, 903, 905 East 53rd 1/2 Street, Tannehill Branch Watershed; North Loop NP Area
Owner/Applicant: Timmermann Properties, North Loop Rentals, LP (Barth Timmermann)
Agent: Land Use Solutions (Michele Haussmann)
Request: Single Family to Mixed Use land use
Staff Rec.: **Alternate Recommendation Multifamily Residential land use**
Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov
Housing and Planning Department

Public Hearing closed.

Motion to grant Staff's recommendation of Multifamily Residential land use for NPA-2021-0011.01 - MOD 53.5 located at 901, 903, 905 East 53rd 1/2 Street was approved on the consent agenda on the motion by Commissioner Shieh, seconded by Commissioner Cox on a vote of 11-0. Commissioner Connolly off the dais. Commissioner Praxis absent.

13. Rezoning: [C14-2021-0034 - MOD 53.5; District 4](#)

Location: 901, 903, 905 East 53rd 1/2 Street, Tannehill Branch Watershed; North Loop NP Area
Owner/Applicant: Timmermann Properties, North Loop Rentals, LP (Barth Timmermann)
Agent: Land Use Solutions (Michele Haussmann)
Request: SF-3-NP to MF-2-CO-NP
Staff Rec.: **Recommended**
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov
Housing and Planning Department

Public Hearing closed.

Motion to grant Staff's recommendation of MF-2-CO-NP combining district zoning for C14-2021-0034 - MOD 53.5 located at 901, 903, 905 East 53rd 1/2 Street was approved on the consent agenda on the motion by Commissioner Shieh, seconded by Commissioner Cox on a vote of 11-0. Commissioner Connolly off the dais. Commissioner Praxis absent.

14. Restrictive Covenant Amendment: [C14-02-0183\(RCA\) - 1118 Tillery Street; District 3](#)

Location: 1118 Tillery Street, Boggy Creek Watershed; Govalle-Johnston Terrace NP Area
Owner/Applicant: Theodore and Mary E. Lopez
Agent: Drenner Group, PC (Leah M. Bojo)
Request: To amend a restrictive covenant
Staff Rec.: **Recommended**
Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov
Housing and Planning Department

Motion to grant postponement of this item to February 22, 2022 by Planning Commission was approved on the consent agenda on the motion by Commissioner Shieh, seconded by Commissioner Cox on a vote of 11-0. Commissioner Connolly off the dais. Commissioner Praxis absent.

15. 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: The amend the Base Maximum Building Height from a maximum of 40 feet to a maximum of 85 feet. 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

Public Hearing closed.

Motion to grant Staff's recommendation of amend the Base Maximum Building Height from a maximum of 40 feet to a maximum of 85 feet. The land use on the future land use map is Specific Regulating District for NPA-2021-0002.01 - 1400 E. 4th Street located at 1400 E. 4th Street was approved on the consent agenda on the motion by Commissioner Shieh, seconded by Commissioner Cox on a vote of 10-0. Vice-Chair Hempel abstained on this item. Commissioner

Connolly off the dais. Commissioner Praxis absent.

16. 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

Public Hearing closed.

Motion to grant Staff's recommendation of TOD-NP combining district zoning, to change a condition of zoning for C14-2021-0138 - 1400 E. 4th Street located at 1400 E. 4th Street was approved on the consent agenda on the motion by Commissioner Shieh, seconded by Commissioner Cox on a vote of 10-0. Vice-Chair Hempel abstained on this item. Commissioner Connolly off the dais. Commissioner Praxis absent.

17. 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 grant postponement of this item to February 22, 2022 by Planning Commission was approved on the consent agenda on the motion by Commissioner Shieh, seconded by Commissioner Cox on a vote of 11-0. Commissioner Connolly off the dais. Commissioner Praxis absent.

18. 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 Shvetz)
Agent: Husch Blackwell (Nikelle Meade)
Request: CS-NP to CS-MU-NP, as amended
Staff Rec.: **Recommended**
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov
Housing and Planning Department

Motion to grant postponement of this item to February 22, 2022 by Planning Commission was approved on the consent agenda on the motion by Commissioner Shieh, seconded by Commissioner Cox on a vote of 11-0. Commissioner Connolly off the dais. Commissioner Praxis

absent.

19. 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 postponement of this item to February 22, 2022 by Planning Commission was approved on the consent agenda on the motion by Commissioner Shieh, seconded by Commissioner Cox on a vote of 11-0. Commissioner Connolly off the dais. Commissioner Praxis absent.

20. 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 postponement of this item to February 22, 2022 by Planning Commission was approved on the consent agenda on the motion by Commissioner Shieh, seconded by Commissioner Cox on a vote of 11-0. Commissioner Connolly off the dais. Commissioner Praxis absent.

21. Rezoning: [C14-99-0069.01 - 200 S Congress Avenue; District 9](#)

Location: 220 ½, 210, 208 and 200 S. Congress Avenue, Lady Bird Lake Watershed; Bouldin Creek NP Area
Owner/Applicant: Bathaus Management, LLC (Sherry Matthews)
Agent: Drenner Group, PC (Leah M. Bojo)
Request: LI-PDA-NP to LI-PDA-NP, to change conditions of zoning
Staff Rec.: **Recommended**
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov
Housing and Planning Department

Motion to grant postponement of this item to February 22, 2022 by Staff was approved on the consent agenda on the motion by Commissioner Shieh, seconded by Commissioner Cox on a vote of 11-0. Commissioner Connolly off the dais. Commissioner Praxis absent.

22. Rezoning: [C14H-2021-0180 - Casa McMath; District 10](#)
Location: 2501 Inwood Place, Johnson Creek Watershed; Central West Austin Combined (West Austin Neighborhood Group) NP Area
Owner/Applicant: Historic Landmark Commission, applicant; Inwood Forest, LLC, owner
Agent: Drenner Group P.C. (Leah M. Bojo), 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 grant postponement of this item to February 22, 2022 by Planning Commission was approved on the consent agenda on the motion by Commissioner Shieh, seconded by Commissioner Cox on a vote of 11-0. Commissioner Connolly off the dais. Commissioner Praxis absent.

23. Site Plan: [SP-2021-0043C - 2012 E Cesar Chavez St; District 3](#)
Location: 2012 E Cesar Chavez Street, Lady Bird Lake Watershed; Holly NP Area
Owner/Applicant: Emergence TR 2020SOCO, LLC
Agent: Civilitude (Alejandra Flores)
Request: Compatibility waiver from 25-2-1067 to allow for a hotel pool
Staff Rec.: **Recommended**
Staff: Christine Barton-Holmes, 512-974-2788, christine.barton-holmes@austintexas.gov
Development Services Department

Public Hearing closed.

Motion to grant Staff's recommendation for SP-2021-0043C - 2012 E Cesar Chavez St located at 2012 E Cesar Chavez Street was approved on the consent agenda on the motion by Commissioner Shieh, seconded by Commissioner Cox on a vote of 11-0. Commissioner Connolly off the dais. Commissioner Praxis absent.

24. Site Plan: [SP-2014-0071 C\(XT3\) - All Saints Presbyterian Church, District 8](#)

Location: 7808 Rialto Boulevard, Williamson Creek Watershed – Barton Springs Zone; West Oak Hill NP Area
Owner/Applicant: All Saints Presbyterian Church (David Breeding)
Agent: Drenner Group, PC
Request: A 3 year third extension on a site plan for a church services expansion.
Staff Rec.: **Recommended**
Staff: Renee Johns, 512-974-2271, renee.johns@austintexas.gov

Public Hearing closed.

Motion to grant Staff's recommendation for SP-2014-0071 C(XT3) - All Saints Presbyterian Church located at 7808 Rialto Boulevard was approved on the consent agenda on the motion by Commissioner Shieh, seconded by Commissioner Cox on a vote of 11-0. Commissioner Connolly off the dais. Commissioner Praxis absent.

25. Site Plan: [SPC-2019-0400D - Waterloo Greenway - Creek Delta, District 9](#)

Location: 71 1/2 Trinity Street, Waller Creek / Lady Bird Lake Watersheds; Downtown Austin Plan
Owner/Applicant: Waterloo Greenway Conservancy
Agent: Wantman Group, Inc.
Request: Conditional approval of a park on a lot greater than one acre and zoned P
Staff Rec.: **Recommended**
Staff: Renee Johns, renee.johns@austintexas.gov, 512- 974-2711, Development Services Department

Public Hearing closed.

Motion to grant Staff's recommendation for SPC-2019-0400D - Waterloo Greenway - Creek Delta located at 71 1/2 Trinity Street was approved on the consent agenda on the motion by Commissioner Shieh, seconded by Commissioner Cox on a vote of 11-0. Commissioner Connolly off the dais. Commissioner Praxis absent.

26. Site Plan: [SPC-2021-0129C - Rainey Tower; District 9](#)
Location: 80 Rainey Street, Waller Creek / Lady Bird Lake Watersheds;
Downtown Austin Plan
Owner/Applicant: Ashland Rainey, LLC; EW Renovating Rainey LLC (C Sackman)
Agent: Drenner Group, PC
Request: FAR request of 20:1, tree removal variance, conditional use for a
cocktail lounge.
Staff Rec.: **Recommended**
Staff: Aaron Jenkins, aaron.jenkins@austintexas.gov, 512- 974-1243
Housing and Planning Department; Naomi Rotramel,
naomi.rotramel@austintexas.gov, 512-974-9135; Renee Johns,
renee.johns@austintexas.gov, 512- 974-2711, Development
Services Department

Motion to grant Applicant request for postponement of tree variance and FAR request to February 22, 2022 and indefinitely postpone the proposed conditional use for a cocktail lounge was approved on the consent agenda on the motion by Commissioner Shieh, seconded by Commissioner Cox on a vote of 11-0. Commissioner Connolly off the dais. Commissioner Praxis 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)

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 Wednesday, February 9, 2022 at 12:21 a.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.