



PLANNING COMMISSION

MINUTES

May 25, 2021

The Planning Commission convened in a meeting on May 25, 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
Grayson Cox
Claire Hempel – Vice-Chair
Patrick Howard
Jennifer Mushtaler
James Shieh
Robert Schneider
Todd Shaw – Chair
Solveij Rosa Praxis
Jeffrey Thompson**

Jessica Cohen – Ex-Officio

Absent:

**Joao Paulo Connolly
Yvette Flores
Carmen Llanes Pulido**

**Richard Mendoza – Ex-Officio
Arati Singh – 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 May 11, 2021.

Motion to postpone the minutes of May 11, 2021 to June 8, 2021 was approved on the consent agenda on the motion by Commissioner Cox, seconded by Vice-Chair Hempel on a vote of 10-0. Commissioners Connolly, Flores and Llanes Pulido absent.

B. PUBLIC HEARINGS

- | | |
|-------------------|--|
| 1. Plan | <u>NPA-2021-0020.01 - Shelby Lane Residences; District 3</u> |
| Amendment: | |
| 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 |

Motion to grant Applicant's request to postpone this item to July 13, 2021 was approved on the consent agenda on the motion by Commissioner Cox, seconded by Vice-Chair Hempel on a vote of 10-0. Commissioners Connolly, Flores and Llanes Pulido absent.

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

Motion to grant Applicant's request to postpone this item to July 13, 2021 was approved on the consent agenda on the motion by Commissioner Cox, seconded by Vice-Chair Hempel on a vote of 10-0. Commissioners Connolly, Flores and Llanes Pulido absent.

3. **Plan** [Urban Renewal Plan for East 11th and 12th Street Urban](#)
Amendment: [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

Motion to postpone this item to June 22, 2021 by the Planning Commission was approved on the consent agenda on the motion by Commissioner Cox, seconded by Vice-Chair Hempel on a vote of 10-0. Commissioners Connolly, Flores and Llanes Pulido absent.

- 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

Motion to postpone this item to June 22, 2021 by the Planning Commission was approved on the consent agenda on the motion by Commissioner Cox, seconded by Vice-Chair Hempel on a vote of 10-0. Commissioners Connolly, Flores and Llanes Pulido absent.

- 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

Motion to postpone this item to June 22, 2021 by the Planning Commission was approved on the consent agenda on the motion by Commissioner Cox, seconded by Vice-Chair Hempel on a vote of 10-0. Commissioners Connolly, Flores and Llanes Pulido absent.

- 6. Plan** [NPA-2021-0029.01.SH - 1021 E. St. Johns; District 4](#)
Amendment:
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

Motion to grant Applicant's request to postpone this item to July 13, 2021 was approved on the consent agenda on the motion by Commissioner Cox, seconded by Vice-Chair Hempel on a vote of 10-0. Commissioners Connolly, Flores and Llanes Pulido absent.

- 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

Motion to grant Applicant's request to postpone this item to July 13, 2021 was approved on the consent agenda on the motion by Commissioner Cox, seconded by Vice-Chair Hempel on a vote of 10-0. Commissioners Connolly, Flores and Llanes Pulido absent.

- 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

Public Hearing closed.

Motion to grant Staff's recommendation of GR-MU-V-NP combining district zoning for C14-2021-0053 – Twelfth and Springdale Residences located at 1200, 1202 and 1208 Springdale

Road, was approved on the motion by Commissioner Cox, seconded by Commissioner Mushtaler on a vote of 9-1. Commissioner Praxis voted nay. Commissioners Connolly, Flores and Llanes Pulido absent.

- 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

Public Hearing closed.

Motion to grant Staff's recommendation of GR-NP combining district zoning for C14-2021-0023.SH - Anderson Creek Affordable Housing located at 1701 East Anderson Lane, was approved on the motion by Commissioner Azhar, seconded by Commissioner Schneider on a vote of 9-1. Commissioner Mushtaler voted nay. Commissioners Connolly, Flores and Llanes Pulido absent.

- 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

Motion to grant Neighborhood's request to postpone this item to June 8, 2021 was approved on the consent agenda on the motion by Commissioner Cox, seconded by Vice-Chair Hempel on a vote of 10-0. Commissioners Connolly, Flores and Llanes Pulido absent.

- 11. Plan** [NPA-2021-0017.01 - 7113 Burnet Rd \(AKA 7115 Burnet\); District 7](#)
Amendment:
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 by Commissioner Shieh, seconded by Commissioner Cox to postpone action on this item to June 8, 2021 was approved on a vote of 10-0. Commissioners Connolly, Flores and Llanes Pulido absent.

- 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

Motion by Commissioner Shieh, seconded by Commissioner Cox to postpone action on this item to June 8, 2021 was approved on a vote of 10-0. Commissioners Connolly, Flores and Llanes Pulido absent.

- 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

Motion by Commissioner Shieh, seconded by Commissioner Cox to postpone action on this item to June 8, 2021 was approved on a vote of 10-0. Commissioners Connolly, Flores and Llanes Pulido absent.

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

Public Hearing closed.

Motion to grant Staff's recommendation of GR-MU-NP combining district zoning for C14-2021-0053 - Sierra Cameron Acres located at 7205 Cameron Road, was approved on the consent agenda on the motion by Commissioner Cox, seconded by Vice-Chair Hempel on a vote of 10-0. Commissioners Connolly, Flores and Llanes Pulido absent.

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
Development Services Department

Public Hearing closed.

Motion by Commissioner Praxis, seconded by Commissioner Shieh to grant Staff's recommendation with conditions, for SPC-2020-0217C - Senate Hills Park located at 5406 Connally Lane was approved on a vote of 8-2. Commissioners Azhar and Thompson voted nay.

Conditions:

- 1) The developer will provide one accessible parking space for the private park.
- 2) The HOA will post signs about the private nature of the park.
- 3) The HOA will allow outside civic groups (of their choosing) to use the park space.

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
Development Services Department

Public Hearing closed.

Motion to grant Staff's recommendation for SP-2019-0385C - 1076 Springdale Rd. located at 1076 Springdale Rd, was approved on the consent agenda on the motion by Commissioner Cox, seconded by Vice-Chair Hempel on a vote of 10-0. Commissioners Connolly, Flores and Llanes Pulido absent.

**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
Development Services Department

Public Hearing closed.

Motion to grant Staff's recommendation for SPC-2020-0285D - Pharr Tennis Center Renovation located at 4201-1/2 Brookview Road, was approved on the consent agenda on the motion by Commissioner Cox, seconded by Vice-Chair Hempel on a vote of 10-0. Commissioners Connolly, Flores and Llanes Pulido absent.

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
Austin Water

Public Hearing closed.

Motion to recommend 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 was approved on the consent agenda on the motion by Commissioner Cox, seconded by Vice-Chair Hempel on a vote of 10-0. Commissioners Connolly, Flores and Llanes Pulido absent.

ADDENDUM

19. Rezoning:

[C14-2021-0010 - Project Mirabeau; District 9](#)

Location: 1901 North Lamar Boulevard, Shoal Creek Watershed; Shoal Creek Watershed

Owner/Applicant: Tempe Surf, LLC (Andrew Geller)

Agent: Thrower Design (Victoria Haase)

Request: LR-MU-CO-NP to CS-CO-NP

Staff Rec.: **Recommendation of LR-CO-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 June 8, 2021 was approved on the consent agenda on the motion by Commissioner Cox, seconded by Vice-Chair Hempel on a vote of 10-0. Commissioners Connolly, Flores and Llanes Pulido absent.

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)

No report provided.

[Comprehensive Plan Joint Committee](#)

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

No report provided.

[Joint Sustainability Committee](#)

(Commissioner Praxis and Schneider *secondary*)

No report provided.

[Small Area Planning Joint Committee](#)

(Commissioners: Howard, Mushtaler, Thompson and Shieh)

No report provided.

[South Central Waterfront Advisory Board](#)

(Commissioner Thompson)

No report provided.

Mobility and Transportation Working Group

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

No report provided.

Chair Shaw adjourned the meeting without objection on Tuesday, May 25, 2021 at 11:28 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.