



PLANNING COMMISSION

MINUTES

June 22, 2021

The Planning Commission convened in a meeting on June 22, 2021 via videoconference
(<http://www.austintexas.gov/page/watch-atxn-live>)

Chair Shaw called the Commission Meeting to order at 6:04 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
Robert Schneider
Todd Shaw – Chair
James Shieh
Solveij Rosa Praxis
Jeffrey Thompson

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

Absent:

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.

CITIZEN COMMUNICATIONS

1. Ms. Zenobia Joseph – Conveyed information regarding Capital Metro rail system.

A. APPROVAL OF MINUTES

1. Approve the minutes of June 8, 2021.

Motion to approve minutes of June 8, 2021 was approved on the consent agenda on the motion by Commissioner Cox, seconded by Commissioner Shieh on a vote of 12-0. Commissioner Praxis off the dais.

B. PUBLIC HEARINGS

1. Plan Amendment: [NPA-2020-0002.01 - Fair Market; District 3](#)

Location: 1108, 1100, 1110 E. 5th Street & 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

Motion to grant Staff's request for postponement of this item to July 13, 2021 was approved on the consent agenda on the motion by Commissioner Cox, seconded by Commissioner Shieh on a vote of 12-0. Commissioner Praxis off the dais.

2. Rezoning: [C14-2021-0061 - Fair Market; District 3](#)

Location: 1108, 1100, 1110 E. 5th Street & 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

Motion to grant Staff's request for postponement of this item to July 13, 2021 was approved on the consent agenda on the motion by Commissioner Cox, seconded by Commissioner Shieh on a vote of 12-0. Commissioner Praxis off the dais.

- 3. 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 85 feet.
Staff Rec.: **Recommended**
Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov
Housing and Planning Department

Motion to grant Applicant's request for postponement of this item to July 13, 2021 was approved on the consent agenda on the motion by Commissioner Cox, seconded by Commissioner Shieh on a vote of 12-0. Commissioner Praxis off the dais.

- 4. 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; 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: 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

Motion to grant Applicant's request for postponement of this item to July 13, 2021 was approved on the consent agenda on the motion by Commissioner Cox, seconded by Commissioner Shieh on a vote of 12-0. Commissioner Praxis off the dais.

- 5. Plan Amendment:** [NPA-2021-0007.01 - 10807 Newmont Road; District 4](#)
Location: 10807 Newmont Road, Little Walnut Creek Watershed; North Austin Civic Association NP Area
Owner/Applicant: Bang Huynh
Request: Single Family to Mixed Use
Staff Rec.: **Recommended**
Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov
Housing and Planning Department

Public Hearing closed.

Motion to grant Staff's recommendation of Mixed Use land use for NPA-2021-0007.01 - 10807 Newmont Road located at 10807 Newmont Road was approved on the consent agenda on the motion by Commissioner Cox, seconded by Commissioner Shieh on a vote of 12-0. Commissioner Praxis off the dais.

- 6. Rezoning:** [C14-2021-0079 - 10807 Newmont Road; District 4](#)
Location: 10807 Newmont Road, Little Walnut Creek Watershed; North Austin
Civic Association NP Area
Owner/Applicant: Bang Huynh
Request: SF-2-NP to CS-MU-NP
Staff Rec.: **Recommendation of CS-MU-CO-NP**
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov
Housing and Planning Department

Public Hearing closed.

Motion to grant Staff's recommendation of CS-MU-CO-NP combining district zoning for C14-2021-0079 - 10807 Newmont Road located at 10807 Newmont Road was approved on the consent agenda on the motion by Commissioner Cox, seconded by Commissioner Shieh on a vote of 12-0. Commissioner Praxis off the dais.

- 7. Rezoning:** [C14-2021-0019 - 5700 Grover Ave and 5612 Roosevelt Ave; District 7](#)
Location: 5700 Grover Avenue and 5612 Roosevelt Avenue, Shoal Creek Watershed;
Brentwood NP Area
Owner/Applicant: Family Sports, Inc. (John Donovan)
Agent: Smith Robertson, LLP (David Hartman)
Request: Tract 1: CS-MU-CO-NP & Tract 2: MF-3-NP to MF-6-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 Tract 1: CS-MU-CO-NP combining district zoning and Tract 2: MF-6-CO-NP combining district zoning for C14-2021-0019 - 5700 Grover Ave and 5612 Roosevelt Ave located at 5700 Grover Avenue and 5612 Roosevelt Avenue was approved on the consent agenda on the motion by Commissioner Cox, seconded by Commissioner Shieh on a vote of 12-0. Commissioner Praxis off the dais.

- 8. 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.: **Postponement request by Staff to July 13, 2021**
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov
Housing and Planning Department

Motion to grant Staff's request for postponement of this item to July 13, 2021 was approved on the consent agenda on the motion by Commissioner Cox, seconded by Commissioner Shieh on a vote of 12-0. Commissioner Praxis off the dais.

9. Rezoning: [C814-97-0001.14 - Leander Rehabilitation PUD Amendment #15; District 6](#)

Location: 10701 Lakeline Mall Drive, Lake Creek Watershed; Northwest Park & Ride Town Center TOD
Owner/Applicant: Texas Children's Hospital
Agent: Drenner Group, PC (Amanda Swor)
Request: PUD to PUD, to change a condition of zoning
Staff Rec.: **Recommended**
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov
Housing and Planning Department

Public Hearing closed.

Motion to grant Staff's recommendation of PUD district zoning, to change a condition of zoning for C814-97-0001.14 - Leander Rehabilitation PUD Amendment #15 located at 10701 Lakeline Mall Drive was approved on the consent agenda on the motion by Commissioner Cox, seconded by Commissioner Shieh on a vote of 12-0. Commissioner Praxis off the dais.

10. Rezoning: [C14-2021-0078 - Shoal Cycle; District 9](#)

Location: 812 W. 11th Street, Shoal Creek Watershed; Downtown Austin Plan (Northwest District)
Owner/Applicant: CJI Properties, Inc. (Lucy Joyce, President)
Agent: Drenner Group, PC (Amanda Swor)
Request: LO, GO, MF-4 to DMU-CO
Staff Rec.: **Alternate recommendation for DMU-CO**
Staff: Mark Graham, 512-974-3574, mark.graham@austintexas.gov
Housing and Planning Department

Public Hearing closed.

Motion by Commissioner Shieh, seconded by Commissioner Cox to grant Applicant's request of DMU-CO combining district zoning, with additional condition, for C14-2021-0078 - Shoal Cycle located at 812 W. 11th Street was approved on a vote of 11-0. Commissioners Llanes Pulido and Praxis abstained.

Additional Condition:

Administrative and business offices use is a conditional use above the ground floor of a building on the Property.

11. Rezoning: [C14H-2021-0097 - Posey House; District 1](#)

Location: 1304 Bob Harrison Street, Boggy Creek Watershed; Central East Austin NP Area
Owner/Applicant: Historic Landmark Commission, Applicant / Erika and Patrick Brosnan, owners
Request: SF-3-NP to SF-3-H-NP
Staff Rec.: **Recommended**
Staff: Cara Bertron, 512-974-1446, cara.bertron@austintexas.gov
Housing and Planning Department

Public Hearing closed.

Motion to grant Staff's recommendation of SF-3-H-NP combining district zoning for C14H-2021-0097 - Posey House located at 1304 Bob Harrison Street was approved on the consent agenda on the motion by Commissioner Cox, seconded by Commissioner Shieh on a vote of 12-0. Commissioner Praxis off the dais.

- 12. Plan Amendment:** [URP 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
- 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

Items B-12 – B-14 taken in tandem; see caption under item B-14.

- 13. Rezoning:** [C14-2021-0033 - East 11th Street 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
- 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

See caption under item B-14.

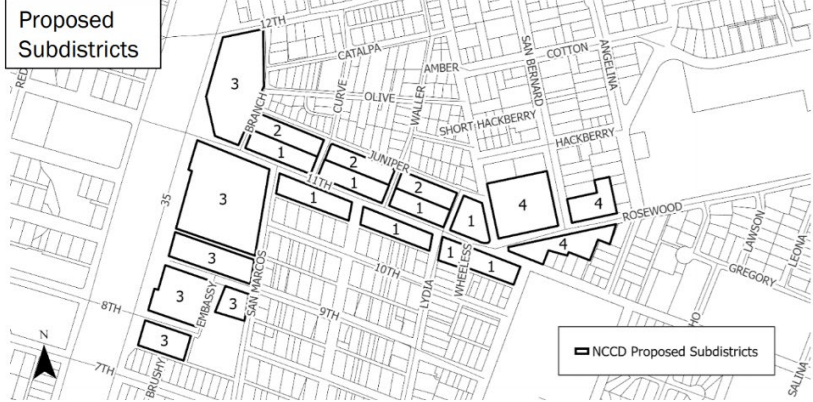
- 14. Rezoning:** [C14-2021-0037 - East 12th Street NCCD; District 1](#)
- Location: North side of East 12th Street between the IH-35 North frontage road and Poquito Street and the south side of East 12th Street between Branch Street and Poquito Street, Lady Bird Lake, Waller Creek Watersheds; Central East Austin NP Area
- 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

Public hearings previously closed for Items B-12 – B-14.

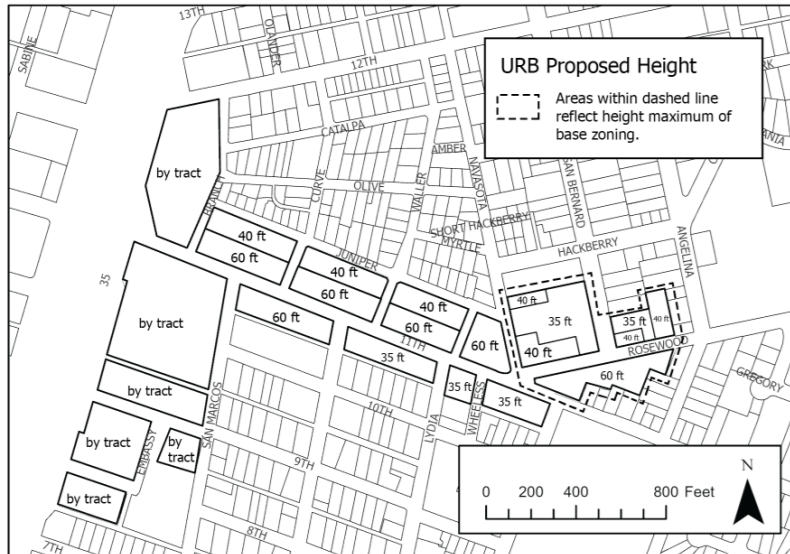
Motion by Chair Shaw, seconded by Commissioner Azhar to approve Staff recommendations for URP for

East 11th and 12th Street Urban Renewal Area Modification # 12, C14-2021-0033 - East 11th Street NCCD Amendment and C14-2021-0037 - East 12th Street NCCD, as amended, was approved on a vote of 12-0. Commissioner Mushtaler off the dais.

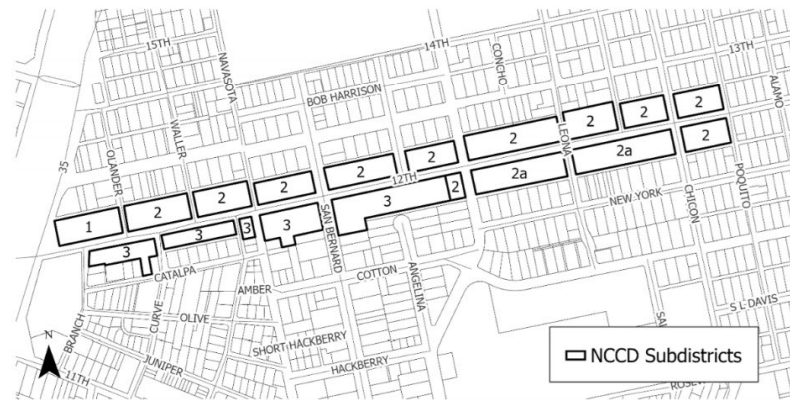
Amendments:

<p>Changes to the 11th St. NCCD Subdistrict</p>	<p>- Proposed Subdistricts</p> 
<p>11th St. NCCD FAR</p>	<p>Subdistrict 1 - 3:1, Subdistrict 2 - 2:1, Subdistrict 3, 3.75:1, Subdistrict, 4 - match with current base zoning today, except where it creates a nonconforming structure</p>

11th St. NCCD
Height



12th St. NCCD
Height



Subdistrict 1 - 60 feet, subdistrict 2 and 2a - 35 feet except where it creates nonconforming structures in which case the height would be 50 feet, Subdistrict 3 - 35 feet

12th St. NCCD
FAR

Match FAR to current base zoning entitlements today in subdistricts 1, 2, 2a, and 3, except where this creates nonconforming structures

11th St. NCCD Use Standards, URP, and all related documents	Hotel-Motel should be a conditional use in subdistrict 1, except where it creates a nonconforming use (with the intention that hotel-motel be a prohibited or conditional use in the district)
12th St. NCCD Use Standards, URP, and all related documents	Hotel-Motel should be a conditional use in the entire district, except where it creates a nonconforming use (with the intention that hotel-motel be a prohibited or conditional use in the district)
12th St. NCCD Liquor Sales, URP, and all related documents	Liquor sales should be prohibited, except on specific sites where this would create a nonconforming use
Urban Renewal Plan Vision	<p>Amend Urban Renewal Plan vision to reflect community suggested changes</p> <p>Champion community-informed, sustainable revitalization through compatible mixed use development reflecting diversity, achieving equity, and preserving that reflects diversity, achieves equity and preserves East Austin's cultural history.</p>

11th and 12th St. NCCD single-family exception	Specify that should any existing single-family homes be damaged or destroyed (whether or not the address is named in the save and except carve-out) the property owner can rebuild as single-family. Ensure that homeowners have the right in perpetuity to use and improve their properties with no limits on value of improvement, repair, rebuild or sale as associated with a single-family use currently.
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15. Final Plat from an approved [C8J-2008-0176.01.8A - Sun Chase South Section Eight; District 2](#)

Preliminary Plan:

Location: Sweet Mimosa Drive and Sparkling Light Drive, Dry Creek East Watershed; Sun Chase MUD
Owner/Applicant: Qualico CR, LP (Vera Massaro)
Agent: Carlson, Brigance & Doering, Inc. (Brian Kelling)
Request: Approval of Sun Chase South Section Eight Final Plat, consisting of 91 lots on 20.157 acres. Water and wastewater will be provided by the City of Austin.
Staff Rec.: **Recommended**
Staff: Sarah Sumner, 512-854-7687, sarah.sumner@traviscountytx.gov
Single Office

Public Hearing closed.

Motion to grant Staff's recommendation for C8J-2008-0176.01.8A - Sun Chase South Section Eight located at Sweet Mimosa Drive and Sparkling Light Drive was approved on the consent agenda on the motion by Commissioner Cox, seconded by Commissioner Shieh on a vote of 12-0. Commissioner Praxis off the dais.

16. Preliminary Plan with variance: [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. Also, approval of variances from LDC § 25-8-341, to allow cut over four feet, and LDC § 25-8-342, to allow fill over four feet.
Staff Rec.: **Disapproval of the preliminary plan for the reasons listed in Exhibit C. Approval of the variances for the reasons listed in Exhibit D.**
Staff: Jennifer Bennett, 512-974-9002, jennifer.bennett-reumuth@austintexas.gov
Development Services Department

Public Hearing closed.

For C8-2020-0033 - Saddle Ridge at Wildhorse Ranch located at 10621 Blue Bluff Road, motion for disapproval of the preliminary plan for the reasons listed in Exhibit C and approval of the

variances for the reasons listed in Exhibit D was approved on the consent agenda on the motion by Commissioner Cox, seconded by Commissioner Shieh on a vote of 12-0. Commissioner Praxis off the dais.

17. Long Range CIP Planning:

[FYs 21-23 Long-Range CIP Planning Memo](#)

Request:

Discuss and consider submitting FYs 21-23 Long-Range CIP Planning Memo of Recommendations from Planning Commission to City Manager

Staff:

Dee Dee Quinnelly, 512-974-2036, deedee.quinnelly@austintexas.gov
Housing and Planning Department

Public Hearing closed.

Motion to submit FYs 21-23 Long-Range CIP Planning Memo of Recommendations to City Manager was approved on the consent agenda on the motion by Commissioner Cox, seconded by Commissioner Shieh on a vote of 12-0. Commissioner Praxis off the dais.

C. ITEMS FROM THE COMMISSION

1. Discussion and possible action to appoint members to the working group tasked to review and propose recommendations for Commission consideration regarding the update to the Urban Design Guidelines (Co-Sponsors: Chair Shaw and Vice-Chair Hempel)

Item disposed without discussion and action.

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 *alternate*)

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.

Update of the Urban Design Guidelines Working Group

(Commissioners: Hempel, Howard, Mushtaler and Praxis)

No report provided.

Chair Shaw adjourned the meeting without objection on Tuesday, June 22, 2021 at 10:10 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.