

Meeting of the Planning Commission May 11, 2021

Planning Commission to be held May 11, 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, May 10, 2021 by noon).**

To speak remotely at the May 11, 2021 Planning Commission Meeting, residents must:

Preferably email the board liaison at 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 May 10, 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 by 1:00 PM Tuesday, May 11, 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, May 10, 2021

Reunión de la Comisión de Planificación

Fecha 11 de mayo de 2021

La Comisión de Planificación se reunirá el 11 de mayo 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, 10 de mayo 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 10 de mayo de 2021, 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 antes antes de la 1:00 p.m. del martes 11 de mayo 2021 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 10 de mayo 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

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



PLANNING COMMISSION AGENDA

Tuesday, May 11, 2021

The Planning Commission will convene at 6:00 PM on Tuesday, May 11, 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](#)
Board of Adjustment Chair– 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 April 27, 2021.

B. PUBLIC HEARINGS

- 1. Zoning:** [C14-2021-0048 - Moore's Crossing Industrial Park, Tract 1; District 2](#)
Location: 6300 Elroy Road and 6213 South FM 973 Road, Onion Creek Watershed; Moore's Crossing MUD
Owner/Applicant: SR Development, Inc. (William G. Gurasich)
Agent: Alice Glasco Consulting (Alice Glasco)
Request: I-RR to LI
Staff Rec.: **Recommended**
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov
Housing and Planning Department
- 2. Rezoning:** [C14-2021-0049 - Moore's Crossing Industrial Park, Tract 2; District 2](#)
Location: 6505 South FM 973 Road, Onion Creek Watershed; Moore's Crossing MUD
Owner/Applicant: SR Development, Inc. (William G. Gurasich)
Agent: Alice Glasco Consulting (Alice Glasco)
Request: GR to LI
Staff Rec.: **Recommended**
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov
Housing and Planning Department
- 3. Plan Amendment:** [NPA-2020-0016.04 - 712, 714 Pedernales St & 2409 Coronado St; District 3](#)
Location: 712, 714 Pedernales Street and 2409 Coronado Street, Lady Bird Lake Watershed; Govalle / Johnston Terrace (Govalle) Combined NP Area
Owner/Applicant: Jose Soto
Agent: Husch Blackwell (Nikelle Meade)
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
- 4. Rezoning:** [C14-2021-0011 - 712, 714 Pedernales St & 2409 Coronado St; District 3](#)
Location: 712, 714 Pedernales Street and 2409 Coronado Street, Lady Bird Lake Watershed; Govalle / Johnston Terrace (Govalle) Combined NP Area
Owner/Applicant: Jose Soto
Agent: Husch Blackwell (Nikelle Meade)
Request: SF-3-NP to CS-MU-NP
Staff Rec.: **Recommendation of LR-MU-NP**
Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov
Housing and Planning Department

Attorney: Steven Maddoux, (512) 974-6080

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

5. **Plan Amendment:** [NPA-2021-0017.01 - 7113 Burnet Rd; District 7](#)
 Location: 7113 & 7115 Burnet Road, Shoal Creek Watershed; Crestview NP Area
 Owner/Applicant: CSW Cart, Inc. (Robert O'Farrell, President)
 Agent: Armbrust & Brown, PLLC (Michael J. Gaudini)
 Request: Commercial to Mixed Use land use
 Staff Rec.: **Recommended**
 Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov
 Housing and Planning Department
6. **Rezoning:** [C14-2021-0044 - 7113 Burnet Rd; District 7](#)
 Location: 7113 & 7115 Burnet Road, Shoal Creek Watershed; Crestview NP Area
 Owner/Applicant: CSW Cart, Inc. (Robert O'Farrell, President)
 Agent: Armbrust & Brown, PLLC (Michael J. Gaudini)
 Request: CS-1-CO-NP, CS-CO-NP, LO-CO-NP to MF-6-NP
 Staff Rec.: **Recommendation of MF-4-NP**
 Staff: Mark Graham, 512-974-3574, mark.graham@austintexas.gov
 Housing and Planning Department
7. **Restrictive Covenant Termination:** [C14-2021-0044\(RCT\) - 7113, 7115 Burnet Rd; District 7](#)
 Location: 7113 & 7115 Burnet Road, Shoal Creek Watershed; Crestview NP Area
 Owner/Applicant: CSW Cart, Inc. (Robert O'Farrell, President)
 Agent: Armbrust & Brown, PLLC (Michael J. Gaudini)
 Request: Terminate a Restrictive Covenant that requires a 20' setback
 Staff Rec.: **Recommended**
 Staff: Mark Graham, 512-974-3574, mark.graham@austintexas.gov
 Housing and Planning Department
8. **Rezoning:** [C14-2021-0041 - Anderson Lane Condos; District 7](#)
 Location: 2001, 2013 West Anderson Lane, Shoal Creek Watershed; Crestview NP Area
 Owner/Applicant: Legacy DCS (Cass Brewer)
 Agent: Alice Glasco Consulting (Alice Glasco)
 Request: GR-MU-CO-NP to GR-MU-V-CO-NP
 Staff Rec.: **Recommended**
 Staff: Mark Graham, 512-974-3574, mark.graham@austintexas.gov
 Housing and Planning Department
9. **Rezoning:** [C14-2021-0042 - 3115 Manor Road Residences; District 1](#)
 Location: 2131 Theo Drive, Boggy Creek Watershed; East MLK Combined (MLK) NP Area
 Owner/Applicant: 3115 Manor MU, Ltd. (Byran Cumby)
 Agent: Alice Glasco Consulting (Alice Glasco)
 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

10. **Rezoning:** [C14-2021-0017 - 5708 Springdale Road; District 1](#)
 Location: 5708 Springdale Road, Little Walnut Creek Watershed; 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
11. **Rezoning:** [C14-2021-0025 - 601, 603 W 14th Street; District 9](#)
 Location: 601, 603 West 14th Street, Shoal Creek Watershed; Downtown Austin Plan (Northwest District)
 Owner/Applicant: Elizabeth B. Osborn
 Agent: Husch Blackwell, LLP. (Nikelle Meade)
 Request: GO to DMU
 Staff Rec.: **Recommendation of DMU-CO**
 Staff: Mark Graham, 512-974-3574, mark.graham@austintexas.gov
 Housing and Planning Department
12. **Rezoning:** [C14-2021-0036 - HWY 290 & 1826 Rezoning; District 8](#)
 Location: 7912 West US Highway 290, Williamson Creek Watershed-Barton Springs Zone; Oak Hill Combined NP Area
 Owner/Applicant: Speedy Stop Food Stores LLC (Joshua Teinert)
 Agent: QT South LLC (David Meyer, Jr.)
 Request: RR to GR
 Staff Rec.: **Recommended**
 Staff: Kate Clark, 512-974-1237, kate.clark@austintexas.gov
 Housing and Planning Department
13. **Rezoning:** [C814-2020-0132 - Central Health PUD; District 1](#)
 Location: 601 East 15th Street, Waller Creek Watershed; Downtown Austin Plan (Waller Creek District)
 Owner/Applicant: Travis County Healthcare District dba Central Health (Mike Geeslin, President and CEO)
 Agent: City of Austin – Housing and Planning Department (Jerry Rusthoven)
 Request: P to PUD
 Staff Rec.: **Recommended**
 Staff: Jerry Rusthoven, 512-974-3207, jerry.rusthoven@austintexas.gov
 Housing and Planning Department
14. **Site Plan-
 Conditional Use
 Permit:** [SPC-2020-0217C - Senate Hills Park; District 1](#)
 Location: 5406 Connally Lane, Walnut Creek Watershed; Pecan Springs – Springdale NP Area
 Owner/Applicant: Senate Hills HOA c/o Spectrum Management
 Agent: LJA Engineering, Inc. (Hannah Riemer-Rapesak)
 Request: Approval of a conditional use permit to construct a park which is community recreation private use.
 Staff Rec.: **Recommended**
 Staff: Rosemary Avila, 512-974-2784, rosemary.avila@austintexas.gov
 Development Services Department

15. **Site Plan-Compatibility Waiver:** [SP-2017-0187C\(R1\) - 2800 Del Curto Site Plan Revision; District 5](#)
 Location: 2800 Del Curto Road, West Bouldin Creek Watershed; South Lamar NP Area
 Owner/Applicant: Del Curto 2712, LLC
 Agent: LOC Consultants LLP, Civil Div. (Sergio Lozano)
 Request: Approval of a compatibility waiver from LDC 25-2-1063 and 25-2-1067(F) to allow swimming pools to encroach into the compatibility setback.
 Staff Rec.: **Recommended**
 Staff: Rosemary Avila, 512-974-2784, rosemary.avila@austintexas.gov
 Development Services Department
16. **Heritage Tree Variance:** [TP 182241 - Winchestertonfieldville; District 9](#)
 Location: 2405 Nueces Street and 504 West 24th Street, Lady Bird Lake Watershed; Central Austin Combined (West University) NP Area
 Owner/Applicant: COTS-TRANSTEXAS INVESTMENTS LLC ET AL
 Agent: Drenner Group (Amanda Swor)
 Request: Removal of two Heritage trees, one with a single trunk over 30" diameter.
 Staff Rec.: **Recommended**
 Staff: Naomi Rotramel, 512-974-9135, naomi.rotramel@austintexas.gov
 Development Services Department

C. ITEMS FROM THE COMMISSION

1. Discussion and possible action to establish a working group tasked to review and propose amendments, for Commission consideration, regarding the Urban Renewal Plan for the East 11th and 12th Street Urban Renewal Area and associated Neighborhood Conservation Combining Districts. (Co-Sponsors Chair Shaw; Vice-Chair Hempel)
2. Briefing on public hearing notification and process. (Co-Sponsors Commissioner Llanes Pulido; Chair Shaw)

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 & RECOMMENDATIONS

1. Nomination and recommendation for Council consideration; member to serve on Codes and Ordinances Joint Committee.
2. Nomination and recommendation for Council consideration; member to serve on Comprehensive Plan Joint Committee.

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

3. Nomination and recommendation for Council consideration; member to serve on Small Area Planning Joint Committee.
4. Nomination and recommendation for Council consideration; members to serve on Joint Sustainability Committee.

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 *secondary*)

[Small Area Planning Joint Committee](#)

(Commissioners: Howard, Mushtaler, Thompson and Shieh)

[South Central Waterfront Advisory Board](#)

(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