



PLANNING COMMISSION

MINUTES

April 12, 2022

The Planning Commission convened in a meeting on April 12, 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 6:11 p.m.

Commission Members in Attendance:

**Yvette Flores
Claire Hempel – Vice-Chair
Patrick Howard
Carmen Llanes Pulido
Jennifer Mushtaler
Solveij Rosa Praxis
James Shieh
Robert Schneider
Todd Shaw – Chair
Jeffrey Thompson**

Jessica Cohen – Ex-Officio

Absent:

**Awais Azhar
Joao Paulo Connolly
Grayson Cox**

**Arati Singh – Ex -Ex-Officio
Richard Mendoza – Ex-Officio
Spencer Cronk – Ex-Officio**

PUBLIC COMMUNICATIONS

Mr. Eric Paulis – Mr. Paulis conveyed his concerns regarding a rezoning case located at 508 Kemp Street (C14-2020-0038).

A. APPROVAL OF MINUTES

1. Approve the minutes of March 22, 2022.

Motion to approve minutes of March 22, 2022 was approved on the consent agenda on the motion by Vice-Chair Hempel, seconded by Commissioner Schneider on a vote of 10-0. Commissioners Azhar, Cox and Connolly absent.

B. PUBLIC HEARINGS

1. **Plan Amendment:** [NPA-2020-0015.02.SH - 2011 & 2015 E. M. Franklin; District 1](#)
Location: 2011 & 2015 E. M. Franklin Ave., Tannehill Branch Watershed; East MLK Combined (MLK) NP Area
Owner/Applicant: 2011 & 2015 E. M. Franklin, LLC (Anmol Mehra)
Agent: Civiltude, LLC (Conor Kenny)
Request: Single Family to Multifamily Residential and Neighborhood Mixed Use land uses
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 April 26, 2022 was approved on the consent agenda on the motion by Vice-Chair Hempel, seconded by Commissioner Schneider on a vote of 10-0. Commissioners Azhar, Cox and Connolly absent.

2. **Rezoning:** [C14-2022-0008.SH - 2011 & 2015 E. M. Franklin; District 1](#)
Location: 2011 & 2015 E. M. Franklin Ave.; East MLK Combined (MLK) NP Area, Tannehill Branch Watershed
Owner/Applicant: 2011 & 2015 E. M. Franklin, LLC (Anmol Mehra)
Agent: Civiltude, LLC (Conor Kenny)
Request: SF-3-NP to MF-4-NP and LR-MU-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 April 26, 2022 was approved on the consent agenda on the motion by Vice-Chair Hempel, seconded by Commissioner Schneider on a vote of 10-0. Commissioners Azhar, Cox and Connolly absent.

3. **Plan Amendment:** [NPA-2021-0010.01 - 2400 E. Cesar Chavez Parking Expansion; District 3](#)
- Location: 2317 E. 2nd Street, Lady Bird Lake Watershed; Holly NP Area
Owner/Applicant: Stephen Nava
Agent: Armbrust & Brown, PLLC (Ferris Clements)
Request: Single Family to Mixed Use land use
Staff Rec.: **Pending**
Staff: Maureen Maureen, 512-974-2695, maureen.meredith@austintexas.gov
Housing and Planning Department
Postponement Request: **Indefinite Postponement Request by Applicant**

Motion to grant Applicant's request for indefinite postponement of this item was approved on the consent agenda on the motion by Vice-Chair Hempel, seconded by Commissioner Schneider on a vote of 10-0. Commissioners Azhar, Cox and Connolly absent.

4. **Rezoning:** [C14-2021-0121 - 2400 E. Cesar Chavez Parking; District 3](#)
- Location: 2317 E. 2nd Street, Lady Bird Lake Watershed; Holly NP Area
Owner/Applicant: Stephen Nava
Agent: Armbrust & Brown, PLLC (Ferris Clements)
Request: SF-3-NP to CS-MU-NP
Staff Rec.: **Pending**
Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov
Housing and Planning Department
Postponement Request: **Indefinite Postponement Request by Applicant**

Motion to grant Applicant's request for indefinite postponement of this item was approved on the consent agenda on the motion by Vice-Chair Hempel, seconded by Commissioner Schneider on a vote of 10-0. Commissioners Azhar, Cox and Connolly absent.

5. **Plan Amendment:** [NPA-2021-0015.02 - 3101 Hibbetts Road; District 1](#)
- Location: 3101 Hibbetts Road, Boggy Creek Watershed; East MLK Combined (MLK-183) NP Area
Owner/Applicant: George Jr. & Barbara Kurachi
Agent: Drenner Group, PC (Leah Bojo)
Request: Industry to Higher Density Single Family 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 Higher Density Single Family land use for NPA-2021-0015.02 - 3101 Hibbetts Road located at 3101 Hibbetts Road was approved on the consent agenda on the motion by Vice-Chair Hempel, seconded by Commissioner Schneider on a vote of 10-0. Commissioners Azhar, Cox and Connolly absent.

6. **Rezoning:** [C14-2021-0134 - 3101 Hibbetts Road; District 1](#)
Location: 3101 Hibbetts Road, Boggy Creek Watershed; East MLK Combined (MLK-183) NP Area
Owner/Applicant: George Jr. & Barbara Kurachi
Agent: Drenner Group, PC (Leah Bojo)
Request: SF-2-NP to SF-6-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 SF-6-NP combining district zoning for C14-2021-0134 - 3101 Hibbetts Road located at 3101 Hibbetts Road was approved on the consent agenda on the motion by Vice-Chair Hempel, seconded by Commissioner Schneider on a vote of 10-0. Commissioners Azhar, Cox and Connolly absent.

7. **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
Note: **Item Withdrawn by Applicant**

Item withdrawn by Applicant; disposed without action.

8. **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
Note: **Item Withdrawn by Applicant**

Item withdrawn by Applicant; disposed without action.

9. **Plan Amendment:** [NPA-2021-0016.05.SH - Live Make Apartments; District 3](#)
Location: 1127, 1129 Tillery Street (portion of), 1129 1/2 Tillery Street (portion of),
1118, 1202 and 1204 Henninger Street, Boggy Creek Watershed;
Govalle/Johnston Terrace Combined (Govalle) NP Area
Owner/Applicant: Austin Housing and Finance Corp.
Agent: Live Make Housing Partners, LP (Hilary Andersen Carter)
Request: Single Family to Neighborhood 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 Neighborhood Mixed Use land use for NPA-2021-0016.05.SH - Live Make Apartments located at 1127, 1129 Tillery Street (portion of), 1129 1/2 Tillery Street (portion of), 1118, 1202 and 1204 Henninger Street was approved on the consent agenda on the motion by Vice-Chair Hempel, seconded by Commissioner Schneider on a vote of 10-0. Commissioners Azhar, Cox and Connolly absent.

10. **Rezoning:** [C14-2021-0172 - Live Make Apartments; District 3](#)
Location: 1127, 1129 Tillery Street (portion of), 1129 1/2 Tillery Street (portion of),
1118, 1202 and 1204 Henninger Street, Boggy Creek Watershed;
Govalle/Johnston Terrace Combined NP Area
Owner/Applicant: Austin Housing and Finance Corp.
Agent: Live Make Housing Partners, LP (Hilary Andersen Carter)
Request: SF-3-NP to LO-MU-CO-NP
Staff Rec.: **Recommended**
Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov
Housing and Planning Department

Motion to grant Staff's recommendation of LO-MU-CO-NP combining district zoning for C14-2021-0172 - Live Make Apartments located at 1127, 1129 Tillery Street (portion of), 1129 1/2 Tillery Street (portion of), 1118, 1202 and 1204 Henninger Street, was approved on the consent agenda on the motion by Vice-Chair Hempel, seconded by Commissioner Schneider on a vote of 10-0. Commissioners Azhar, Cox and Connolly absent.

- 11. Restrictive Covenant Amendment:** [C14-85-244, Part 7 \(RCA #3\) - 10001 N. Capital of Texas Highway RCA; District 7](#)
- Location: 10001 N. Capital of Texas Highway, Shoal Creek Watershed; North Burnet/Gateway NP Area
- Owner/Applicant: AUSTIN H ARBORETUM PROPCO, LP
- Agent: Smith Robertson, LLP (David Hartman)
- Request: To amend a public restrictive covenant associated with zoning case C14-85-244 (Part 7) to delete the conditions for this 3.66 acre site to redevelop this property in accordance with the site development regulations approved in the North Burnet/Gateway Regulating Plan.
- 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 to amend a public restrictive covenant associated with zoning case C14-85-244 (Part 7) to delete the conditions for this 3.66 acre site to redevelop this property in accordance with the site development regulations approved in the North Burnet / Gateway Regulating Plan for C14-85-244, Part 7 (RCA #3) - 10001 N. Capital of Texas Highway RCA located at 10001 N. Capital of Texas Highway was approved on the consent agenda on the motion by Vice-Chair Hempel, seconded by Commissioner Schneider on a vote of 10-0. Commissioners Azhar, Cox and Connolly absent.

- 12. Rezoning:** [C14-2021-0183 - 4303 and 4307 Speedway; District 9](#)
- Location: 4303 and 4307 Speedway, Waller Creek Watershed; Hyde Park NP Area
- Owner/Applicant: 43rd Speedway LLC
- Agent: Drenner Group, PC (Amanda Swor)
- Request: Tract 1: SF-3-HD-NCCD-NP and Tract 2: MF-3-HD-NCCD-NP to LR-MU-HD-NCCD-NP
- Staff Rec.: **Recommended, with conditions**
- Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov
Housing and Planning Department

Motion to grant Applicant's request for indefinite postponement of this item was approved on the consent agenda on the motion by Vice-Chair Hempel, seconded by Commissioner Schneider on a vote of 10-0. Commissioners Azhar, Cox and Connolly absent.

- 13. Rezoning:** [C814-2021-0175 - 614 S. 1st Street PUD; District 9](#)
Location: 614 South 1st Street, East Bouldin Creek Watershed; Bouldin Creek NP Area
Owner/Applicant: H & H Texas Partners LTD
Agent: Drenner Group, PC (Leah M. Bojo)
Request: MF-3-NP to PUD-NP
Staff Rec.: **Pending**
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov
Housing and Planning Department
Postponement Request: **Indefinite Postponement Request by Staff**

Motion to grant Staff's request for indefinite postponement of this item was approved on the consent agenda on the motion by Vice-Chair Hempel, seconded by Commissioner Schneider on a vote of 10-0. Commissioners Azhar, Cox and Connolly absent.

- 14. Rezoning:** [C814-97-0001.15 - Leander Rehabilitation PUD Amendment #16; District 6](#)
Location: 13430 1/2 through 13450 1/2 Lyndhurst Drive, Lake Creek Watershed; Northwest Park and Ride Town Center TOD
Owner/Applicant: Austin 129, LLC
Agent: Drenner Group, PC (Leah M. Bojo)
Request: PUD to PUD, 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: **Indefinite Postponement Request by Staff**

Motion by Vice-Chair Hempel, seconded by Commissioner Mushtaler to grant Staff's request for indefinite postponement of this item was approved on a vote of 9-0. Commissioner Llanes Pulido absent. Commissioners Azhar, Cox and Connolly absent.

- 15. Rezoning:** [C14-2022-0003 - Clayton Lane Residences, District 4](#)
Location: 1120 and 1124 Clayton Lane, Fort Branch Watershed
Owner/Applicant: Hallock Holdings, LLC (Gary Hallock)
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: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov
Housing and Planning Department

Motion by Commissioner Thompson, seconded by Vice-Chair Hempel to postpone this item to May 10, 2022 was approved on a vote of 10-0. Commissioners Azhar, Cox and Connolly absent.

16. Site Plan - Compatibility [SP-2021-0102C - 1400 Cedar Ave; District 1](#)

Waiver Request:

Location: 1400 Cedar Avenue, Boggy Creek Watershed; Chestnut NP Area
Owner/Applicant: Urban Gravity
Agent: Civiltude LLC (Alejandra Flores)
Request: Request for compatibility waiver from LDC 25-2-1063.
Staff Rec.: **Recommended**
Staff: Zack Lofton, 512-978-1735, zack.lofton@austintexas.gov
Development Services Department

Public Hearing closed.

Motion by Commissioner Shieh, seconded by Commissioner Llanes Pulido to postpone action on this item to April 26, 2022 was approved on a vote of 10-0. Commissioners Azhar, Cox and Connolly absent.

17. Final Plat out of approved [C8J-2009-0142.05.1A - Estancia West](#)

Preliminary Plan:

Location: 13220 Old San Antonio Road, Onion Creek Watershed
Owner/Applicant: M/I Homes of Austin, LLC (William Peckman), Harriet Heep Shaffer Estate (Charles O. Grigson)
Agent: LJA Engineering (Brian Faltsek)
Request: Approval with conditions of Estancia West Subdivision consisting of 7 lots on 165.35 acres. Water and wastewater will be provided by the City of Austin.
Staff Rec.: **Approve with Conditions**
Staff: Sarah Sumner, 512-854-7687, sarah.sumner@traviscountytexas.gov
Single Office

Public Hearing closed.

Motion to grant Staff's recommendation for C8J-2009-0142.05.1A - Estancia West located at 13220 Old San Antonio Road was approved on the consent agenda on the motion by Vice-Chair Hempel, seconded by Commissioner Schneider on a vote of 10-0. Commissioners Azhar, Cox and Connolly absent.

18. Final Plat: [C8-2020-0188.0A - 1940 Webberville Road Subdivision; District 1](#)

Location: 1940 Webberville Road, Fort Branch Watershed
Owner/Applicant: 1940 Webberville Road, LLC (Enge Xing)
Agent: Southwest Engineers, Inc. (Alberto Gutierrez)
Request: Approval of the plat consisting of 5 lots on 1.008 acres
Staff Rec.: **Approve with Conditions**
Staff: Cesar Zavala, 512-974-3404, cesar.zavala@austintexas.gov
Development Services Department

Public Hearing closed.

Motion to grant Staff's recommendation for C8-2020-0188.0A - 1940 Webberville Road Subdivision located at 1940 Webberville Road, was approved on the consent agenda on the motion by Vice-Chair Hempel, seconded by Commissioner Schneider on a vote of 10-0. Commissioners Azhar, Cox and Connolly 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. NOMINATIONS & ELECTIONS

1. Nomination and election of Planning Commission officers.

After closing of nominations, following members were elected:

Todd Shaw – Chair

Claire Hempel – Vice-Chair

Yvette Flores – Secretary

James Shieh – Parliamentarian

F. 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.

Chair Shaw adjourned the meeting without objection on Tuesday, April 12, 2022 at 8:11 p.m.

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