



## **PLANNING COMMISSION**

### **MINUTES**

**July 13, 2021**

**The Planning Commission convened in a meeting on July 13, 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:**

**Joao Paulo Connolly  
Grayson Cox  
Yvette Flores  
Claire Hempel – Vice-Chair  
Patrick Howard  
Jennifer Mushtaler  
Todd Shaw – Chair  
James Shieh  
Jeffrey Thompson**

**Jessica Cohen – Ex-Officio**

#### **Absent:**

**Awais Azhar  
Carmen Llanes Pulido  
Solveij Rosa Praxis  
Robert Schneider  
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

Motion to approve the minutes of June 22, 2021 was approved on the consent agenda on the motion by Vice-Chair Hempel, seconded by Commissioner Flores on a vote of 8-0. Commissioners Azhar, Howard, Praxis, Llanes Pulido and Schneider absent.

### B. PUBLIC HEARINGS

- 1. 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.: **Recommendation of MF-4-CO**  
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 MF-4-CO combining district zoning for C14-2021-0047 - Moore's Crossing Farmhouse, Tract 3 located at 7508 McAngus Road was approved on the consent agenda on the motion by Vice-Chair Hempel, seconded by Commissioner Flores on a vote of 8-0. Commissioners Azhar, Howard, Praxis, Llanes Pulido and Schneider absent.

- 2. Plan Amendment:** [NPA-2021-0020.01 - 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: Commercial to Multifamily land use  
Staff Rec.: **Recommendation Pending; Postponement request by Staff to August 24, 2021**  
Staff: Maureen Meredith, 512-974-2695, [maureen.meredith@austintexas.gov](mailto:maureen.meredith@austintexas.gov)  
Housing and Planning Department

Motion to grant Staff's request for postponement of this item to August 24, 2021 was approved on the consent agenda on the motion by Vice-Chair Hempel, seconded by Commissioner Flores on a vote of 8-0. Commissioners Azhar, Howard, Praxis, Llanes Pulido and Schneider absent.

- 3. 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 Staff to August 24, 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 August 24, 2021 was approved on the consent agenda on the motion by Vice-Chair Hempel, seconded by Commissioner Flores on a vote of 8-0. Commissioners Azhar, Howard, Praxis, Llanes Pulido and Schneider absent.

- 4. Plan Amendment:** [NPA-2021-0029.01.SH - 1021 E. St. Johns; District 4](#)  
Location: 1021 E. St. Johns Ave, 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 Applicant to August 24, 2021**  
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 August 24, 2021 was approved on the consent agenda on the motion by Vice-Chair Hempel, seconded by Commissioner Flores on a vote of 8-0. Commissioners Azhar, Howard, Praxis, Llanes Pulido and Schneider absent.

- 5. 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 Applicant to August 24, 2021**  
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 August 24, 2021 was approved on the consent agenda on the motion by Vice-Chair Hempel, seconded by Commissioner Flores on a vote of 8-0. Commissioners Azhar, Howard, Praxis, Llanes Pulido and Schneider absent.

- 6. Plan Amendment:** [NPA-2021-0018.01 - McCarleys .32; District 7](#)  
Location: 5610 Roosevelt Ave., Shoal Creek Watershed; Brentwood / Highland (Brentwood) NP Area  
Owner/Applicant: McCarleys, LLC (David McCarley)  
Agent: Rodney K. Bennett  
Request: Single Family to Multifamily land 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 Multifamily land use for NPA-2021-0018.01 - McCarleys .32 located at 5610 Roosevelt Ave., was approved on the consent agenda on the motion by Vice-Chair Hempel, seconded by Commissioner Flores on a vote of 8-0. Commissioners Azhar, Howard, Praxis, Llanes Pulido and Schneider absent.

- 7. Rezoning:** [C14-2021-0018 - McCarleys .32; District 7](#)  
Location: 5610 Roosevelt Ave., Shoal Creek Watershed; Brentwood / Highland (Brentwood) NP Area  
Owner/Applicant: David McCarley  
Agent: Bennett Consulting (Rodney K. Bennett)  
Request: SF-3-NP to MF-3-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 MF-3-NP combining district zoning for C14-2021-0018 - McCarleys .32 located at 610 Roosevelt Ave., was approved on the consent agenda on the motion by Vice-Chair Hempel, seconded by Commissioner Flores on a vote of 8-0. Commissioners Azhar, Howard, Praxis, Llanes Pulido and Schneider absent.

- 8. Rezoning:** [C14-2021-0009 - 1725 Toomey Rd Zoning; District 5](#)  
Location: 1725 Toomey Road, Lady Bird Lake Watershed; South Lamar Combined NP Area (Zilker)  
Owner/Applicant: 1725 Toomey, LLC  
Agent: Drenner Group (Amanda Swor)  
Request: CS to MF-6  
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 July 27, 2021 was approved on the consent agenda on the motion by Vice-Chair Hempel, seconded by Commissioner Flores on a vote of 8-0. Commissioners Azhar, Howard, Praxis, Llanes Pulido and Schneider absent.

- 9. 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 90 feet.)  
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's recommendation of Specific Regulating District for NPA-2020-0002.02 - Centro East located at 1501 E. 6th Street, 1509 E. 6th Street, 1510 E. 5th Street, was approved on the consent agenda on the motion by Vice-Chair Hempel, seconded by Commissioner Flores on a vote of 8-0. Commissioners Azhar, Howard, Praxis, Llanes Pulido and Schneider absent.

- 10. 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, as amended  
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 TOD-NP district zoning, to change a condition of zoning, as amended for C14-2021-0058 - Centro East located at 1501 E. 6th Street, 1509 E. 6th Street, 1510 E. 5th Street, was approved on the consent agenda on the motion by Vice-Chair Hempel, seconded by Commissioner Flores on a vote of 8-0. Commissioners Azhar, Howard, Praxis, Llanes Pulido and Schneider absent.

- 11. Plan Amendment:** [NPA-2021-0017.02 - Stobaugh Residential; District 7](#)  
Location: 901 & 907 Stobaugh Street, Little Walnut Creek, Waller Creek Watersheds; Crestview / Wooten Combined (Crestview) NP Area  
Owner/Applicant: Blue Pig, LLC (901 Stobaugh St.) & Northgate Development, LLC (907 Stobaugh St.)  
Agent: Thrower Design (Ron Thrower & Victoria Haase)  
Request: Single Family to Multifamily land use  
Staff Rec.: **Recommended**  
Staff: Maureen Meredith, 512-974-2695, [maureen.meredith@austintexas.gov](mailto:maureen.meredith@austintexas.gov)  
Housing and Planning Department

Motion to grant Neighborhood's request for postponement of this item to July 27, 2021 was approved on

the consent agenda on the motion by Vice-Chair Hempel, seconded by Commissioner Flores on a vote of 8-0. Commissioners Azhar, Howard, Praxis, Llanes Pulido and Schneider absent.

- 12. Rezoning:** [C14-2021-0055 - 901 & 907 Stobaugh Street; District 7](#)  
Location: 901 & 907 Stobaugh Street, Little Walnut Creek, Waller Creek Watersheds; Crestview / Wooten Combined (Crestview) NP Area  
Owner/Applicant: Blue Pig, LLC (901 Stobaugh St.) & Northgate Development, LLC (907 Stobaugh St.)  
Agent: Thrower Design (Ron Thrower & Victoria Haase)  
Request: SF-3 -NP to MF-4-NP  
Staff Rec.: **Recommendation of MF-3-NP**  
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 July 27, 2021 was approved on the consent agenda on the motion by Vice-Chair Hempel, seconded by Commissioner Flores on a vote of 8-0. Commissioners Azhar, Howard, Praxis, Llanes Pulido and Schneider absent.

- 13. Plan Amendment:** [NPA-2020-0002.01 - Fair Market; District 3](#)  
Location: 1100, 1108, 1110 E. 5th Street & 502, 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

B-13 and B-14 heard in tandem; see annotation under item B-14.

- 14. Rezoning:** [C14-2021-0061 - Fair Market Rezoning; District 3](#)  
Location: 1108, 1100, 1110 E. 5th Street, 502 & 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

There was a motion by Vice-Chair Hempel, seconded by Commissioner Thompson to grant Staff's recommendation for Items B-13 and B-14. No further action was taken on this motion.

There was a motion by Commissioner Shieh, seconded by Commissioner Mushtaler to postpone the items to July 27, 2021. Motion failed on a vote of 5-3. Vice-Chair Hempel and Commissioners Connolly and Thompson voted nay. Commissioners Azhar, Howard, Praxis, Llanes Pulido and Schneider absent.

There was a motion by Motion by Commissioner Thompson, seconded by Commissioner Shieh to forward the items to Council without a recommendation. Motion failed on a vote of 6-1. Vice-Chair Hempel voted

may. Commissioner Mushtaler abstained. Commissioners Azhar, Howard, Praxis, Llanes Pulido and Schneider absent.

Items forwarded to Council without a recommendation due to lack of an affirmative vote.

- 15. Plan Amendment:** [NPA-2021-0026.01 - Grady & Brownie Mixed Use; District 4](#)  
Location: 10609, 10611, 10613, 10615 Brownie Drive (Tract 1) & 10610, 10612, 10614 Middle Fiskville Road (Tract 2), Little Walnut Creek Watershed and Walnut Creek Watersheds; North Lamar Combined (North Lamar) NP Area  
Owner/Applicant: Grady & Brownie Investments, LLC (Saleem Memon)  
Agent: Thrower Design (Ron T. Thrower & Victoria Haase)  
Request: Single Family and Neighborhood 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 July 27, 2021 was approved on the consent agenda on the motion by Vice-Chair Hempel, seconded by Commissioner Flores on a vote of 8-0. Commissioners Azhar, Howard, Praxis, Llanes Pulido and Schneider absent.

- 16. Rezoning:** [C14-2021-0039 - Grady & Brownie Mixed Use; District 4](#)  
Location: 10609, 10611, 10613, 10615 Brownie Drive (Tract 1) and 10610, 10612, 10614 Middle Fiskville Road (Tract 2), Little Walnut Creek and Walnut Creek Watersheds; North Lamar Combined (North Lamar) NP Area  
Owner/Applicant: Grady & Brownie Investments LLC (Saleem Memon)  
Agent: Thrower Design (A. Ron Thrower)  
Request: Tract 1: SF-3-NP to MF-4-NP; Tract 2: LR-NP to CS-MU-NP  
Staff Rec.: **Recommendation of MF-2-NP for Tract 1 and LR-MU-NP for Tract 2**  
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov  
Housing and Planning Department

Motion to grant Neighborhood's request for postponement of this item to July 27, 2021 was approved on the consent agenda on the motion by Vice-Chair Hempel, seconded by Commissioner Flores on a vote of 8-0. Commissioners Azhar, Howard, Praxis, Llanes Pulido and Schneider absent.

- 17. 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 (West Oak Hill) NP Area  
Owner/Applicant: Speedy Stop Food Stores LLC (Joshua Teinert)  
Agent: Drenner Group PC (Amanda Swor)  
Request: RR to GR  
Staff Rec.: **Recommended**  
Staff: Kate Clark, 512-974-1237, kate.clark@austintexas.gov  
Housing and Planning Department

Public Hearing closed.

Motion to grant Staff's recommendation of GR district zoning for C14-2021-0036 - HWY 290 & 1826 Rezoning located at 7912 West US Highway 290, was approved on the consent agenda on the motion by Vice-Chair Hempel, seconded by Commissioner Flores on a vote of 8-0. Commissioners Azhar, Howard,



Praxis, Llanes Pulido and Schneider absent.

- 18. Rezoning:** [C14-2021-0088 - 7715 and 7809 Old Bee Caves Rd; District 8](#)  
Location: 7715 and 7809 Old Bee Caves Road, Williamson Creek Watershed-Barton Springs Zone Watershed; Oak Hill Combined (West Oak Hill) NP Area  
Owner/Applicant: 7809 Old Bee Caves LLC  
Agent: Smith Robertson LLP (David Hartman)  
Request: RR-NP, SF-3-NP and GR-NP to SF-6-CO-NP  
Staff Rec.: **Recommended**  
Staff: Kate Clark, 512-974-1237, kate.clark@austintexas.gov  
Housing and Planning Department

Public Hearing closed.

Motion to grant Staff's recommendation of SF-6-CO-NP combining district zoning for C14-2021-0088 - 7715 and 7809 Old Bee Caves Rd located at 7715 and 7809 Old Bee Caves Road, was approved on the consent agenda on the motion by Vice-Chair Hempel, seconded by Commissioner Flores on a vote of 8-0. Commissioners Azhar, Howard, Praxis, Llanes Pulido and Schneider absent.

- 19. Preliminary Plan:** [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.  
Staff Rec.: **Disapproval for Reasons**  
Staff: Jennifer Bennett, 512-974-9002, jennifer.bennett-reumuth@austintexas.gov  
Development Services Department

Public Hearing closed.

Motion for Disapproval for Reasons per Exhibit C of the Staff Report, for C8-2020-0033 - Saddle Ridge at Wildhorse Ranch located at 10621 Blue Bluff Road was approved on the consent agenda on the motion by Vice-Chair Hempel, seconded by Commissioner Flores on a vote of 8-0. Commissioners Azhar, Howard, Praxis, Llanes Pulido and Schneider absent.

## **C. ITEMS FROM THE COMMISSION**

1. Discussion and possible action to recommend the process for the update to the Urban Design Guidelines. (Co-Sponsors: Vice-Chair Hempel, Howard, Mushtaler and Praxis)

Item postponed by Planning Commission to July 27, 2021 was approved on the consent agenda on the motion by Vice-Chair Hempel, seconded by Commissioner Flores on a vote of 8-0. Commissioners Azhar, Howard, Praxis, Llanes Pulido and Schneider absent.



## **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)

Commissioner Thompson stated the Board provided a recommendation in regards to how the Board may be advisory to the Austin Economic Commission.

### 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, July 13, 2021 at 7:58 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.