



PLANNING COMMISSION AGENDA

Tuesday, May 24, 2022

The Planning Commission will convene at 6:00 PM on
Tuesday, May 24, 2022 at Austin City Hall, Council Chambers, Room 1001
301 W. Second Street, Austin, TX.

Some members of the Planning Commission may be participating by videoconference. The meeting may be viewed online at: <http://www.austintexas.gov/page/watch-atxn-live>

[Greg Anderson](#)

[Awais Azhar](#)

[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](#)

Ex-Officio Members

[Arati Singh](#) – AISD Board of Trustees

[Jessica Cohen](#) – Chair of Board of Adjustment

[Spencer Cronk](#) - City Manager

[Richard Mendoza](#) - Director of Public Works

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

Attorney: Steven Maddoux, 512-974-6080

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

PUBLIC COMMUNICATION

The first four (4) speakers signed up prior to the commencement of the meeting will each be allowed a three-minute allotment to address their concerns regarding items not posted on the agenda.

A. APPROVAL OF MINUTES

1. Approve the minutes of May 10, 2022.

B. PUBLIC HEARINGS

- 1. Plan Amendment:** [NPA-2021-0005.02 - Montopolis Multifamily; District 3](#)
Location: 2601 Montopolis Drive, 6700 & 6800 E. Ben White Blvd SVRD WB, Carson Creek, Country Club Creek Watersheds; Montopolis NP Area
Owner/Applicant: Montopolis QO2B, LLC
Agent: Thrower Design, LLC (Ron Thrower and Victoria Haase)
Request: Industry to Mixed Use land use
Staff Rec.: **Not recommended.**
Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov
Housing and Planning Department
Postponement Request **Applicant postponement request to July 12, 2022.**
- 2. Rezoning:** [C814-06-0175.03 - East Avenue PUD, Parcel A Amendment; District 9](#)
Location: 3500-3700 North IH-35, Boggy Creek Watershed; Central Austin Combined (Hancock) NP Area
Owner/Applicant: Westheimer Retail Center Ltd (David Foor)
Agent: Drenner Group, PC (Leah M. Bojo)
Request: PUD-NP to PUD-NP, to change a condition of zoning
Staff Rec.: **Pending**
Staff: Joi Harden, 512-974-1617, joi.harden@austintexas.gov
Housing and Planning Department
Postponement Request **Indefinite Postponement by Staff**

3. **Zoning and Rezoning:** [C814-2021-0099 - Brodie Oaks PUD; District 5](#)
Location: 4021,4025, 4107, 4109, 4115, and 4141 S. Capital of Texas Hwy NB; 3940, 4006, 4024 - 4040, 4200, 4220, 4236 S Lamar BLVD SB, Barton Creek Watershed-Barton Springs Zone; South Lamar Combined (Barton Hills) NP Area (Suspended)
Owner/Applicant: Lionstone Investments (LCFRE Austin Brodie Oaks LLC)
Agent: Lionheart Places (Rebecca Leonard)
Request: GR, CS-1, CS and Unzoned (vacated right-of-way) to PUD
Staff Rec.: **Pending**
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov
Housing and Planning Department
Postponement Request: **Indefinite Postponement by Staff**
4. **Restrictive Covenant Amendment (RCA):** [C14R-81-033\(RCA\) - Brodie Oaks Restrictive Covenant Amendment; District 5](#)
Location: 4021,4025, 4107, 4109, 4115, and 4141 S. Capital of Texas Hwy NB; 3940, 4006, 4024 - 4040, 4200, 4220, 4236 S Lamar BLVD SB, Barton Creek Watershed-Barton Springs Zone; South Lamar Combined (Barton Hills) NP Area (Suspended)
Owner/Applicant: LCFRE Austin Brodie Oaks LLC
Agent: Armbrust & Brown, PLLC (Jewels Cain)
Request: To amend the existing Restrictive Covenant for Lots A & B of the Barton Creek Plaza Subdivision modifying conditions related to height.
Staff Rec.: **Pending**
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov
Housing and Planning Department
Postponement Request: **Indefinite Postponement by Staff**
5. **Plan Amendment:** [NPA-2022-0017.02 - 7301 Burnet Road; District 7](#)
Location: 7301 Burnet Road, Shoal Creek Watershed; Crestview/Wooten Combined (Crestview) NP Area
Owner/Applicant: 7301 Burnet Road, LLC
Agent: Armbrust & Brown, PLLC (Michael J. Whellan)
Request: Commercial to Mixed Use land use
Staff Rec.: **Recommended**
Staff: Maureen Meredith, 512-974-2695, Maureen.Meredith@austintexas.gov
Housing and Planning Department

Attorney: Steven Maddoux, 512-974-6080

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

6. **Plan Amendment:** [NPA-2022-0019.01.SH - Cady Lofts; District 9](#)
Location: 1004, 1006 & 1008 E. 39th Street, Boggy Creek Watershed; Central Austin
Combined NP Area (Hancock)
Owner/Applicant: Cady Lofts, LLC
Agent: SGI Ventures, Inc. (Sally Gaskin)
Request: Single Family and Mixed Use/Office to Multifamily Residential land use
Staff Rec.: **Recommended**
Staff: Maureen Meredith, 512-974-2695, Maureen.Meredith@austintexas.gov
Housing and Planning Department
7. **Rezoning:** [C14-2022-0019.SH - Cady Lofts; District 9](#)
Location: 1004 -1008 East 39th Street, Boggy Creek Watershed; Central Austin
Combined NP Area (Hancock)
Owner/Applicant: Cady Lofts, LLC (Nathan H. Leistico)
Agent: SGI Ventures, Inc. (Sally Gaskin)
Request: SF-3-CO-NP, LO-MU-NP to MF-6-NP
Staff Rec.: **Recommendation of MF-4-NP**
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov
Housing and Planning Department
8. **Plan Amendment:** [NPA-2021-0021.02 - 1406-1506 Parker Lane; District 9](#)
Location: 1406, 1408, 1504 and 1506 Parker Lane, Lady Bird Lake Watershed; East
Riverside/Oltorf Combined (Riverside) NP Area
Owner/Applicant: Gross Land Fund II, LP (Shawn A. J. Gross)
Agent: Drenner Group, PC (Amanda Swor)
Request: Single Family to Multifamily Residential land use
Staff Rec.: **Pending**
Staff: Maureen Meredith, 512-974-2695, Maureen.Meredith@austintexas.gov
Housing and Planning Department
Postponement Request **Staff Postponement to July 12, 2022.**
9. **Rezoning:** [C14-2021-0139 - 1406-1506 Parker Lane; District 9](#)
Location: 1406, 1408, 1504 and 1506 Parker Lane, Lady Bird Lake Watershed; East
Riverside/Oltorf Combined (Riverside) NP Area
Owner/Applicant: Gross Land Fund II, LP (Shawn A. J. Gross)
Agent: Drenner Group, PC (Amanda Swor)
Request: SF-3-NP to MF-2-NP
Staff Rec.: **Pending**
Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov
Housing and Planning Department
Postponement Request **Staff Postponement to July 12, 2022.**

Attorney: Steven Maddoux, 512-974-6080

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

- 10. Rezoning:** [C14-2022-0038 - 2320 E Riverside Dr; District 3](#)
Location: 2320 East Riverside Drive, Lady Bird Lake / Country Club West Watersheds;
East Riverside/Oltorf Combined (Riverside) NP Area
Owner/Applicant: 2410 East Riverside Ltd. (David L. Roberts)
Agent: Armbrust & Brown, PLLC (Richard T. Suttle, Jr.)
Request: From / To: ERC (Corridor Mixed Use Subdistrict), to increase the maximum
building height through participation in the density bonus program
Staff Rec.: **Recommended**
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov
Housing and Planning Department
- 11. Rezoning:** [C14-2022-0011 - W 16th-Lam; District 9](#)
Location: 508 West 16th Street, Shoal Creek Watershed; Downtown Austin Plan
(Northwest District)
Owner/Applicant: Pauline Lam
Agent: Land Answers, Inc. (Jim Wittliff)
Request: GO to DMU
Staff Rec.: **Recommendation of DMU-CO**
Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov
Housing and Planning Department
- 12. Rezoning:** [C14-2022-0009 - Fifty First Street Residences; District 1](#)
Location: 5525 East 51st Street, Walnut Creek Watershed; East MLK Combined NP
Area
Owner/Applicant: Therese M. Baer
Agent: Alice Glasco Consulting (Alice Glasco)
Request: CS-MU-CO-NP to CS-MU-V-NP
Staff Rec.: **Not Recommended**
Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov
Housing and Planning Department
- 13. Rezoning:** [C14-2022-0017 - Hudson Place; District 1](#)
Location: 5711, 5801, 5805, 5809, 5813, 5817, 5901, and 5909 Hudson Street, Fort
Branch Watershed; East MLK Combined NP Area
Owner/Applicant: Hudson Development, LLC (Philip Jalufka)
Agent: Alice Glasco Consulting (Alice Glasco)
Request: SF-3-NP to MF-4-NP
Staff Rec.: **Recommendation of MF-3-NP**
Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov
Housing and Planning Department

Attorney: Steven Maddoux, 512-974-6080

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

- 14. Rezoning:** [**C14-2022-0031 - Remove Vehicular Access Restriction to Morrow Street; District 7**](#)
- Location: Intersection of Easy Wind Drive and Morrow Street, Waller Creek Watershed; Lamar Blvd / Justin Lane TOD District
- Owner/Applicant: City of Austin – Housing and Planning Department
- Request: TOD-NP to TOD-NP, to remove the condition prohibiting vehicular access to Morrow Street other than emergency access
- Staff Rec.: **Recommended**
- Staff: Andrei Lubomudrov, 512-974-7719, andrei.lubomudrov@austintexas.gov
Housing and Planning Department
- 15. 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: Civilitude 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
- 16. Preliminary Plan:** [**C8J-2021-0066 - Whisper Valley Multifamily Parcel 65; District 1**](#)
- Location: 17001 East Braker Lane, Gilleland Creek Watershed
- Owner/Applicant: Club Deal 120 Whisper Valley, L.P.
- Agent: Land Dev Consulting (Michael Giannetta)
- Request: Approval of the Whisper Valley Multifamily Parcel 65 Preliminary Plan, consisting of 1 lot and right-of-way on 16.2 acres.
- Staff Rec.: **Disapprove for Reasons**
- Staff: Jennifer Bennett, 512-974-9002, jennifer.bennett@austintexas.gov
Development Services Department
- 17. Final Plat:** [**C8-2020-0191.0A - Walton Woods Section 2 Final Plat; District 3**](#)
- Location: 1135 Walton Lane, Boggy Creek Watershed; Johnston Terrace NP Area
- Owner/Applicant: Austin QOZB One, LLC (Frank Gordon)
- Agent: Malone/Wheeler, Inc. (Jesse B. Malone, P.E)
- Request: Approval of the final consisting of six lots on 1.609 acres
- Staff Rec.: **Approve with conditions, per Exhibit C**
- Staff: Cesar Zavala, 512-974-3404, cesar.zavala@austintexas.gov
Development Services Department

Attorney: Steven Maddoux, 512-974-6080

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

18. Long-Range CIP Planning:

[2021-2023 Long-Range CIP Planning Memo](#)

Request: Approve re-transmittal of the 2021-2023 Long-Range Capital Improvement Program Planning Memo of Recommendations from Planning Commission to City Manager.

Staff Rec.: **Recommended**

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

C. 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.

D. BOARDS, COMMITTEES & WORKING GROUPS UPDATES

[Codes and Ordinances Joint Committee](#)

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

[Comprehensive Plan Joint Committee](#)

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

[Joint Sustainability Committee](#)

(Commissioners Praxis and Schneider *alternate*)

[Small Area Planning Joint Committee](#)

(Commissioners: Howard, Mushtaler, Shieh and Thompson)

[South Central Waterfront Advisory Board](#)

(Commissioner Thompson)

Mobility and Transportation Working Group

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

ADJOURNMENT

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.

Attorney: Steven Maddoux, 512-974-6080

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

SPEAKER REGISTRATION

All participants wishing to address the commission must register to speak. Public participation is available by teleconference or in-person.

Teleconference Registration

Registration for participation by teleconference closes on **Tuesday, May 24, 2022 at 2:00 PM**. Teleconference code and additional information to be provided after the closing of teleconference registration.

In-Person Registration

While in-person registrants are encouraged to register in advance of the meeting, in-person registration closes at **6:00 p.m.** the day of the meeting utilizing a mobile device to scan the below QR code which will be displayed in chambers. Mobile devices will also be available at the meeting for public use for the purpose of speaker registration.

Click on link below or scan the QR code and submit the form to register to speak. Speakers should submit a separate registration form for each item of interest.

<https://forms.office.com/Pages/ResponsePage.aspx?id=9hleXKumRUux0L5GCKmmf-rCcM0VJ45NoBmTPGEWfEdURjVJU0RZNDE3WE1TMEhHTFk1N1RBSDICVi4u>



Please contact Andrew Rivera, Commission Liaison, for questions regarding speaker registration at Andrew.rivera@austintexas.gov or by phone 512-974-6508.

Presentations and handouts are requested to be e-mailed to Commission Liaison Andrew Rivera at Andrew.rivera@austintexas.gov by 1:00 PM day of the meeting.

PARKING & VALIDATION

Parking is available at the City Hall parking garage and is free with validation. A stamp machine will be available to manually stamp the parking ticket.

Speaker Testimony Time Allocation

PUBLIC HEARING

Speaker	Number	Minutes
Applicant /Agent	1	5 min. and 3 min rebuttal
Speakers For	Up to 3	3 min.
Speakers For	Unlimited	1 min.
Speaker	Number	Minutes
Primary Speaker Against	1	5 min.
Speakers Against	Up to 3	3 min.
Speakers Against	Unlimited	1 min.

No donation of time allowed.

DISCUSSION POSTPONEMENT

Speaker	Number	Time Allocated
Primary Speaker Favoring Postponement	1	3 min.
Secondary Speaker Favoring Postponement	1	2 min.

Primary Speaker Opposing Postponement	1	3 min.
Secondary Speaker Opposing Postponement	1	2 min.

PARKING & VALIDATION

Parking is available at the City Hall parking garage and is free with validation.

A stamp machine will be available to manually stamp the parking ticket.

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. Testimony should not delve into the merits of the case. The granting of a postponement must be approved by affirmative vote of the Commission.

Planning Commission 2022 Meeting Schedule

Tues. January 11, 2022 @ Austin City Hall, 6PM
Tues. January 25, 2022 @ Austin City Hall, 6PM
Tues. February 8, 2022 @ Austin City Hall, 6PM
Tues. February 22, 2022 @ Austin City Hall, 6PM
Tues. March 8, 2022 @ Austin City Hall, 6PM
Tues. March 22, 2022 @ Austin City Hall, 6PM
Tues. April 12, 2022 @ Austin City Hall, 6PM
Tues. April 26, 2022 @ Austin City Hall, 6PM
Tues. May 10, 2022 @ Austin City Hall, 6PM
Tues. May 24, 2022 @ Austin City Hall, 6PM
Tues. June 14, 2022 @ Austin City Hall, 6PM
Tues. June 28, 2022 @ Austin City Hall, 6PM

Tues. July 12, 2022 @ Austin City Hall, 6PM
Tues. July 26, 2022 @ Austin City Hall, 6PM
Tues. August 9, 2022 @ Austin City Hall, 6PM
Tues. August 23, 2022 @ Austin City Hall, 6PM
Tues. September 13, 2022 @ Austin City Hall, 6PM
Tues. September 27, 2022 @ Austin City Hall, 6PM
Tues. October 11, 2022 @ Austin City Hall, 6PM
Tues. October 25, 2022 @ Austin City Hall, 6PM
Tues. November 8, 2022 @ Austin City Hall, 6PM
Wed. November 16, 2022 @ Austin City Hall, 6PM
Tues. December 13, 2022 @ Austin City Hall, 6PM
Wed. December 21, 2022 @ Austin City Hall, 6PM