



PLANNING COMMISSION AGENDA

Tuesday, July 12, 2022

The Planning Commission will convene at 6:00 PM on
Tuesday, July 12, 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 June 28, 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 August 23, 2022
- 2. 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 August 23, 2022

Attorney: Steven Maddoux, 512-974-6080

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

3. **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 August 23, 2022**
4. **Plan Amendment:** [NPA-2022-0023.01.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: 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: **Staff Postponement to July 26, 2022**
5. **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: **Staff Postponement to July 26, 2022**
6. **Plan Amendment:** [NPA-2022-0016.01 - 830 Airport; District 3](#)
Location: 917 & 923 Shady Ln and 830 & 838 Airport Blvd, Boggy Creek Watershed; Govalle/Johnston Terrace Combined NP Area
Owner/Applicant: Sam's Radiator, Inc. and 838 Airport 2017, LP
Agent: Clinton Sayers
Request: Single Family and Commercial to Mixed 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

7. **Rezoning:** [C14-2022-0054 - 830 Airport; District 3](#)
Location: 917 & 923 Shady Ln and 830 & 838 Airport Blvd, Boggy Creek Watershed; Govalle/Johnston Terrace Combined NP Area
Owner/Applicant: Sam's Radiator, Inc. and 838 Airport 2017, LP
Agent: 838 Airport 2017 LP (Clinton Sayers)
Request: SF-3-NP and CS-CO-NP to MF-6-NP
Staff Rec.: **Recommended**
Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov
Housing and Planning Department
8. **Rezoning:** [C14-2022-0055 - 803 and 803 ½ West Ave; District 9](#)
Location: 803 and 803 ½ West Avenue, Shoal Creek Watershed; Downtown Austin Plan (Northwest District)
Owner/Applicant: Helen Ingram and Edsam Ingram
Agent: Harrison Pearson & Assoc. Inc. (Samuel T. Pritchard)
Request: MF-4 to DMU
Staff Rec.: **Recommendation of DMU-CO**
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov
Housing and Planning Department
9. **Rezoning:** [C14-2022-0001 - 2409 Town Lake Circle; District 3](#)
Location: 2409 and 2413 Town Lake Circle, Lady Bird Lake and Country Club Creek Watersheds
Owner/Applicant: 2409 Town Lake Circle LLC
Agent: Drenner Group PC (Amanda Swor)
Request: To rezone from East Riverside Corridor (ERC) district zoning to East Riverside Corridor (ERC) district zoning, to change the subdistrict from neighborhood mixed use (NMU) to corridor mixed use (CMU)
Staff Rec.: **Recommended**
Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov
Housing and Planning Department
10. **Rezoning:** [C14-2022-0047 - 701 and 703 Highland Ave Rezoning; District 9](#)
Location: 701 and 703 Highland Avenue, Lady Bird Lake Watershed; East Riverside/Oltorf Combined NP Area
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
11. **Code Amendment Initiation:** [South Central Waterfront Regulating Plan](#)
Request: Consider initiation of amendments to Title 25 of the City Code related to the South Central Waterfront planning area.
Staff Rec.: **Recommended**
Staff: Greg Dutton, 512-974-3509, greg.dutton@austintexas.gov
Housing and Planning Department

Attorney: Steven Maddoux, 512-974-6080

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

- 12. Code Amendment:** [Flood Regulations](#)
Request: Discuss and consider an ordinance amending Title 25 of the City Code related to floodplain regulations.
- Staff Rec.: **Recommended**
Staff: Jameson Courtney, Watershed Protection Department, 512-974-3399, Jameson.Courtney@austintexas.gov
- 13. Code Amendment:** [Commercial Parkland Dedication](#)
Request: Discuss and consider an amendment to Title 25-1 of the City Code to require parkland dedication for commercial developments.
- Staff Rec.: **Recommended**
Staff: Randy Scott, 512-974-9484, randy.Scott@austintexas.gov, Austin Parks and Recreation Department
- 14. Encroachment Agreement:** [SP-2921-0172C - 2021-153370 LM; District 9](#)
Location: 307 E. 2nd Street, Waller Creek Watershed; Central Business District
Owner/Applicant: Owners: M.M. Reynolds, as Trustee of the M.M. Reynolds '67 M.O.M. Trust; Knight Family Partnership, Ltd.
Agent: Harrison Hudson 737-202-3202
Request: The proposed encroachments are for an 182 square foot area to be used for a 2nd floor restaurant balcony and an 886 square foot area to be used for an amenity and lobby encroachment on floors 13-16.
- Staff Rec.: **Recommended**
Staff: Jackie Armstrong, 512-974-7149, jacquelyn.armstrong@austintexas.gov Development Services Department
- 15. Site Plan:** [SPC-2021-0129C - Rainey Tower; District 9](#)
Location: 80 Rainey Street, Lady Bird Lake and Waller Watersheds; Downtown Austin Plan
Owner/Applicant: 80 Rainey Street Owner, LLC
Agent: Wuest Group (Caroline Eckert)
Request: Proposed Cocktail Lounge use on Rainey Street
Staff Rec.: **Pending**
Staff: Renee Johns, 512-974-2711, renee.johns@austintexas.gov Development Services Department
- 16. Environmental Variance:** [SP-2021-0079C - Sky Mountain; District 8](#)
Location: 8722 West SH 71, Williamson Creek Watershed-Barton Springs Zone; West Oak Hill NP Area
Owner/Applicant: LJA Engineering, Inc.
Agent: Reese Hurley
Request: Request to vary from LDC 25-8-341 to allow cut over 4 feet to 16 feet.
Staff Rec.: **Recommended**
Staff: Pamela Abee-Taulli, 512.974.1879, pamelaaabee-taulli@austintexas.gov
Kate Castles, 512-978-4555, kate.castles@austintexas.gov Development Services Department

Attorney: Steven Maddoux, 512-974-6080

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

17. **Final Plat from Approved Preliminary Plan:** [C8J-2008-0168.01.6A - Entrada Phase 2 A Small Lot Subdivision](#)
- Location: Entrada Tranquila Way, 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 2 A Small Lot Subdivision consisting of 139 lots on 24.56 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

C. ITEMS FROM THE COMMISSION

1. Discussion and possible action establishing one or more working groups related to incentivizing and increasing housing. (Co-Sponsors Commissioner Shieh and Anderson)

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)

[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)

ADJOURNMENT

Attorney: Steven Maddoux, 512-974-6080

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.

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, July 12, 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