



PLANNING COMMISSION AGENDA

Tuesday, August 23, 2022

The Planning Commission will convene at 6:00 PM on
Tuesday, August 23, 2022 at 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.

APPROVAL OF MINUTES

1. Approve the minutes of August 9, 2022.

PUBLIC HEARINGS

- 2. 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 September 27, 2022.**
- 3. 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: **Staff postponement request to October 11, 2022.**
- 4. 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.: **Withdrawn by Applicant. No action required.**
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

5. **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.: **Withdrawn by Applicant. No action required.**
 Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov
 Housing and Planning Department
6. **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
7. **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
8. **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); 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: **Postponement request by Applicant to September 13, 2022**

- 9. 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); 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: **Postponement request by Applicant to September 13, 2022**
- 10. Rezoning:** [C14-2022-0087 - 8701 N MoPac; District 10](#)
 Location: 8701 N. MoPac Expressway Service Rd North Bound, Shoal Creek Watershed; Burnet Road, Anderson Lane and the North Shoal Creek NP Area
 Owner/Applicant: 8701 MoPac Atrium LLC
 Agent: Drenner Group, PC (Amanda Swor)
 Request: LO and LR to CS
 Staff Rec.: **Recommended**
 Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov
 Housing and Planning Department
 Postponement Request: **Postponement request by Staff to September 13, 2022**
- 11. Restrictive Covenant Termination:** [C14R-82-016\(RCT\) - 8701 and 8627 N MoPac RCT; District 10](#)
 Location: 8611, 8627 and 8701 N. MoPac Expressway Service Road North Bound, Shoal Creek Watershed; Burnet Road, Anderson Lane and the North Shoal Creek NP Area
 Owner/Applicant: 8611 MoPac LLC, 8701 MoPac Atrium LLC and US REIF Eurus Austin LLC
 Agent: Drenner Group (Amanda Swor)
 Request: To terminate/delete a public restrictive covenant associated with zoning site plan case C14R-82-016.
 Staff Rec.: **Recommended**
 Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov
 Housing and Planning Department

- 12. 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
 Postponement Request: **Applicant request for indefinite postponement.**
- 13. Rezoning:** [C14-2022-0052 - E 12th - Fuentes; District 1](#)
 Location: 3337 East 12th Street, Tannehill Branch Watershed; MLK/183 Combined NP Area
 Owner/Applicant: Ethos Modular LLC (Andres Esquivel)
 Agent: Land Answers, Inc. (Jim Wittliff)
 Request: SF-3-NP to SF-5-NP
 Staff Rec.: **Recommended**
 Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov
 Housing and Planning Department
- 14. Rezoning:** [C814-92-0006.02 - Seton Medical Center PUD Amendment No. 2; District 10](#)
 Location: 1201 West 38th Street, Shoal Creek Watershed; Central West Austin Combined (Windor Road) NP Area
 Owner/Applicant: Seton Medical Center, % Altus Group US Inc. (Scott Herndon)
 Agent: Metcalfe Wolff Stuart & Williams, LLP (Michele Rogerson Lynch)
 Request: PUD-NP to PUD-NP, to change conditions of zoning
 Staff Rec.: **Recommended**
 Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov
 Housing and Planning Department
- 15. Rezoning:** [C14-2022-0070 - Springdale Commercial \(Tract 2\) Amended; District 3](#)
 Location: 1113 Airport Boulevard, Boggy Creek Watershed; MLK/183 Combined NP Area
 Owner/Applicant: V&S Enterprises (Patrick Oliver)
 Agent: Alice Glasco Consulting (Alice Glasco)
 Request: GR-MU-CO-NP to CS-MU-NP
 Staff Rec.: **Pending**
 Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov
 Housing and Planning Department
 Postponement Request: **Postponement request by Staff to September 27, 2022**

- 16. Rezoning:** [C14-2022-0015 - Springdale Commercial; District 3](#)
 Location: 1005 Springdale Road, Boggy Creek Watershed; MLK/183 Combined NP Area
 Owner/Applicant: V&S Enterprises (Patrick Oliver)
 Agent: Alice Glasco Consulting (Alice Glasco)
 Request: RR-CO-NP and GR-MU-CO-NP to CS-MU-NP
 Staff Rec.: **Pending**
 Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov
 Housing and Planning Department
 Postponement Request: **Postponement request by Staff to September 27, 2022**
- 17. Historic zoning:** [C14H-2022-0098 - Donley-Goode-Walton House; District 1](#)
 Location: 1605 Leona Street, Boggy Creek Watershed; Central East Austin NP Area
 Owner/Applicant: Helen Shoulds
 Agent: Nneka Shoulds
 Request: SF-3-NP to SF-3-H-NP
 Staff Rec.: **Recommended**
 Staff: Kalan Contreras, 512-974-2727, kalan.contreras@austintexas.gov
 Housing and Planning Department
- 18. Historic zoning:** [C14H-2022-0073 - Westgate Tower; District 9](#)
 Location: 1122 Colorado Street, Lady Bird Lake Watershed; Downtown Austin Plan (Uptown / Capitol district)
 Owner/Applicant: Westgate Condominium Association
 Agent: Brian Evans
 Request: CBD to CBD-H
 Staff Rec.: **Recommended**
 Staff: Kalan Contreras, 512-974-2727, kalan.contreras@austintexas.gov
 Housing and Planning Department
- 19. Historic zoning:** [C14H-2022-0099 - Delisle House; District 10](#)
 Location: 2002 Scenic Drive, Lake Austin Watershed; Central West Austin Combined (West Austin Neighborhood Group) NP Area
 Owner/Applicant: Owner-opposed; applicant: Historic Landmark Commission
 Agent: Armbrust & Brown, PLLC
 Request: SF-3-NP to SF-3-H-NP
 Staff Rec.: **Recommended**
 Staff: Kimberly Collins, 512-978-1801, kimberly.collins@austintexas.gov
 Housing and Planning Department

- 20. Site Plan:** [SPC-2021-0340C - Dove Springs Public Health Facility, District 2](#)
Location: 5811 Palo Blanco Ln, 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: Christine Barton-Holmes, 512-974-2788, Christine.Barton-Holmes@austintexas.gov
Development Services Department

BRIEFINGS

- 21.** Briefing regarding amending Title 25 of the City Code relating to environmental, drainage, and landscape requirements. City Staff: Liz Johnston, Watershed Protection Department, (512) 974-2619, Liz.Johnston@austintexas.gov (Co-Sponsors Vice-Chair Hempel and Commissioner Azhar)

ITEMS FROM THE COMMISSION

- 22.** Discuss and consider establishing a working group tasked with proposing amendments for Planning Commission consideration regarding Title 25 of the City Code relating to environmental, drainage, and landscape requirements. (Co-Sponsors Vice-Chair Hempel and Commissioner Azhar)

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.

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](#)

Attorney: Steven Maddoux, 512-974-6080

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

(Commissioners: Howard, Mushtaler, Shieh and Thompson)

[South Central Waterfront Advisory Board](#)

(Commissioner Thompson)

Housing Working Group – Site Development

(Commissioners: Cohen, Cox Llanes Pulido, Schneider and Thompson)

Housing Working Group – Vertical Development

(Commissioners: Anderson, Azhar, Cohen, Flores Howard, Shieh)

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, August 23, 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