

# Meeting of the Planning Commission May 25, 2021

## Planning Commission to be held May 25, 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 24, 2021 by noon).**

To speak remotely at the May 25, 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 May 24, 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, May 25, 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 24, 2021**

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

Fecha 25 de mayo de 2021

La Comisión de Planificación se reunirá el 25 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, 24 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 24 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](mailto:andrew.rivera@austintexas.gov) antes antes de la 1:00 p.m. del martes 25 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 24 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**

<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, May 25, 2021**

**The Planning Commission will convene at 6:00 PM on Tuesday, May 25, 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](#)  
[Don Leighton-Burwell](#) – 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 May 11, 2021.

## B. PUBLIC HEARINGS

- 1. 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; Postponement request by Applicant to July 13, 2021**  
Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov  
Housing and Planning Department
- 2. 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; Postponement request by Applicant to July 13, 2021**  
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov  
Housing and Planning Department
- 3. Plan Amendment:** [Urban Renewal Plan for East 11th and 12th Street Urban Renewal Area Modification # 12; District 1](#)  
Location: Lady Bird Lake, Waller Creek Watersheds; Central East Austin NP Area  
Owner/Applicant: Housing and Planning Department  
Agent: Laura Keating  
Request: Approval of the twelfth modification of the Urban Renewal Plan for the East 11th and 12th Street Urban Renewal Area.  
Staff Rec.: **Recommended**  
Staff: Laura Keating, 512-974-3458, laura.keating@austintexas.gov  
Housing and Planning Department

Attorney: Steven Maddoux, (512) 974-6080

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

- 4. Rezoning:** [\*\*C14-2021-0033 - East 11th Street Neighborhood Conservation District \(NCCD\) Amendment; District 1\*\*](#)
- Location: IH-35 Northbound frontage road between East 12th Street and the northern alley of East 7th Street; East 11th Street from IH-35 to Navasota Street; Juniper Street between Branch Street and Navasota Street; Rosewood Avenue between Navasota Street and the eastern property line of 1314 Rosewood Avenue; and a segment of San Bernard Street, Lady Bird Lake, Waller Creek Watersheds; Central East Austin NP Area
- Owner/Applicant: Housing and Planning Department
- Agent: Mark Walters
- Request: Rezone property within the boundaries of the East 11th Street NCCD to amend allowable building heights, floor-to-area ratios (FAR), impervious cover maximums, permitted uses, uses permitted with additional conditions, and conditional uses (base zoning changes are not being recommended)
- Staff Rec.: **Recommended**
- Staff: Mark Walters, 512-974-7695, mark.walters@austintexas.gov  
Housing and Planning Department
- 5. Rezoning:** [\*\*C14-2021-0037 - East 12th Street Neighborhood Conservation District \(NCCD\) Amendment; District 1\*\*](#)
- Location: North side of East 12th Street between the IH-35 North frontage road and Poquito Street and the south side of East 12th Street between Branch Street and Poquito Street, Lady Bird Lake, Waller Creek Watersheds; Central East Austin NP Area
- Owner/Applicant: Housing and Planning Department
- Agent: Mark Walters
- Request: Rezone property within the boundaries of the East 12th Street NCCD to amend allowable building heights, floor-to-area ratios (FAR), impervious cover maximums, permitted uses, uses permitted with additional conditions, and conditional uses (base zoning changes are not being recommended)
- Staff Rec.: **Recommended**
- Staff: Mark Walters, 512-974-7695, mark.walters@austintexas.gov  
Housing and Planning Department
- 6. Plan Amendment:** [\*\*NPA-2021-0029.01.SH - 1021 E. St. Johns; 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: Single Family to Urban Single Family land use
- Staff Rec.: **Recommended; Postponement request by Staff to July 13, 2021**
- Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov  
Housing and Planning Department

- 7. 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; Postponement request by Staff to July 13, 2021**  
Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov  
Housing and Planning Department
- 8. Rezoning:** [C14-2020-0089 - Twelfth and Springdale Residences; District 3](#)  
Location: 1200, 1202, & 1208 Springdale Road, Tannehill Branch Watershed; East MLK Combined NP Area  
Owner/Applicant: JJ & B Investments LLC  
Agent: Alice Glasco Consulting (Alice Glasco)  
Request: GR-MU-NP to GR-MU-V-NP, as amended  
Staff Rec.: **Recommended**  
Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov  
Housing and Planning Department
- 9. Rezoning:** [C14-2021-0023.SH - Anderson Creek Affordable Housing; District 1](#)  
Location: 1701 East Anderson Lane, Buttermilk Branch Creek Watershed; St. John/Coronado Hills (Coronado Hills) Combined NP Area  
Owner/Applicant: 183 Apartment Site, Ltd. (Patricia Ivy)  
Agent: Thrower Design (A. Ron Thrower)  
Request: LO-CO-NP and RR-NP to GR-NP  
Staff Rec.: **Recommended**  
Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov  
Housing and Planning Department
- 10. Rezoning:** [C14-2020-0144 - 2700 S. Lamar, District 5](#)  
Location: 2700, 2706, 2708, 2710, 2714 S Lamar Blvd, Part of 2738 S. Lamar Blvd and 2803 Skyway Circle, Barton Creek Watershed-Barton Springs Zone, and West Bouldin Creek Watershed; South Lamar Combined NP Area (suspended)  
Owner/Applicant: Huaylas LLC; Sola 2706 LLC; Davis 2708 S Lamar LLC; Davis S Lamar LLC; Blue Crow Properties LTD; Goodwill Industries of Central Texas; and 2803 Skyway LLC  
Agent: Armbrust & Brown (Michael Whellan)  
Request: Tract 1: GR, Tract 2: CS-1-V and GR-V, Tract 3: CS-1-V and GR-V, Tract 4: CS-1-V, Tract 5: GR-V, Tract 6: GR-V-CO and Tract 7: MF-3, to MF-6 (All Tracts)  
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

11. **Plan Amendment:** [NPA-2021-0017.01 - 7113 Burnet Rd \(AKA 7115 Burnet\); 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
12. **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
13. **Restrictive Covenant Termination:** [C14-72-032\(RCT\) – 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: 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
14. **Rezoning:** [C14-2021-0053 - Sierra Cameron Acres; District 4](#)  
Location: 7205 Cameron Road, Fort Branch Watershed; St. John/Coronado Hills  
(Coronado Hills) Combined NP Area  
Owner/Applicant: Sierra Cameron Acres, LLC (Matt Shaw)  
Agent: Thrower Design (A. Ron Thrower)  
Request: LR-MU-CO-NP to CS-MU-NP  
Staff Rec.: **Recommendation of GR-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



15. **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 a community recreation (private) use.  
Staff Rec.: **Recommended**  
Staff: Rosemary Avila, 512-974-2784, [rosemary.avila@austintexas.gov](mailto:rosemary.avila@austintexas.gov)  
Development Services Department
16. **Site Plan:** **SP-2019-0385C - 1076 Springdale Rd., District 1**  
Location: 1076 Springdale Rd., Tannehill Branch Watershed; East MLK Combined NP Area  
Owner/Applicant: Artesia Springdale QOZ, LLC; Artesia Real Estate  
Agent: Brad Lingvai & Dave Anderson  
Request: A variance to LDC 25-8-261 to allow development within the Critical Water Quality Zone  
Staff Rec.: **Recommended, with conditions**  
Staff: Hank Marley, 512-974-2067, [hank.marley@austintexas.gov](mailto:hank.marley@austintexas.gov)  
Development Services Department
17. **Site Plan-  
Commission  
Approved:** [SPC-2020-0285D - Pharr Tennis Center Renovation](#)  
Location: 4201-1/2 Brookview Road, Boggy Creek Watershed; Upper Boggy Creek NP Area  
Owner/Applicant: Parks and Recreation Department  
Agent: Jose I. Guerra Inc.  
Request: Sites zoned Public (P) greater than one acre in size are a Conditional Use that require Land Use Commission approval [25-2-625].  
Staff Rec.: **Recommended**  
Staff: Jeremy Siltala, 512-974-2945, [jeremy.siltala@austintexas.gov](mailto:jeremy.siltala@austintexas.gov)  
Development Services Department
18. **Capital  
Improvement  
Projects** [Austin Water Capital Improvement Projects located in the Drinking Water Protection Zone](#)  
Request: Recommendation of Austin Water Capital Improvement Projects located in the Drinking Water Protection Zone for approval to include in the 5-year Capital spending plan as required by Financial Policy #8  
Staff Rec.: **Recommended**  
Staff: Aurora Pizano, 512- 972-0331, [Aurora.Pizano@austintexas.gov](mailto:Aurora.Pizano@austintexas.gov) Austin Water

## **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)

### [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