



PLANNING COMMISSION

MINUTES

May 11, 2021

The Planning Commission convened in a meeting on May 11, 2021 via videoconference
(<http://www.austintexas.gov/page/watch-atxn-live>)

Chair Shaw called the Commission Meeting to order at 6:05 p.m.

Commission Members in Attendance:

Awais Azhar
Joao Paulo Connolly

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

Jessica Cohen – Ex-Officio
Arati Singh– Ex-Officio

Absent:

Todd Shaw – Chair

Richard Mendoza – 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 COMMUNICATIONS

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

Public Hearing closed.

Motion by Commissioner Schneider, seconded by Commissioner Mushtaler to grant Staff's recommendation of LI district zoning for C14-2021-0048 - Moore's Crossing Industrial Park, Tract 1 located at 6300 Elroy Road and 6213 South FM 973 Road was approved on a vote 12-0. Chair Shaw absent.

- 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

Public Hearing closed.

Motion by Commissioner Schneider, seconded by Commissioner Mushtaler to grant Staff's recommendation of LI district zoning for C14-2021-0048 - Moore's Crossing Industrial Park, Tract 2 located at 6300 Elroy Road and 6213 South FM 973 Road was approved on a vote 12-0. Chair Shaw absent.

- 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

Public hearing closed.

Motion by Commissioner Azhar, seconded by Commissioner Cox to postpone action to June 8, 2021 was approved on a vote of 12-0. Chair Shaw absent.

- 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

Public hearing closed.

Motion by Commissioner Azhar, seconded by Commissioner Cox to postpone action to June 8, 2021 was approved on a vote of 12-0. Chair Shaw absent.

- 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

Motion to grant Neighborhood's request for postponement of this item to May 25, 2021 was approved on the consent agenda on the motion by Commissioner Cox, seconded by Commissioner Azhar on a vote of 12-0. Chair Shaw absent.

- 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

Motion to grant Neighborhood's request to postpone this item to May 25, 2021 was approved on the consent agenda on the motion by Commissioner Cox, seconded by Commissioner Azhar on a vote of 12-0. Chair Shaw absent.

- 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

Motion to grant Neighborhood's request for postponement of this item to May 25, 2021 was approved on the consent agenda on the motion by Commissioner Cox, seconded by Commissioner Azhar on a vote of 12-0. Chair Shaw absent.

- 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

Public Hearing closed.

Motion to grant Staff's recommendation of GR-MU-V-CO-NP combining district zoning for C14-2021-0041 - Anderson Lane Condos located at 2001, 2013 West Anderson Lane was approved on the consent agenda on the motion by Commissioner Cox, seconded by Commissioner Azhar on a vote of 12-0. Chair Shaw absent.

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

Public Hearing closed.

Motion to grant Staff's recommendation of CS-MU-V-NP combining district zoning for C14-2021-0041 - Anderson Lane Condos located at 2001, 2013 West Anderson Lane was approved on the consent agenda on the motion by Commissioner Cox, seconded by Commissioner Azhar on a vote of 12-0. Chair Shaw absent.

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

Motion to grant Applicant's request for postponement of this item to June 8, 2021 was approved on the consent agenda on the motion by Commissioner Cox, seconded by Commissioner Azhar on a vote of 12-0. Chair Shaw absent.

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

Public Hearing closed.

Motion to grant Staff's recommendation of DMU-CO combining district zoning for C14-2021-0025 - 601, 603 W 14th Street located at 601, 603 West 14th Street was approved on the consent agenda on the motion by Commissioner Cox, seconded by Commissioner Azhar on a vote of 12-0. Chair Shaw absent.

- 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

Motion to grant Neighborhood's request for postponement of this item to June 8, 2021 was approved on the consent agenda on the motion by Commissioner Cox, seconded by Commissioner Azhar on a vote of 12-0. Chair Shaw absent.

- 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

Public Hearing closed.

Motion by Commissioner Shieh, seconded by Commissioner Mushtaler to grant Staff's recommendation of PUD district zoning, with additional conditions for C814-2020-0132 - Central Health PUD located at 601 East 15th Street was approved on a vote of 10-0. Commissioners Azhar and Connolly abstained. Chair Shaw absent.

Conditions:

- 1) Adopt Environmental Commission's recommendations.
- 2) Exclude Chapter 25-2, Subchapter B, Article 2, Division 5, Subpart B, Section 2.3.2.D (Additional Requirements): (A PUD must contain pedestrian oriented uses as defined in Section 25-2-691 (C) (Waterfront Overlay District uses) on the first floor of a multi-story commercial or mixed use building.

**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

Motion by Commissioner Azhar, seconded by Commissioner Praxis to postpone this item to June 8, 2021 was approved on a vote of 7-5. Those voting nay were Vice-Chair Hempel and Commissioners Cox, Howard, Mushtaler and Schneider. Chair Shaw absent.

Due to Code requirement, item appeared on the May 25, 2021 agenda.

**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

Public Hearing closed.

Motion to grant Staff's recommendation for SP-2017-0187C(R1) - 2800 Del Curto Site Plan Revision located at 2800 Del Curto Road was approved on the consent agenda on the motion by Commissioner Cox, seconded by Commissioner Azhar on a vote of 12-0. Chair Shaw absent.

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

Item withdrawn by Applicant.

C. ITEMS FROM THE COMMISSION

1. Briefing on public hearing notification and process. (Co-Sponsors: Commissioner Llanes Pulido; Chair Shaw)

Briefing provided by Andrew Rivera, Land Use Commissions Liaison, Housing and Planning Department, 512-974-6508.

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.
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.

E-1 – E-4 nominees and recommendation as reflected in Exhibit A was approved on the consent agenda on the motion by Commissioner Cox, seconded by Commissioner Azhar on a vote of 12-0. Chair Shaw absent.

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](#)

(Commissioner Praxis and Commissioner Schneider *secondary*)

Commissioner Schneider stated the Committee received an update on the Green Building Policy.

[Small Area Planning Joint Committee](#)

(Commissioners: Howard, Mushtaler, Thompson and Shieh)

No report provided

[South Central Waterfront Advisory Board](#)

(Commissioner Thompson)

Commissioner Thompson stated the Committee elected officers and discussed the Austin Economic Corporation and the relationship with the Committee.

[Mobility and Transportation Working Group](#)

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

Commissioner Thompson stated the Working Group continues to review the Transportation Criteria Manual (TCM).

Vice-Chair Hempel adjourned the meeting without objection on Tuesday, May 11, 2021 at 10:46 p.m.

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 4 days before the meeting date. Please call Jerry Rusthoven at the Housing and Planning Department, at 512-974-3207, for additional information; TTY users route through Relay Texas at 711.