



## **PLANNING COMMISSION**

### **MINUTES**

**June 28, 2022**

**The Planning Commission convened in a meeting on June 28, 2022 in the Council Chambers of City Hall, 301 W. 2nd Street, Austin, Texas and 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:**

**Greg Anderson  
Awais Azhar  
Grayson Cox  
Claire Hempel – Vice-Chair  
Jennifer Mushtaler  
Carmen Llanes Pulido  
Robert Schneider  
Todd Shaw – Chair  
Jeffrey Thompson**

**Jessica Cohen – Ex-Officio**

#### **Absent:**

**Yvette Flores  
Patrick Howard  
Solveij Rosa Praxis**

**Arati Singh – Ex -Ex-Officio  
Richard Mendoza – Ex-Officio  
Spencer Cronk – Ex-Officio**

## **PUBLIC COMMUNICATIONS**

### **A. APPROVAL OF MINUTES**

1. Approve the minutes of June 14, 2022.

Motion to approve the minutes of June 14, 2022 was approved on the consent agenda on the motion by Vice-Chair Hempel, seconded by Commissioner Schneider on a vote of 10-0. Commissioners Howard, Praxis and Flores absent.

### **B. PUBLIC HEARINGS**

1. **Plan** [NPA-2022-0027.01 - SHQ W. 35th; District 10](#)  
**Amendment:**  
Location: 1809 W. 35th Street, Shoal Creek Watershed; Central West Austin Combined (Windsor Road) NP Area  
Owner/Applicant: MEA Real Estate Ventures, LLC  
Agent: Thrower Design, LLC (Ron Thrower and Victoria Haase)  
Request: Neighborhood Commercial to Neighborhood Mixed Use land use  
Staff Rec.: **Recommended**  
Staff: Maureen Meredith, 512-974-2695, [maureen.meredith@austintexas.gov](mailto:maureen.meredith@austintexas.gov)  
Housing and Planning Department

Public Hearing closed.

Motion to grant Staff recommendation for NPA-2022-0027.01 - SHQ W. 35<sup>th</sup> located at 1809 W. 35th Street, was approved on the motion by Commissioner Shieh, seconded by Commissioner Anderson on a vote of 10-0. Commissioners Howard, Praxis and Flores absent.

2. **Rezoning:** [C14-2022-0021 - SHQ W. 35th; District 10](#)  
Location: 1809 W. 35th Street, Shoal Creek Watershed; Central West Austin Combined (Windsor Road) NP Area  
Owner/Applicant: MEA Real Estate Ventures, LLC  
Agent: Thrower Design, LLC (Ron Thrower and Victoria Haase)  
Request: LR-NP to LO-MU-NP  
Staff Rec.: **Recommended**  
Staff: Heather Chaffin, 512-974-2122, [heather.chaffin@austintexas.gov](mailto:heather.chaffin@austintexas.gov)  
Housing and Planning Department

Public Hearing closed.

Motion to grant Staff's recommendation of LO-MU-NP combining district zoning for C14-2022-

0021 - SHQ W. 35th located at 1809 W. 35th Street was approved on the motion by Commissioner Shieh, seconded by Commissioner Anderson on a vote of 10-0. Commissioners Howard, Praxis and Flores absent.

- 3. Plan** [NPA-2022-0023.01.SH - 5107-5115 Lancaster; District 4](#)  
**Amendment:**  
Location: 5107, 5109, 5111, 5113 and 5115 Lancaster Ct, Tannehill Branch Watershed; University Hills / Windsor Park NP Area (Windsor Park)  
Owner/Applicant: Plancaster, LLC; SEMIZI, LLC: Lancaster Office Three, LLC and Fayezi Kazi  
Agent: Capital A Housing (Conor Kenny)  
Request: Multifamily Residential and Mixed Use/Office to Mixed Use land use  
Staff Rec.: **Pending**  
Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov  
Housing and Planning Department  
**Postponement Request:** **Postponement request by Staff to July 12, 2022**

Motion to grant Staff request for postponement of this item to July 12, 2022 was approved on the consent agenda on the motion by Vice-Chair Hempel, seconded by Commissioner Schneider on a vote of 10-0. Commissioners Howard, Praxis and Flores absent.

- 4. Rezoning:** [C14-2022-0018.SH - 5107-5115 Lancaster; District 4](#)  
Location: 5107, 5109, 5111, 5113 and 5115 Lancaster Ct, Tannehill Branch Watershed; University Hills / Windsor Park NP Area (Windsor Park)  
Owner/Applicant: Plancaster, LLC; SEMIZI, LLC: Lancaster Office Three, LLC and Fayezi Kazi  
Agent: Capital A Housing (Conor Kenny)  
Request: MF-3-NP and NO-MU-NP to CS-V-NP  
Staff Rec.: **Pending**  
Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov  
Housing and Planning Department  
**Postponement Request:** **Postponement request by Staff to July 12, 2022**

Motion to grant Staff request for postponement of this item to July 12, 2022 was approved on the consent agenda on the motion by Vice-Chair Hempel, seconded by Commissioner Schneider on a vote of 10-0. Commissioners Howard, Praxis and Flores absent.

5. **Rezoning:** [C14-2021-0191 - Domain Central; District 7](#)  
Location: 11500 Alterra Parkway, Walnut Creek Watershed; North Burnet / Gateway NP Area  
Owner/Applicant: TR Domain, LLC  
Agent: Drenner Group, PC (Amanda Swor)  
Request: To rezone from MI-PDA to MI-PDA, to change a condition of zoning.  
Staff Rec.: **Pending.**  
Staff: Sherri Sirwaitis, 512-294-0246, sherri.sirwaitis@austintexas.gov  
Housing and Planning Department  
Postponement Request **Indefinite Postponement Request by the Staff.**

Motion to grant Applicant's request for indefinite postponement of this item was approved on the consent agenda on the motion by Vice-Chair Hempel, seconded by Commissioner Schneider on a vote of 10-0. Commissioners Howard, Praxis and Flores absent.

6. **Rezoning:** [C14-2022-0057 - 1215 W Mary St.; District 9](#)  
Location: 1215 W Mary Street, West Bouldin Creek Watershed; Zilker NP Area (Suspended)  
Owner/Applicant: Bruce Lynn Riley  
Agent: Permit Solutions, LLC (Crystal Lemus)  
Request: CS; SF-3 to SF-3  
Staff Rec.: **Recommended**  
Staff: Michael Dietz, 512-974-7617, michael.dietz@austintexas.gov  
Housing and Planning Department

Public Hearing closed.

Motion to grant Staff's recommendation of SF-3 district zoning for C14-2022-0057 - 1215 W Mary St. located at 1215 W Mary Street was approved on the consent agenda on the motion by Vice-Chair Hempel, seconded by Commissioner Schneider on a vote of 10-0. Commissioners Howard, Praxis and Flores absent.

7. **Rezoning:** [C14-2022-0034 - South 3rd Street; District 3](#)  
Location: 400 feet south of the intersection of West Oltorf Street and South 3rd Street, East Bouldin Creek Watershed; South Lamar Combined (Galindo) NP Area (suspended)  
Owner/Applicant: Third Street Austin LLC (Mark Whaling)  
Agent: Metcalfe, Wolff, Stuart & Williams LLP (Michele R. Lynch)  
Request: SF-3 to MF-2  
Staff Rec.: **Recommended**  
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov  
Housing and Planning Department

Public Hearing closed.

Motion to grant Staff's recommendation of MF-2 district zoning for C14-2022-0034 - South 3rd Street located 400 feet south of the intersection of West Oltorf Street and South 3rd Street was approved on the consent agenda on the motion by Vice-Chair Hempel, seconded by Commissioner Schneider on a vote of 10-0. Commissioners Howard, Praxis and Flores absent.

- 8. Rezoning:** [C814-95-0001.02 - South Austin Medical Center; District 3](#)  
Location: 901, 1001 West Ben White Boulevard, and 4210, 4214, 4300, 4302, 4304, 4306 James Casey Street, West Bouldin Creek Watershed; South Austin Combined (South Manchaca) NP Area  
Owner/Applicant: St. David's Healthcare Partnership, LP, LLP (Mark Worsham)  
Agent: Armbrust & Brown, PLLC (Michael Whellan)  
Request: PUD-NP to PUD-NP, to change a condition of zoning  
Staff Rec.: **Recommended**  
Staff: Wendy Rhoades, 512-974-7719, [wendy.rhoades@austintexas.gov](mailto:wendy.rhoades@austintexas.gov)  
Housing and Planning Department

Public Hearing closed.

Motion to grant Staff's recommendation of PUD-NP combining district zoning, to change a condition of zoning for C814-95-0001.02 - South Austin Medical Center located at 901, 1001 West Ben White Boulevard, and 4210, 4214, 4300, 4302, 4304, 4306 James Casey Street was approved on the consent agenda on the motion by Vice-Chair Hempel, seconded by Commissioner Schneider on a vote of 10-0. Commissioners Howard, Praxis and Flores absent.

- 9. Historic Zoning:** [C14H-2022-0072 - Colunga House; District 1](#)  
Location: 902 E. 7th Street, Waller Creek Watershed; Central East Austin NP Area  
Owner: RPC East 7th St., LLC (owner-opposed)  
Applicant: Historic Landmark Commission  
Request: TOD-NP to TOD-H-NP  
Staff Rec.: **Recommended**  
Staff: Kalan Contreras, 512-974-2727, [kalan.contreras@austintexas.gov](mailto:kalan.contreras@austintexas.gov)  
Housing and Planning Department

Public Hearing closed.

Motion to grant Staff's recommendation of TOD-H-NP combining district zoning for C14H-2022-0072 - Colunga House located at 902 E. 7th Street was approved on the motion by Commissioner Shieh, seconded by Commissioner Cox on a vote of 8-2. Commissioners Anderson and Thompson voted nay. Commissioners Howard, Praxis and Flores absent.

- 10. Historic Zoning:** [C14H-2022-0071 - Balagia House; District 3](#)  
Location: 1403 E. Cesar Chavez St., Lady Bird Lake Watershed; Central East Austin NP Area  
Owner: ELVIS 1403 E CESAR CHAVES STREET, LLC (owner-opposed)  
Applicant: Historic Landmark Commission  
Request: CS-1-MU-CO-NP to CS-1-MU-CO-H-NP  
Staff Rec.: **Recommended**  
Staff: Kimberly Collins, 512-978-1801, kimberly.collins@austintexas.gov  
Housing and Planning Department

Public Hearing closed.

Motion to deny CS-1-MU-CO-H-NP combining district zoning for C14H-2022-0071 - Balagia House located at 1403 E. Cesar Chavez St. was approved on the motion by Commissioner Shieh, seconded by Commissioner Mushtaler on a vote of 8-0. Commissioner Llanes Pulido abstained. Commissioner Thompson recused due subject property being near the Commissioner's residence. Commissioners Howard, Praxis and Flores absent.

- 11. Annexation into Water District:** [C12M-2022-0001 - 4315 Dunning Lane; Extraterritorial Jurisdiction](#)  
Location: 4315 Dunning Lane, Lake Austin Watershed  
Owner/Applicant: BAB V LLC  
Agent: Robert C Thompson, Thompson Land Engineering, LLC  
Request: Annexation of about 5.03 acres into Travis County Water District #10  
Staff Rec.: **Recommended**  
Staff: Andrei Lubomudrov, 512-974-7659, andrei.lubomudrov@austintexas.gov  
Housing and Planning Department

Public Hearing closed.

Motion to grant Staff recommendation for C12M-2022-0001 - 4315 Dunning Lane located at 4315 Dunning Lane was approved on the consent agenda on the motion by Vice-Chair Hempel, seconded by Commissioner Schneider on a vote of 10-0. Commissioners Howard, Praxis and Flores absent.

- 12. Preliminary Plan:** [C8J-2019-0090 - Stoney Ridge Highlands; District 2](#)  
Location: 7527 Elroy Road, Dry Creek East Watershed  
Owner/Applicant: KB Home Lone Star Inc.  
Agent: Carlson, Brigrance & Doering, Inc. (Bill Couch, P.E)  
Request: Approval of the Stoney Ridge Highlands preliminary plan comprised of 588 lots on 224.27 acres.  
Staff Rec.: **Recommended**

Staff: Cesar Zavala, 512-974-3404, [cesar.zavala@austintexas.gov](mailto:cesar.zavala@austintexas.gov)  
Development Services Department

Public Hearing closed.

Motion to grant Staff's recommendation for C8J-2019-0090 - Stoney Ridge Highlands located at 7527 Elroy Road was approved on the consent agenda on the motion by Vice-Chair Hempel, seconded by Commissioner Schneider on a vote of 10-0. Commissioners Howard, Praxis and Flores absent.

**13. Resubdivision:** [C8-2016-0168.0A - Lot 10A, Block 1, Chernosky Subdivision No. 7; District 1](#)

Location: 1106 Mansell Avenue, Tannehill Branch  
Owner/Applicant: Patrice Rios  
Agent: Southwest Engineers, Inc. (Gabriel Hovdey)  
Request: Approval of the resubdivision of a portion of Lots 10 and 11, Block 1, Chernosky Subdivision No. 7, consisting of one lot on 3,582 square feet (0.082 acres).  
Staff Rec.: **Pending**  
Staff: Jennifer Bennett, 512-974-9002, [jennifer.bennett@austintexas.gov](mailto:jennifer.bennett@austintexas.gov)  
Development Services Department

Motion to grant Staff request for postponement of this item to July 26, 2022 was approved on the consent agenda on the motion by Vice-Chair Hempel, seconded by Commissioner Schneider on a vote of 10-0. Commissioners Howard, Praxis and Flores absent.

**14. Total Plat** [C8-71-51\(VAC\) - Linda Vista Subdivision](#)

**Vacation:**  
Location: FM 973, Onion and Dry Creek Watersheds  
Owner/Applicant: TSWG 130, LLC (John Gurasich)  
Agent: Pape-Dawson Engineers, Inc  
Request: Approval of total plat vacation consisting of 46 lots on 28.89 acres.  
Staff Rec.: **Recommended**  
Staff: Joe Arriaga, 512-854-7562, [joe.arriaga@traviscountytx.gov](mailto:joe.arriaga@traviscountytx.gov)  
Single Office: Travis County/COA

Public Hearing closed.

Motion to grant Staff's recommendation for C8-71-51(VAC) - Linda Vista Subdivision located on FM 973 was approved on the consent agenda on the motion by Vice-Chair Hempel, seconded by Commissioner Schneider on a vote of 10-0. Commissioners Howard, Praxis and Flores absent.

**15. Final Without Preliminary Plan:**

**C8J-2021-0154.0A - Majestic at Decker Lane Final Plat**

Location: Decker Lane, Decker Creek Watershed  
Owner/Applicant: Majestic Timmermann LLC.  
Agent: Kimley-Horn and Associates (Luke Caraway)  
Request: Approval of a final plat consisting of 8 total lots on 79.96 acres.  
Staff Rec.: **Recommended**  
Staff: Joe Arriaga, 512-854-7562, joe.arriaga@traviscountytexas.gov  
Single Office: Travis County/COA

Public Hearing closed.

Motion to grant Staff's recommendation for C8J-2021-0154.0A - Majestic at Decker Lane Final Plat located on Decker Lane was approved on the consent agenda on the motion by Vice-Chair Hempel, seconded by Commissioner Schneider on a vote of 10-0. Commissioners Howard, Praxis and Flores absent.

**C. ITEMS FROM THE COMMISSION**

1. Discussion and possible action establishing the Housing Working Group tasked with forwarding recommendations regarding the development of housing to the Planning Commission. (Co-Sponsors Commissioner Shieh and Anderson)

After discussion item postponed by unanimous consent to July 12, 2022.

**D. NOMINATIONS**

1. Nominate a member of the Planning Commission to be considered by Council to serve on the Comprehensive Plan Joint Committee.

Nomination of Commissioner Flores to be considered by Council to serve on the Comprehensive Plan Joint Committee was approved on the consent agenda on the motion by Vice-Chair Hempel, seconded by Commissioner Schneider on a vote of 10-0. Commissioners Howard, Praxis and Flores absent.

**E. 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.*



## **F. BOARDS, COMMITTEES & WORKING GROUPS UPDATES**

### Codes and Ordinances Joint Committee

(Chair Shaw, Vice-Chair Hempel and Commissioners: Anderson and Azhar)

Meeting summary provided by Vice-Chair Hempel.

### Comprehensive Plan Joint Committee

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

No report provided.

### Joint Sustainability Committee

(Commissioners Praxis and Schneider *alternate*)

No report provided.

### Small Area Planning Joint Committee

(Commissioners: Howard, Mushtaler, Shieh and Thompson)

No report provided.

### South Central Waterfront Advisory Board

(Commissioner Thompson)

No report provided.

**Chair Shaw adjourned the meeting without objection on Tuesday, June 28, 2022 at 9:32 p.m.**

Minutes approved on July 12, 2022, motion to approve the minutes of June 28, 2022 was approved on the consent agenda on the motion by Commissioner Shieh, seconded by Commissioner Thompson on a vote of 9-0. Commissioner Mushtaler off the dais. Commissioners Flores, Llanes Pulido and Praxis absent.

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