



PLANNING COMMISSION AGENDA

Tuesday, July 26, 2022

The Planning Commission will convene at 6:00 PM on
Tuesday, July 26, 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 July 12, 2022.

B. PUBLIC HEARINGS

- 1. Plan Amendment:** [NPA-2022-0014.01 - 3111 and 3112 Caseybridge Court; District 2](#)
Location: 3111 and 3112 Caseybridge Court, Carson Creek Watershed; Southeast Combined (Southeast) NP Area
Owner/Applicant: Lichter Equities, LP (Robert J. Lichter)
Agent: Drenner Group, PC (Leah M. Bojo)
Request: From Mixed Use, Major Planned Development and Industry to Mixed Use
Staff Rec.: **Recommended**
Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov
Housing and Planning Department
- 2. Rezoning:** [C14-2022-0060 - 3111 Caseybridge Court; District 2](#)
Location: 3111 Caseybridge Court, Carson Creek Watershed; Southeast Combined (Southeast) NP Area
Owner/Applicant: Lichter Equities, LP (Robert J. Lichter)
Agent: Drenner Group, PC (Leah M. Bojo)
Request: CS-MU-CO-NP to CS-MU-V-CO-NP
Staff Rec.: **Recommended, with conditions**
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov
Housing and Planning Department
- 3. Rezoning:** [C14-2022-0059 - 3112 Caseybridge Court; District 2](#)
Location: 3112 Caseybridge Court, Carson Creek Watershed; Southeast Combined (Southeast) NP Area
Owner/Applicant: Lichter Equities, LP (Robert J. Lichter)
Agent: Drenner Group, PC (Leah M. Bojo)
Request: CS-MU-CO-NP and LI-CO-NP to CS-MU-V-CO-NP
Staff Rec.: **Recommended, with conditions**
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov
Housing and Planning Department

Attorney: Steven Maddoux, 512-974-6080

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

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 Fayez 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 August 9, 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 Fayez 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 August 9, 2022**
6. **Plan Amendment:** [NPA-2019-0013.01 - Copeland South; District 9](#)
Location: 909, 911, 915, 1001, 1003 S. 2nd St. and 604, 606 Copeland St., East Bouldin Creek Watershed; Bouldin Creek NP Area
Owner/Applicant: SB-Frank South, LLC
Agent: StoryBuilt (Mike Melson)
Request: From Single Family 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 request to August 9, 2022**
7. **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

8. **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 CS-MU-V-CO-NP
Staff Rec.: **Recommended**
Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov
Housing and Planning Department
9. **Zoning:** [C814-2012-0152.04 - Pilot Knob PUD - 4th Amendment; Contiguous to District 2](#)
Location: 9211, 9501 and 9715 Thaxton Road, Cottonmouth Creek and South Fork Dry Creek Watersheds; Pilot Knob MUD
Owner/Applicant: Carma Easton LLC (Chad Matheson)
Agent: Armbrust & Brown, PLLC (Richard Suttle)
Request: Unzoned to PUD
Staff Rec.: **Recommended**
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov
Housing and Planning Department
10. **Rezoning:** [C14-2022-0064 - Victory Medical Micro Hospital; District 5](#)
Location: 4303 Victory Drive, 2109 and 2111 Fort View Road and 2106, 2108 and 2110 W. Ben White Boulevard Service Road West Bound, Williamson Creek Watershed; South Lamar NP Area
Owner/Applicant: Eveann Investments, L.P. (William G. Franklin)
Agent: Husch Blackwell, LLP (Nikelle Meade)
Request: LO-MU-CO, NO-MU-CO and LO-CO to GR
Staff Rec.: Recommendation of GR zoning for Tract 1 (the LO-CO zoned properties fronting East Ben White Boulevard) and maintain LO-MU-CO zoning and NO-MU-CO zoning for Tract 2 (the two rear lots fronting onto Fortview Road).
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov
Housing and Planning Department
11. **Site Plan:** [SPC-2021-0340C - Dove Springs Public Health Facility; District 2](#)
Location: 5811 Palo Blanco Lane, Williamson Creek Watershed; Southeast Combined (McKinney) NP Area
Owner/Applicant: City of Austin
Agent: Alexandra Aboussie, Garza EMC
Request: Proposed public health services building that includes administrative offices, day care and community recreation (public) on a lot greater than an acre zoned P.
Staff Rec.: **Recommended**
Staff: Renee Johns, 512-974-2711, renee.johns@austintexas.gov
Development Services Department

Attorney: Steven Maddoux, 512-974-6080

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

- 12. Site Plan:** [SPC-2021-0129C - Rainey Tower; District 9](#)
Location: 80 Rainey Street, Lady Bird Lake and Waller Creek 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.: **Recommended**
Staff: Renee Johns, 512-974-2711, renee.johns@austintexas.gov
Development Services Department
- 13. Preliminary Plan:** [C8-2022-0112 - Velocity Preliminary Plan; District 2](#)
Location: 3848-1/2 E SH 71 SERVICE ROAD, Onion Creek Watershed
Owner/Applicant: VC HOLDINGS QOZ LP (Mark Bulmash)
Agent: Kimley-Horn (Mr. Justin Kramer)
Request: Approval of Preliminary Plan
Staff Rec.: **Disapproval for Reasons per Exhibit C**
Staff: Amy Combs, 512-974-2786, amy.combs@austintexas.gov
Development Services Department
- 14. Preliminary Plan:** [C8-2019-0147 - Bradsher Subdivision Tract 3 Preliminary Plan; District 2](#)
Location: U.S. Highway 183 and McKinney Falls Parkway, Onion Creek Watershed
Owner/Applicant: CCI - McKinney Falls I L.P. (Paul Agarwal)
Agent: Land Strategies (Paul Linehan)
Request: Approval of the preliminary plan to subdivide the property into 27 lots on 124.85 acres.
Staff Rec.: **Recommended**
Staff: Cesar Zavala, 512-974-3404, cesar.zavala@austintexas.gov
Development Services Department
- 15. Resubdivision:** [C8-2016-0168.0A - Lot 10A, Block 1, Chernosky Subdivision No. 7; District 1](#)
Location: 1106 Mansell Avenue, Tannehill Branch Watershed; MLK-183 NP Area
Owner/Applicant: Patrice Rios
Agent: Southwest Engineers, Inc. (Gabriel Hovdey)
Request: Approval of the resubdivision of a portion of Lots 10 and 11, Block 1, Chernosky Subdivision No. 7, consisting of one lot on 3,582 square feet (0.082 acres).
Staff Rec.: **Recommended**
Staff: Jennifer Bennett, 512-974-9002, jennifer.bennett@austintexas.gov
Development Services Department

16. **Final Plat from approved preliminary plan:** [C8-2018-0165.4A - Cascades at Onion Creek East, Phase Four Final Plat: District 5](#)
- Location: 11601 S IH 35 SVRD NB, Onion Creek Watershed
- Owner/Applicant: M/I Homes of Austin, LLC (William G. Peckman)
- Agent: LJA Engineering (Russell Kotara, P.E.)
- Request: Approval of the final plat consisting of 110 lots on 22.34 acres
- Staff Rec.: **Recommended**
- Staff: Cesar Zavala, 512-974-3404, cesar.zavala@austintexas.gov
Development Services Department

C. ITEMS FROM THE COMMISSION

1. Discussion and possible action appointing additional members to the Housing Working Groups. (Co-Sponsors Chair Shaw and Commissioner Azhar)
2. Discussion and possible action establishing a working group tasked with reviewing code amendments related to Commercial Parkland Dedication and furnishing the Planning Commission recommendations to consider for adoption. (Co-Sponsors Commissioners Azhar and Thompson).

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)

Attorney: Steven Maddoux, 512-974-6080

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

Housing Working Group – Site Development
(Commissioners Thompson, Cox, Schneider and Cohen)

Housing Working Group – Vertical Development
(Commissioners Azhar, Howard, Cohen and Anderson)

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.

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 26, 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/g/irmTaGAqPp>



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