

# Meeting of the Planning Commission August 24, 2021

## Planning Commission to be held August 24, 2021 with Social Distancing Modifications

Public comment will be allowed via telephone; no in-person input will be allowed. **All speakers, including applicants and representatives, must register in advance (Day before the scheduled meeting, August 23, 2021 by noon).**

To speak remotely at the August 24, 2021 Planning Commission Meeting, residents must:

Preferably email the board liaison at [andrew.rivera@austintexas.gov](mailto:andrew.rivera@austintexas.gov) or call 512-974-6508 the day before the meeting. The following information is required:

1. The speaker name.
2. Item number(s) they wish to speak on.
3. Whether they are for/against/neutral.
4. Mailing address.
5. Telephone number. Must be the number that will be used to call-in.

**Failure to provide the required information by noon August 23, 2021 shall render a request null and void.**

A registered speaker may not sign up another speaker. Previous registration on an item does not automatically roll over.

- Once a request to register to speak has been called in or emailed to the board liaison, residents will receive either an email or phone call with additional information regarding the call in process.

- Handouts or other information must be emailed to [andrew.rivera@austintexas.gov](mailto:andrew.rivera@austintexas.gov) by 1:00 PM Tuesday, August 24, 2021. This information will be provided to Commission members in advance of the meeting.

- Residents may watch the meeting here: <http://www.austintexas.gov/page/watch-atxn-live>

**Postponement requests must be submitted to the case manager and Andrew Rivera by 5PM Monday, August 23, 2021**

## **Reunión de la Comisión de Planificación**

Fecha 24 mes de agosto de 2021

La Comisión de Planificación se reunirá el 24 mes de agosto de 2021 con modificaciones de distanciamiento social.

Se permitirán comentarios públicos por teléfono; no se permitirá ninguna entrada en persona.

Llame o envíe un correo electrónico al enlace de la junta en 512-974-6508

andrew.rivera@austintexas.gov a más tardar al mediodía (el día antes de la reunion, 23 mes de agosto de 2021).

1. El nombre del orador.
2. Número (s) de artículo sobre el que desean hablar.
3. Si están a favor / en contra / neutrales.
4. Dirección postal.
5. Número de teléfono. Debe ser el número que se utilizará para llamar a la persona que desea hablar.

Si la información solicitada no se envía antes del mediodía del 23 mes de agosto , la solicitud será nula y sin efecto.

Un orador registrado no puede registrar a otro orador. El registro anterior de un artículo no se transfiere automáticamente.

- Una vez que se haya llamado o enviado por correo electrónico una solicitud para hablar al enlace de la junta, los residentes recibirán un correo electrónico o una llamada telefónica con información adicional para llamar el día la reunión.
- Los folletos u otra información debe enviarse por correo electrónico a [andrew.rivera@austintexas.gov](mailto:andrew.rivera@austintexas.gov) antes antes de la 1:00 p.m. del martes 24 mes de agosto Esta información se proporcionará a los miembros de la Junta y la Comisión antes de la reunión.
- Si esta reunión se transmite en vivo, los residentes pueden ver la reunión aquí:  
<http://www.austintexas.gov/page/watch-atxn-live>
- Las solicitudes de aplazamiento deben enviarse al administrador del caso y a Andrew Rivera antes de las 5 p.m. del lunes 23 mes de agosto 2021

## **Order of Meeting**

Determination of Quorum / Meeting Called to Order

Reading of Proposed Consent Agenda

\*Vote and Disposal of Consent Agenda

\*\*Determination of Discussion Postponement Items

Discussion Cases (Including public comment, staff and applicant / representative presentations) Other Business

Adjournment

\* The consent agenda may be acted upon by one vote without separate discussion.

Speakers are allowed to provide testimony on an item proposed for the consent agenda. At the discretion of the Commission the item may remain on the consent agenda.

\*\* Discussion postponement consists of public comment by 2 individuals for the postponement and 2 individuals against the postponement at 2 minutes each per speaker. Testimony should not delve into the merits of the case. The granting of a postponement must be approved by affirmative vote of the Commission.

### **Speaker Testimony**

#### **Time Allocation**

<b>Speaker</b>	<b>Number</b>	<b>Time Allocated</b>
<b>Applicant / Agent</b>	1	6 min. (Additional 3 min. rebuttal)
<b>Speakers For</b>	Up to 6	3 min.
<b>Speakers For</b>	Unlimited	1 min.
<b>Primary Speaker Against</b>	1	6 min.
<b>Speakers Against</b>	Up to 6	3 min.
<b>Speakers Against</b>	Unlimited	1 min.

Note: Additional backup may be found at the following link.

[http://www.austintexas.gov/cityclerk/boards\\_commissions/meetings/40\\_1.htm](http://www.austintexas.gov/cityclerk/boards_commissions/meetings/40_1.htm)



## **PLANNING COMMISSION AGENDA**

**Tuesday, August 24, 2021**

**The Planning Commission will convene at 6:00 PM on Tuesday, August 24, 2021 via Videoconference <http://www.austintexas.gov/page/watch-atxn-live>**

[Awais Azhar](#)  
[Joao Paulo Connolly](#)  
[Grayson Cox](#)  
[Yvette Flores](#) – Secretary  
[Claire Hempel](#) – Vice-Chair  
[Patrick Howard](#)  
[Jennifer Mushtaler](#)  
[Solveij Rosa Praxis](#)  
[Carmen Llanes Pulido](#)

[Robert Schneider](#)  
[Todd Shaw](#) – Chair  
[James Shieh](#) – Parliamentarian  
[Jeffrey Thompson](#)  
[Jessica Cohen](#) – Ex-Officio  
[Richard Mendoza](#) – Ex-Officio  
[Arati Singh](#) - AISD 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 COMMUNICATION**

The first four (4) speakers signed up prior to the speaker registration deadline will each be allowed a three-minute allotment to address their concerns regarding items not posted on the agenda.

Attorney: Steven Maddoux 512- 974-6080  
Commission Liaison: [Andrew Rivera](#), 512-974-6508

## A. APPROVAL OF MINUTES

1. Approve the minutes of August 10, 2021.

## B. PUBLIC HEARINGS

- 1. Plan Amendment:** [NPA-2021-0029.01.SH - 1021 E. St. Johns; District 4](#)  
Location: 1021 East St. Johns Ave, Buttermilk Branch Watershed; St. John/Coronado Hills (St. John) Combined NP Area  
Owner/Applicant: Owner: Talia at E St John, LLC (Kenda Dawwami)  
Applicant: Capital A Housing  
Agent: Civiltude, LLC (Conor Kenny)  
Request: Single Family to Urban Single Family land use  
Staff Rec.: **Recommendation Pending; Staff postponement to September 14, 2021.**  
Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov  
Housing and Planning Department
- 2. Rezoning:** [C14-2021-0005.SH - 1021 E. St. Johns Ave.; District 4](#)  
Location: 1021 East St. Johns Avenue, Buttermilk Branch Watershed; St. John/Coronado Hills (St. John) Combined NP Area  
Owner/Applicant: Owner: Talia at E St John, LLC (Kenda Dawwami)  
Applicant: Capital A Housing  
Agent: Civiltude, LLC (Conor Kenny)  
Request: SF-3-NP to SF-4A-NP  
Staff Rec.: **Recommended; Staff postponement request to September 14, 2021.**  
Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov  
Housing and Planning Department
- 3. Plan Amendment:** [NPA-2021-0020.01 - Shelby Lane Residences; District 3](#)  
Location: 4700 Weidemar Lane, Williamson Creek Watershed; South Congress Combined (East Congress) NP Area  
Owner/Applicant: Shelby Lane Development, LLC (Cass Brewer)  
Agent: Alice Glasco Consulting (Alice Glasco)  
Request: Commercial to Multifamily land use  
Staff Rec.: **Recommendation Pending; Indefinite Postponement request by Staff**  
Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov  
Housing and Planning Department

- 4. Rezoning:** [\*\*C14-2021-0015 - Shelby Lane Residences; District 3\*\*](#)  
Location: 4700 Weidemar Lane, Williamson Creek Watershed; South Congress Combined (East Congress) NP Area  
Owner/Applicant: Shelby Lane Development, LLC (Cass Brewer)  
Agent: Alice Glasco Consulting (Alice Glasco)  
Request: CS-CO-NP to MF-6-NP  
Staff Rec.: **Recommendation Pending; Indefinite Postponement request by Staff**  
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov  
Housing and Planning Department
- 5. Plan Amendment:** [\*\*NPA-2021-0026.01 - Grady & Brownie Mixed Use; District 4\*\*](#)  
Location: 10609, 10611, 10613, 10615 Brownie Drive (Tract 1) & 10610, 10612, 10614 Middle Fiskville Road (Tract 2), Little Walnut Creek, Walnut Creek Watersheds; North Lamar Combined (North Lamar) NP Area  
Owner/Applicant: Grady & Brownie Investments, LLC (Saleem Memon)  
Agent: Thrower Design (Ron T. Thrower & Victoria Haase)  
Request: Single Family and Neighborhood Commercial to Mixed Use land use  
Staff Rec.: **Recommended. Agent postponement request to September 14, 2021**  
Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov  
Housing and Planning Department
- 6. Rezoning:** [\*\*C14-2021-0039 - Grady & Brownie Mixed Use; District 4\*\*](#)  
Location: 10609-10615 Brownie Dr. and 10610-10614 Middle Fiskville Road, Little Walnut Creek, Walnut Creek Watersheds; North Lamar Combined (North Lamar) NP Area  
Owner/Applicant: Grady & Brownie Investments LLC (Saleem Memon)  
Agent: Thrower Design (A. Ron Thrower)  
Request: Tract 1: SF-3-NP to MF-4-NP, Tract 2: LR-NP to CS-MU-NP  
Staff Rec.: **Recommendation of MF-2-NP zoning for Tract 1 and LR-MU-NP zoning for Tract 2. Agent postponement request to September 14, 2021.**  
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov  
Housing and Planning Department
- 7. Rezoning:** [\*\*C14-2021-0009 - 1725 Toomey Rd; District 5\*\*](#)  
Location: 1725 Toomey Road, Lady Bird Lake Watershed; South Lamar Combined NP Area (Zilker)  
Owner/Applicant: 1725 Toomey, LLC  
Agent: Drenner Group (Amanda Swor)  
Request: CS to MF-6  
Staff Rec.: **Recommended**  
Staff: Kate Clark, 512-974-1237, kate.clark@austintexas.gov  
Housing and Planning Department
- 8. Rezoning:** [\*\*C14-2021-0115 - Clawson Heights Residential; District 5\*\*](#)  
Location: 4009 & 4011 Clawson Road, West Bouldin Creek Watershed; South Lamar Combined NP Area (South Lamar)  
Owner/Applicant: Clawson Heights LLC (Frank Gordon)  
Agent: Thrower Design (Ron Thrower)  
Request: SF-3 to SF-5  
Staff Rec.: **Recommended**  
Staff: Kate Clark, 512-974-1237, kate.clark@austintexas.gov  
Housing and Planning Department

Attorney: Steven Maddoux 512- 974-6080

Commission Liaison: [Andrew Rivera](#), 512-974-6508

9. **Rezoning:** [C14-2021-0111 - Parcel 1, 300 & 301 Pressler & 1505 W 3rd St](#)  
Location: 301 Pressler Street, Lady Bird Lake Watershed; Old West Austin NP Area  
Owner/Applicant: Pressler RRI, LP (Donald J. Reese)  
Agent: Husch Blackwell LLP (Nikelle Meade)  
Request: CS-CO-NP to LI-PDA-NP  
Staff Rec.: **Recommended**  
Staff: Mark Graham, 512-974-3574, mark.graham@austintexas.gov  
Housing and Planning Department
10. **Rezoning:** [C14-2021-0112 - Parcel 2, 300 & 301 Pressler & 1505 W 3rd St](#)  
Location: 300 Pressler Street, 1409, 1501 West 3rd Street, Lady Bird Lake Watershed; Old West Austin NP Area  
Owner/Applicant: Pressler RRI, LP (Donald J. Reese)  
Agent: Husch Blackwell LLP (Nikelle Meade)  
Request: CS-CO-NP to LI-PDA-NP  
Staff Rec.: **Recommended**  
Staff: Mark Graham, 512-974-3574, mark.graham@austintexas.gov  
Housing and Planning Department
11. **Rezoning:** [C14-2021-0113 - Parcel 3, 300 & 301 Pressler & 1505 W 3rd St](#)  
Location: 1505 West 3rd Street, Lady Bird Lake Watershed; Old West Austin NP Area  
Owner/Applicant: Pressler RRI, LP (Donald J. Reese)  
Agent: Husch Blackwell LLP (Nikelle Meade)  
Request: CS-CO-NP to LI-PDA-NP  
Staff Rec.: **Recommended**  
Staff: Mark Graham, 512-974-3574, mark.graham@austintexas.gov  
Housing and Planning Department
12. **Rezoning:** [C14-2021-0101 - Verde Square; District 7](#)  
Location: 10401-1/2, 10431, 10435, 10505 and 10509 Burnet Road, Little Walnut Creek Watershed; North Burnet / Gateway NP Area  
Owner/Applicant: 27 Real Estate Ventures, L.P. (J. Anthony Precourt)  
Agent: Armbrust & Brown, PLLC (Richard T. Suttle)  
Request: NBG-CMU-NP to NBG-CMU-Gateway-NP  
Staff Rec.: **Recommended**  
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov  
Housing and Planning Department
13. **Rezoning:** [C14-2021-0017 - 5708 Springdale Road; District 1](#)  
Location: 5708 Springdale Road; Little Walnut Creek Watershed; East MLK Combined (Pecan Springs / Springdale) NP Area  
Owner/Applicant: Willie C. Lewis  
Agent: Drenner Group, PC (Leah Bojo)  
Request: GR-NP to GR-MU-NP  
Staff Rec.: **Recommended**  
Staff: Mark Graham, 512-974-3574, mark.graham@austintexas.gov  
Housing and Planning Department

Attorney: Steven Maddoux 512- 974-6080

Commission Liaison: [Andrew Rivera](#), 512-974-6508

14. **Rezoning:** [C14H-2021-0116 - Travis County Fire Control Team Operations Center; District 4](#)  
Location: 1037 Reinli Street, Tannehill Branch Watershed; University Hills / Windsor Park (Windsor Park) NP Area  
Owner/Applicant: Lee R. Basore; Lee R. and David Basore  
Request: CS-MU-NP to CS-MU-H-NP  
Staff Rec.: **Recommended**  
Staff: Kalan Contreras, 974-2727, kalan.contreras@austintexas.gov  
Housing and Planning Department
15. **Appeal (Denial of Certificate of Appropriateness):** [C14H-2004-0008; HR-2021-085739 - Mitchell-Robertson Building; District 9](#)  
Location: 909 Congress Avenue, Waller Creek Watershed; Downtown Austin Plan (Core / Waterfront Districts)  
Owner/Applicant: H. Dalton Wallace  
Agent: Drenner Group (Leah Bojo)  
Request: Appeal denial of Certificate of Appropriateness by the Historic Landmark Commission; approve request to deconstruct, store, and re-erect the building façade  
Staff Rec.: **Recommended**  
Staff: Elizabeth Brummett, 512-974-1264, elizabeth.brummett@austintexas.gov  
Housing and Planning Department
16. **Code Amendment:** [C20-2021-007 - North Burnet/Gateway Parkland Dedication](#)  
Request: Consider an amendment to Title 25 of the City Code to amend the North Burnet / Gateway Regulating Plan to modify certain requirements related to the dedication of parkland.  
Staff: Scott Grantham, 512-974-9457, scott.grantham@austintexas.gov  
Parks and Recreation Department
17. **Plat Vacation:** [C8-2017-0124.1A\(VAC\).SH - Lightfield \(plat vacation\); District 1](#)  
Location: 4902 Lott Ave, Fort Branch Watershed; East MLK Combined (MLK-183) NP Area  
Owner/Applicant: 4908 Lott Holdings, LLC  
Agent: Mahoney Engineering (Daniel Mahoney)  
Request: Approval of the Lightfield plat vacation. The Lightfield subdivision is composed of 19 lots on approximately 5.01 acres  
Staff Rec.: **Recommended**  
Staff: Jennifer Bennett, 512-974-9002, jennifer.bennett-reumuth@austintexas.gov  
Development Services Department
18. **Final Plat:** [C8-2020-0021.0A - Fort Branch Creek Subdivision; District 1](#)  
Location: 5016 E. Martin Luther King Jr. Blvd., Fort Branch Watershed; East MLK Combined (MLK-183) NP Area  
Owner/Applicant: Robert Penta  
Agent: Perales Land Development. LLC (Jerome Perales)  
Request: Approval of 8 lot subdivision on 2.9 acres.  
Staff Rec.: **Disapproval for Reasons per Exhibit C**  
Staff: Cesar Zavala, 512-974-3404, cesar.zavala@austintexas.gov  
Development Services Department

Attorney: Steven Maddoux 512- 974-6080

Commission Liaison: [Andrew Rivera](#), 512-974-6508



**19. Final Plat from  
Approved  
Preliminary Plan:**

**C8-2018-0165.3A - Cascades at Onion Creek East, Phase Three; District 5**

Location: 2333 Cascades Ave., Onion Creek Watershed  
Owner/Applicant: M/I Homes of Austin, LLC (Williams G. Peckman)  
Agent: LJA Engineering, Inc. (Russell Kotara, P.E.)  
Request: Approve plat with conditions listed in Exhibit C, plat consists of 120 lots on 23.1107 acres  
  
Staff Rec.: **Approved with conditions**  
Staff: Cesar Zavala, 512-974-3404, cesar.zavala@austintexas.gov  
Development Services Department

**C. BRIEFING**

1. Presentation by Staff regarding Design Criteria - Permanent Clearances from Overhead Distribution Lines and Facilities. Staff: Jeffrey Vice, Austin Energy, (512) 322-6087. (Co-Sponsors Commissioners Cox and Shieh)

**D. ITEMS FROM THE COMMISSION**

1. Discussion regarding future hybrid meetings. (Co-Sponsors Chair Shaw and Vice-Chair Hempel)

**E. 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.*

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

[Codes and Ordinances Joint Committee](#)

(Chair Shaw, Vice-Chair Hempel and Commissioners: Azhar and Connolly)

[Comprehensive Plan Joint Committee](#)

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

[Joint Sustainability Committee](#)

(Commissioner Praxis and Schneider *alternate*)

[Small Area Planning Joint Committee](#)

(Commissioners: Howard, Mushtaler, Thompson and Shieh)

[South Central Waterfront Advisory Board](#)

Attorney: Steven Maddoux 512- 974-6080

Commission Liaison: [Andrew Rivera](#), 512-974-6508

(Commissioner Thompson)

Mobility and Transportation Working Group

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

## **ADJOURNMENT**

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 2 days (48 hours) before the meeting date. Please call Andrew Rivera at the Housing and Planning Department, at 512-974-6508, for additional information; TTY users route through Relay Texas at 711.

Attorney: Steven Maddoux 512- 974-6080

Commission Liaison: [Andrew Rivera](#), 512-974-6508