

Meeting of the Planning Commission June 22, 2021

Planning Commission to be held June 22, 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, June 21, 2021 by noon).**

To speak remotely at the June 22, 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 June 21, 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, June 22, 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, June 21, 2021

Reunión de la Comisión de Planificación

Fecha 22 de junio de 2021

La Comisión de Planificación se reunirá el 22 de junio 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 reunión, 21 de junio 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 21 de junio de , 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 22 de junio de 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 21 de junio 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, June 22, 2021

The Planning Commission will convene at 6:00 PM on Tuesday, June 22, 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: Erika Lopez (512) 974-3588
Commission Liaison: [Andrew Rivera](#), 512-974-6508

A. APPROVAL OF MINUTES

1. Approve the minutes of June 8, 2021.

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
- 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
- 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

Attorney: Erika Lopez (512) 974-3588

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

- 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
- 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
- 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
- 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
- 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

Attorney: Erika Lopez (512) 974-3588

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

- 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
- 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
- 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
- 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
- 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

Attorney: Erika Lopez (512) 974-3588

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

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
15. **Final Plat from an approved Preliminary Plan:** [C8J-2008-0176.01.8A - Sun Chase South Section Eight; District 2](#)
Location: Sweet Mimosa Drive and Sparkling Light Drive, Dry Creek East Watershed; Sun Chase MUD
Owner/Applicant: Qualico CR, LP (Vera Massaro)
Agent: Carlson, Brigrance & 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@traviscountytexas.gov
Single Office
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
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, deede.quinnelly@austintexas.gov
Housing and Planning Department

Attorney: Erika Lopez (512) 974-3588

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

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)

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)

[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)

Update of the Urban Design Guidelines Working Group

(Commissioners: Hempel, Howard, Mushtaler and Praxis)

ADJOURNMENT

Attorney: Erika Lopez (512) 974-3588

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

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.