



PLANNING COMMISSION

MINUTES

June 14, 2022

The Planning Commission convened in a meeting on June 14, 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 6:03 p.m.

Commission Members in Attendance:

**Greg Anderson
Awais Azhar
Grayson Cox
Yvette Flores
Claire Hempel – Vice-Chair
Carmen Llanes Pulido
Solveij Rosa Praxis
Robert Schneider
Todd Shaw – Chair**

Jessica Cohen – Ex-Officio

Absent:

**Patrick Howard
Jennifer Mushtaler
Jeffrey Thompson**

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

PUBLIC COMMUNICATIONS

Mr. Carlos Soto – Introduced and provided remarks regarding Community Advancement Network

A. APPROVAL OF MINUTES

1. Approve the minutes of May 24, 2022.

Motion to approve the minutes of May 24, 2022 was approved on the consent agenda on the motion by Vice-Chair Hempel, seconded by Commissioner Shieh on a vote of 10-0. Commissioners Howard, Mushtaler, and Thompson absent.

B. PUBLIC HEARINGS

1. **Site Plan - Compatibility Waiver Request:** [SP-2021-0102C - 1400 Cedar Ave; District 1](#)
Location: 1400 Cedar Avenue, Boggy Creek Watershed; Chestnut NP Area
Owner/Applicant: Urban Gravity
Agent: Civiltude LLC (Alejandra Flores)
Request: Request for compatibility waiver from LDC 25-2-1063.
Staff Rec.: **Recommended**
Staff: Zack Lofton, 512-978-1735, zack.lofton@austintexas.gov
Development Services Department

Public Hearing closed.

Motion by Vice-Chair Hempel, seconded by Commissioner Azhar to grant Staff's recommendation for SP-2021-0102C - 1400 Cedar Ave located at 1400 Cedar Avenue was approved on a vote of 10-0. Commissioners Howard, Mushtaler, and Thompson absent.

2. **Rezoning:** [C14-2022-0046 - Rutledge Center; District 6](#)
Location: 13641 Rutledge Spur, Lake Creek Watershed; Northwest Park and Ride Town Center TOD
Owner/Applicant: Rutledge Center LLC (Guner Arslan)
Agent: SKB / Block 16 (Stuart Alderman)
Request: CS-MU-CO to CS-MU-CO, 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 CS-MU-CO combining district zoning, to change a condition of zoning, for C14-2022-0046 - Rutledge Center located at 13641 Rutledge Spur was approved on the consent agenda on the motion by Vice-Chair Hempel, seconded by

Commissioner Shieh on a vote of 10-0. Commissioners Howard, Mushtaler, and Thompson absent.

3. **Plan Amendment:** [NPA-2022-0027.01 - 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: Neighborhood Commercial to Neighborhood Mixed Use land use
Staff Rec.: **Recommended**
Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov
Housing and Planning Department
Postponement Request **Postponement request by Neighborhood to June 28, 2022**

Motion to grant Neighborhood request for postponement of this item to June 28, 2022 was approved on the consent agenda on the motion by Vice-Chair Hempel, seconded by Commissioner Shieh on a vote of 10-0. Commissioners Howard, Mushtaler, and Thompson absent.

4. **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: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov
Housing and Planning Department
Postponement Request **Postponement request by Neighborhood to June 28, 2022**

Motion to grant Neighborhood request for postponement of this item to June 28, 2022 was approved on the consent agenda on the motion by Vice-Chair Hempel, seconded by Commissioner Shieh on a vote of 10-0. Commissioners Howard, Mushtaler, and Thompson absent.

5. **Rezoning:** **C14-2021-0083 - 3001 East Cesar Chavez; District 3**
Location: 3001, 2913, 2915, and 3013 East Cesar Chavez Street, Govalle/Johnston Terrace NP Area
Owner/Applicant: Ram Ventures LLC
Agent: Drenner Group, PC (Amanda Swor)
Request: CS-MU-CO-NP, GR-MU-CO-NP, SF-3-NP and RR-NP to CS-MU-V-CO-NP
Staff Rec.: **Pending**
Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov
Housing and Planning Department
Postponement Request **Indefinite Postponement by Applicant**

Motion to grant Applicant request for indefinite postponement of this item was approved on the

consent agenda on the motion by Vice-Chair Hempel, seconded by Commissioner Shieh on a vote of 10-0. Commissioners Howard, Mushtaler, and Thompson absent.

6. **Rezoning:** [C14-2022-0047 - 701 and 703 Highland Ave Rezoning; District 9](#)
Location: 701 and 703 Highland Avenue, Lady Bird Lake Watershed; Old West Austin NP Area; Smoot / Terrace Park Historic District
Owner/Applicant: Tracy Malone
Agent: Gray Engineering, Inc. (Steven Minor)
Request: MF-4-HD-NP to SF-4A-HD-NP
Staff Rec.: **Recommended**
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov
Housing and Planning Department

Motion to grant Neighborhood 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 Shieh on a vote of 10-0. Commissioners Howard, Mushtaler, and Thompson absent.

7. **Rezoning:** [C14-2022-0042 - Burleson - Norwood Corner CO Amendment; District 2](#)
Location: 8016 Burleson Road, Onion Creek Watershed; Southeast Combined (Southeast) NP Area
Owner/Applicant: Friendly Will Baptist Church (Emanuel Limuel, Jr.)
Agent: Thrower Design, LLC (Victoria Haase)
Request: CS-MU-CO-NP to CS-MU-CO-NP, to change a condition of zoning
Staff Rec.: **Recommendation of CS-CO-NP**
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov
Housing and Planning Department

Public Hearing closed.

Motion to grant Staff's recommendation of CS-CO-NP combining district zoning for C14-2022-0042 - Burleson - Norwood Corner CO Amendment located at 8016 Burleson Road was approved on the motion by Commissioner Shieh, seconded by Vice-Chair Hempel on a vote of 10-0. Commissioners Howard, Mushtaler, and Thompson absent.

8. **Encroachment Agreement:** [SP-2019-0465C - 2021-162243 LM; District 9](#)
Location: 61 & 69 Rainey Street, Lady Bird Lake Watershed; Downtown Area Plan
Owner/Applicant: Owner: River Street Partners
Agent: Civiltude, LLC (Mike Reyes)
Request: Seeking an encroachment into Rainey Street of an elevated pool deck approximately 319 square feet
Staff Rec.: **Recommended**
Staff: Mashell Smith, 512-974-7079, mashell.smith@austintexas.gov
Development Services Department

Public Hearing closed.

Motion to grant Staff recommendation for SP-2019-0465C - 2021-162243 LM located at 61 & 69 Rainey Street was approved on the consent agenda on the motion by Vice-Chair Hempel, seconded by Commissioner Shieh on a vote of 10-0. Commissioners Howard, Mushtaler, and Thompson absent.

- 9. Partial Plat** **[C8-81-027.02.1\(82\)\(VAC\) - South Austin Acres Section Two-A; District 3](#)**
Vacation:
Location: 4007 James Casey Street, West Bouldin Creek Watershed
Owner/Applicant: St. David's Healthcare Partnership L.P. LLP.
Agent: Griffin Engineering Group, Inc. (Greg Griffin, PE)
Request: Approval of the partial vacation of the South Austin Acres Section Two-A subdivision, which is composed of 2 lots on approximately 10.242 acres.
The Applicant proposes to only vacate Lot 1.

Staff Rec.: **Recommended**
Staff: Jennifer Bennett, 512-974-9002, jennifer.bennett@austintexas.gov
Development Services Department

Public Hearing closed.

Motion to grant Staff recommendation for C8-81-027.02.1(82)(VAC) - South Austin Acres Section Two-A located at 4007 James Casey Street, was approved on the consent agenda on the motion by Vice-Chair Hempel, seconded by Commissioner Shieh on a vote of 10-0. Commissioners Howard, Mushtaler, and Thompson absent.

- 10. Final Plat:** **[C8J-2021-0104.0A - Todd Subdivision](#)**
Location: 10209 Derecho Drive, Slaughter Creek Watershed – Barton Springs Zone
Owner/Applicant: Jeff Todd
Agent: Civil Insite, LLC (Gregg Andrulis, PE)
Request: Approval of the Todd Subdivision, consisting of 1 single-family lot on approximately 1.783 acres. Also, approval of a waiver from § 30-2-34 (B), which requires that all land be included in the original tract in an application for plat approval.

Staff Rec.: **Recommended per conditions in Exhibit C; Recommend waiver for Approval**
Staff: Jennifer Bennett, 512-974-9002, jennifer.bennett@austintexas.gov
Development Services Department

Public Hearing closed.

Motion to grant Staff recommendation for C8J-2021-0104.0A - Todd Subdivision located at 10209 Derecho Drive, was approved on the consent agenda on the motion by Vice-Chair Hempel, seconded by Commissioner Shieh on a vote of 10-0. Commissioners Howard, Mushtaler, and Thompson absent.

11. **Final Plat from Approved Preliminary Plan:** [C8J-2008-0168.01.5A - Entrada Phase 6 A Small Lot Subdivision](#)
- Location: Louris Lane, Gilleland Creek Watershed
Owner/Applicant: AG Essential Housing Multi State 2, LLC. (Steven Benson)
Agent: Carlson, Brigrance & Doering, Inc. (Brendan McEntee)
Request: Approval with conditions of Entrada Phase 6 A Small Lot Subdivision consisting of 100 lots on 16.52 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

Public Hearing closed.

Motion to grant Staff recommendation for C8J-2008-0168.01.5A - Entrada Phase 6 A Small Lot Subdivision located at Louris Lane was approved on the consent agenda on the motion by Vice-Chair Hempel, seconded by Commissioner Shieh on a vote of 10-0. Commissioners Howard, Mushtaler, and Thompson 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
Development Services Department

Public Hearing closed.

Motion by Commissioner Cox, seconded by Commissioner Anderson to postpone this item by Planning Commission to June 28, 2022 was approved on a vote of 10-0. Commissioners Howard, Mushtaler, and Thompson absent.

C. ITEMS FROM THE COMMISSION

1. Discussion and possible action establishing a working group tasked with forwarding the Planning Commission recommendations regarding affordable housing. (Co-Sponsors: Commissioner Shieh and Anderson)

Item withdrawn; to be reposted on June 28, 2022.

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: Anderson and Azhar)

Vice-Chair Hempel conveyed topics to be reviewed at the next meeting.

[Comprehensive Plan Joint Committee](#)

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

Meeting summary provided by Commissioner Flores.

[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.

[Mobility and Transportation Working Group](#)

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

Working Group dissolved.

Chair Shaw adjourned the meeting without objection on Tuesday, June 14, 2022 at 8:42 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.