

Meeting of the Planning Commission July 13, 2021

Planning Commission to be held July 13, 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, July 12, 2021 by noon).**

To speak remotely at the July 13, 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 July 13, 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, July 13, 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, July 12, 2021

Reunión de la Comisión de Planificación

Fecha 13 mes de julio de 2021

La Comisión de Planificación se reunirá el 13 mes de julio 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, 12 mes de julio 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 12 mes de julio , 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 13 mes de julio 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 12 mes de julio de 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.

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

http://www.austintexas.gov/cityclerk/boards_commissions/meetings/40_1.htm



PLANNING COMMISSION AGENDA

Tuesday, July 13, 2021

The Planning Commission will convene at 6:00 PM on Tuesday, July 13, 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: Nicolas Park, 512-974-6463

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

A. APPROVAL OF MINUTES

1. Approve the minutes of June 22, 2021.

B. PUBLIC HEARINGS

- 1. Rezoning:** [C14-2021-0047 - Moore's Crossing Farmhouse, Tract 3; District 2](#)
Location: 7508 McAngus Road, Dry Creek East Watershed; Moore's Crossing MUD
Owner/Applicant: SR Development, Inc. (William G. Gurasich)
Agent: Alice Glasco Consulting (Alice Glasco)
Request: SF-2 to MF-4
Staff Rec.: **Recommendation of MF-4-CO**
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov
Housing and Planning Department
- 2. 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 Staff to August 24, 2021**
Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov
Housing and Planning Department
- 3. 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 Staff to August 24, 2021**
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov
Housing and Planning Department

- 4. Plan Amendment:** [NPA-2021-0029.01.SH - 1021 E. St. Johns; District 4](#)
 Location: 1021 E. 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.: **Recommended; Postponement request by Applicant to August 24, 2021**
 Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov
 Housing and Planning Department
- 5. 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 Applicant to August 24, 2021**
 Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov
 Housing and Planning Department
- 6. Plan Amendment:** [NPA-2021-0018.01 - McCarleys .32; District 7](#)
 Location: 5610 Roosevelt Ave., Shoal Creek Watershed; Brentwood/Highland (Brentwood) NP Area
 Owner/Applicant: McCarleys, LLC (David McCarley)
 Agent: Rodney K. Bennett
 Request: Single Family to Multifamily land use
 Staff Rec.: **Recommended**
 Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov
 Housing and Planning Department
- 7. Rezoning:** [C14-2021-0018 - McCarleys .32; District 7](#)
 Location: 5610 Roosevelt Ave., Shoal Creek Watershed; Brentwood/Highland (Brentwood) NP Area
 Owner/Applicant: David McCarley
 Agent: Bennett Consulting (Rodney K. Bennett)
 Request: SF-3-NP to MF-3-NP
 Staff Rec.: **Recommended**
 Staff: Mark Graham, 512-974-3574, mark.graham@austintexas.gov
 Housing and Planning Department
- 8. Rezoning:** [C14-2021-0009 - 1725 Toomey Rd Zoning; 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

Attorney: Nicolas Park, 512-974-6463

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

- 9. Plan Amendment:** [NPA-2020-0002.02 - Centro East; District 3](#)
 Location: 1501 E. 6th Street, 1509 E. 6th Street, 1510 E. 5th Street, Lady Bird Lake Watershed; East Cesar Chavez NP & Plaza Saltillo Station Area Plan
 Owner/Applicant: 6th & Onion East Master GP, LLC; 6th & Onion East, LP; 6th & Onion East GP, LP (Donald J. Reese)
 Agent: Armbrust & Brown, PLLC (Michael J. Whellan)
 Request: Specific Regulating District to Specific Regulating District (No change to the future land use map. The request is to change the base maximum building height from 60 feet to 90 feet.)
 Staff Rec.: **Recommended**
 Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov
 Housing and Planning Department
- 10. Rezoning:** [C14-2021-0058 - Centro East; District 3](#)
 Location: 1501 E. 6th Street, 1509 E. 6th Street, 1510 E. 5th Street, Lady Bird Lake Watershed
 Owner/Applicant: 6th & Onion East Master GP, LLC; 6th & Onion East, LP; 6th & Onion East GP, LP (Donald J. Reese)
 Agent: Armbrust & Brown, PLLC (Michael J. Whellan)
 Request: TOD-NP to TOD-NP, to change a condition of zoning, as amended
 Staff Rec.: **Recommended**
 Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov
 Housing and Planning Department
- 11. Plan Amendment:** [NPA-2021-0017.02 - Stobaugh Residential; District 7](#)
 Location: 901 & 907 Stobaugh Street, Little Walnut Creek, Waller Creek Watersheds; Crestview / Wooten Combined (Crestview) NP Area
 Owner/Applicant: Blue Pig, LLC (901 Stobaugh St.) & Northgate Development, LLC (907 Stobaugh St.)
 Agent: Thrower Design (Ron Thrower & Victoria Haase)
 Request: Single Family to Multifamily land use
 Staff Rec.: **Recommended**
 Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov
 Housing and Planning Department
- 12. Rezoning:** [C14-2021-0055 - 901 & 907 Stobaugh Street; District 7](#)
 Location: 901 & 907 Stobaugh Street, Little Walnut Creek, Waller Creek Watersheds; Crestview / Wooten Combined (Crestview) NP Area
 Owner/Applicant: Blue Pig, LLC (901 Stobaugh St.) & Northgate Development, LLC (907 Stobaugh St.)
 Agent: Thrower Design (Ron Thrower & Victoria Haase)
 Request: SF-3 -NP to MF-4-NP
 Staff Rec.: **Recommendation of MF-3-NP**
 Staff: Mark Graham, 512-974-3574, mark.graham@austintexas.gov
 Housing and Planning Department

Attorney: Nicolas Park, 512-974-6463

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

- 13. Plan Amendment:** [NPA-2020-0002.01 - Fair Market; District 3](#)
 Location: 1100, 1108, 1110 E. 5th Street & 502, 504 Waller Street, Waller Creek Watershed; East Cesar Chavez NP & Plaza Saltillo Station Area Plan
 Owner/Applicant: Montwalk Holdings, LTD (R. Cullen Powell)
 Agent: Armbrust & Brown, PLLC (Richard Suttle)
 Request: Specific Regulating District to Specific Regulating District (No change to the future land use map. The request is to change the base maximum building height from 60 feet to 85 feet.)
 Staff Rec.: **Recommended**
 Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov
 Housing and Planning Department
- 14. Rezoning:** [C14-2021-0061 - Fair Market Rezoning; District 3](#)
 Location: 1108, 1100, 1110 E. 5th Street, 502 & 504 Waller Street, Waller Creek Watershed; East Cesar Chavez NP & Plaza Saltillo Station Area Plan
 Owner/Applicant: Montwalk Holdings, LTD (R. Cullen Powell)
 Agent: Armbrust & Brown, PLLC (Richard Suttle)
 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
- 15. 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 Watershed and 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**
 Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov
 Housing and Planning Department
- 16. Rezoning:** [C14-2021-0039 - Grady & Brownie Mixed Use; District 4](#)
 Location: 10609, 10611, 10613, 10615 Brownie Drive (Tract 1) and 10610, 10612, 10614 Middle Fiskville Road (Tract 2), Little Walnut Creek and 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 for Tract 1 and LR-MU-NP for Tract 2**
 Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov
 Housing and Planning Department

Attorney: Nicolas Park, 512-974-6463

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

- 17. 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 (West Oak Hill) NP Area
 Owner/Applicant: Speedy Stop Food Stores LLC (Joshua Teinert)
 Agent: Drenner Group PC (Amanda Swor)
 Request: RR to GR
 Staff Rec.: **Recommended**
 Staff: Kate Clark, 512-974-1237, kate.clark@austintexas.gov
 Housing and Planning Department
- 18. Rezoning:** [C14-2021-0088 - 7715 and 7809 Old Bee Caves Rd; District 8](#)
 Location: 7715 and 7809 Old Bee Caves Road, Williamson Creek Watershed-Barton Springs
 Zone Watershed; Oak Hill Combined (West Oak Hill) NP Area
 Owner/Applicant: 7809 Old Bee Caves LLC
 Agent: Smith Robertson LLP (David Hartman)
 Request: RR-NP, SF-3-NP and GR-NP to SF-6-CO-NP
 Staff Rec.: **Recommended**
 Staff: Kate Clark, 512-974-1237, kate.clark@austintexas.gov
 Housing and Planning Department
- 19. Preliminary Plan:** [C8-2020-0033 - Saddle Ridge at Wildhorse Ranch; District 1](#)
 Location: 10621 Blue Bluff Road, Gilleland Creek Watershed; Wildhorse Ranch PUD
 Owner/Applicant: Heart of Manor LP
 Agent: Kimley-Horn and Associates (Kevin Burks)
 Request: Approval of Saddle Ridge at Wildhorse Ranch Preliminary Plan, consisting of 234
 single-family lots and associated improvements on approximately 82.24 acres.
 Staff Rec.: **Disapproval for Reasons**
 Staff: Jennifer Bennett, 512-974-9002, jennifer.bennett-reumuth@austintexas.gov
 Development Services Department

C. ITEMS FROM THE COMMISSION

1. Discussion and possible action to recommend the process for the update to the Urban Design Guidelines. (Co-Sponsors: Vice-Chair Hempel, Howard, Mushtaler and Praxis)

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.

Attorney: Nicolas Park, 512-974-6463

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

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 *alternate*)

[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.