



PLANNING COMMISSION AGENDA

Tuesday, January 11, 2022

The Planning Commission will convene at 6:00 PM on
Tuesday, January 11, 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>

[Awais Azhar](#)
[Joao Paulo Connolly](#)
[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](#)
[Jessica Cohen](#) – Ex-Officio
[Richard Mendoza](#) – Ex-Officio
[Arati Singh](#) - AISD Ex-Officio

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: Patricia Link, 512-974-2173

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

CITIZEN 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 December 22, 2021.

B. PUBLIC HEARINGS

- 1. Plan Amendment:** [NPA-2021-0015.01 - Austin Sports Facility; District 3](#)
Location: 1138 1/2 & 1140 Gunter Street, Boggy Creek Watershed; E. MLK Combined NP Area
Owner/Applicant: GSTF, LLC (c/o Michael Orsak of 3 MP ENT)
Agent: Brown & Ortiz, PC (c/o Caroline McDonald)
Request: Single Family to Mixed Use land use
Staff Rec.: **Recommended**
Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov
Housing and Planning Department
- 2. Rezoning:** [C14-2021-0125 - Austin Sports Facility; District 3](#)
Location: 1138 1/2 & 1140 Gunter Street, Boggy Creek Watershed E. MLK Combined NP Area
Owner/Applicant: GSTF, LLC (in care of Michael Orsak of 3 MP ENT)
Agent: Brown & Ortiz, PC (c/o Caroline McDonald)
Request: SF-3-NP to CS-MU-CO-NP
Staff Rec.: **Recommended**
Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov
Housing and Planning Department
- 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: **Postponement request by Applicant to February 8, 2022**

Attorney: Patricia Link, 512-974-2173

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

4. **Plan Amendment:** [NPA-2021-0002.01 - 1400 E. 4th Street; District 3](#)
Location: 1400 E. 4th Street, Lady Bird Lake Watershed; East Cesar Chavez NP Area and Plaza Saltillo TOD Station Area Plan
Owner/Applicant: Robert C. Beall and Beth A. Beall
Agent: Armbrust & Brown, PLLC (Richard T. Suttle, Jr.)
Request: To amend the Base Maximum Building. The land use on the future land use map is Specific Regulating District. There is no proposed change to the future land use map.
Staff Rec.: **Recommended**
Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov
Housing and Planning Department
5. **Rezoning:** [C14-2021-0138 - 1400 E. 4th Street; District 3](#)
Location: 1400 E. 4th Street, Lady Bird Lake Watershed; East Cesar Chavez NP Area and Plaza Saltillo TOD Station Area Plan
Owner/Applicant: Robert C. Beall and Beth A. Beall
Agent: Armbrust & Brown, PLLC (Richard T. Suttle, Jr.)
Request: TOD-NP to TOD-NP, to change a condition of zoning
Staff Rec.: **Recommended**
Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov
Housing and Planning Department
6. **Plan Amendment:** [NPA-2021-0009.01 - 1612 E. 7th Street; District 1](#)
Location: 1612 E. 7th Street, Lady Bird Lake Watershed; Central East Austin NP Area and Plaza Saltillo TOD Station Area Plan
Owner/Applicant: 1610 JFH, LLC (John Hernandez)
Agent: Drenner Group, PC (Dave Anderson)
Request: To amend the Land Use and Design Concept Plan in the Plaza Saltillo Transit Oriented Development (TOD) Station Area Plan from Corridor Mixed Use (CMU) subdistrict (TOD-CMU) to Mixed Use (MU) subdistrict (TOD-MU). The exiting land use on the future land use map is Specific Regulating District. There is no proposed change to the future land use map.
Staff Rec.: **Recommended**
Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov
Housing and Planning Department
7. **Rezoning:** [C14-2021-0132 - 1612 East 7th Street; District 1](#)
Location: 1612 E. 7th Street, Lady Bird Lake Watershed; Central East Austin NP Area and Plaza Saltillo TOD Station Area Plan
Owner/Applicant: 1610 JFH, LLC (John Hernandez)
Agent: Drenner Group, PC (Dave Anderson)
Request: TOD-NP to TOD-NP, to change a condition of zoning
Staff Rec.: **Recommended**
Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov
Housing and Planning Department

Attorney: Patricia Link, 512-974-2173

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

8. **Plan Amendment:** [NPA-2021-0016.03 - 3535 East 7th Street; District 3](#)
Location: 3511, 3525, and 3535 East 7th Street, Boggy Creek Watershed; Govalle/Johnston Terrace NP Area
Owner/Applicant: The Elena Herrera Family Bypass Trust
Agent: Drenner Group, PC (Amanda W. Swor)
Request: Commercial to Mixed Use land use
Staff Rec.: **Recommended**
Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov
Housing and Planning Department
9. **Rezoning:** [C14-2021-0124 - 3535 East 7th Street; District 3](#)
Location: 3511, 3525, and 3535 East 7th Street, Boggy Creek Watershed; Govalle/Johnston Terrace NP Area
Owner/Applicant: The Elena Herrera Family Bypass Trust
Agent: Drenner Group, PC (Amanda W. Swor)
Request: CS-CO-NP, CS-MU-CO-NP, CS-V-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
10. **Rezoning:** [C14-2021-0177 - 4401 Gillis; District 5](#)
Location: 4401 Gillis Street, Williamson Creek Watershed; South Austin Combined (South Manchaca) NP Area
Owner/Applicant: 4401 Gillis LLC (Jay Symcox)
Agent: Drenner Group P.C. (Charley Dorsaneo)
Request: LO-NP to SF-3-NP
Staff Rec.: **Recommended**
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov
Housing and Planning Department
11. **Restrictive Covenant Termination:** [C14-82-185\(RCT\) - 4401 Gillis; District 5](#)
Location: 4401 Gillis Street, Williamson Creek Watershed; South Austin Combined (South Manchaca) NP Area
Owner/Applicant: 4401 Gillis LLC (Jay Symcox)
Agent: Drenner Group P.C. (Charley Dorsaneo)
Request: To terminate a Restrictive Covenant
Staff Rec.: **Recommended**
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov
Housing and Planning Department
12. **Rezoning:** [C14-2021-0166 - South Congress Avenue Residences; District 2](#)
Location: 6424 South Congress Avenue, Williamson Creek Watershed; South Congress Combined (Sweetbriar) NP Area
Owner/Applicant: Calixto Jesus Cobos
Agent: Alice Glasco Consulting (Alice Glasco)
Request: GR-MU-CO-NP to GR-MU-V-NP
Staff Rec.: **Recommendation of GR-MU-V-CO-NP**
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov
Housing and Planning Department

Attorney: Patricia Link, 512-974-2173

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

- 13. Rezoning:** [C14-2021-0174 - 815 W. 11th Street; District 9](#)
Location: 815 West 11th Street, Shoal Creek Watershed; Downtown Austin Plan
Owner/Applicant: BSF Land Ventures LLC (Steven Bell, Ben Snyder, and Kevin Fleming)
Agent: Drenner Group, PC (Leah M. Bojo)
Request: LO to DMU-CO
Staff Rec.: **Recommended**
Staff: Kate Clark, 512-974-1237, Kate.clark@austintexas.gov
Housing and Planning Department
- 14. Rezoning:** [C14H-2021-0181 - Nalley-Shear-Bremond Warehouse; District 9](#)
Location: 301 San Jacinto Boulevard, Lady Bird Lake Watershed; Downtown Austin Plan
Owner/Applicant: Historic Landmark Commission, applicant; 301 San Jacinto Manager, LLC (Will Houston), owner
Agent: Armbrust & Brown, PLLC (Richard T. Suttle), agent for owner
Request: CBD to CBD-H. Historic Landmark Commission recommended designation with a supermajority.
Staff Rec.: **Recommended**
Staff: Elizabeth Brummett, 512-974-1264, elizabeth.brummett@austintexas.gov
Housing and Planning Department
- 15. Final Plat from Approved Preliminary Plan:** [C8J-2018-0091.3A – Turner’s Crossing South - Phase 1; ETJ](#)
Location: 13023 North Turnersville Road, Rinard Creek Watershed
Owner/Applicant: Meritage Homes of Texas, LLC (Matthew Scrivener)
Agent: Kimley-Horn and Associates, Inc. (Jacob Kondo)
Request: Approval with conditions of Turner’s Crossing South - Phase 1 Subdivision consisting of 259 lots on 131.85 acres. Water and wastewater will be provided by the City of Austin.
Staff Rec.: **Recommended**
Staff: Sarah Sumner, 512-854-7687, sarah.sumner@traviscountytx.gov
Single Office
- 16. Preliminary Plan:** [C8-2021-0180.SH - Goodnight Ranch Town Center West Phase 1; District 2](#)
Location: 10027 1/2 Old Lockhart Road, Onion Creek Watershed
Owner/Applicant: Austin Goodnight Ranch (Myra Goepp)
Agent: Land Development Consulting (Gregg Fortman)
Request: Approval with conditions of Goodnight Ranch Town Center West Phase 1 preliminary plan consisting of a road on 1.65 acres.
Staff Rec.: **Recommended**
Staff: Amy Combs, 512-974-2786, amy.combs@austin.texas.gov
Development Services Department

C. ITEMS FROM THE COMMISSION

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.

Attorney: Patricia Link, 512-974-2173

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

E. BOARDS, COMMITTEES & WORKING GROUPS UPDATES

[Codes and Ordinances Joint Committee](#)

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

[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, Thompson and Shieh)

[South Central Waterfront Advisory Board](#)

(Commissioner Thompson)

305 S. Congress PUD Working Group

(Commissioners Connolly, Cox, Llanes Pulido, Mushtaler, Praxis and Shieh)

Mobility and Transportation Working Group

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

VMU Code Amendments Working Group

(Vice-Chair Hempel and Commissioners Azhar, Howard and Schneider)

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

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 (Neighborhood Plan Amendment cases and associated Zoning cases are combined as they will be heard in tandem). Only one primary speaker for and against a case. If multiple register, primary speakers will be determined by the speaker who registered first.

<https://forms.office.com/Pages/ResponsePage.aspx?id=9hleXKumRUux0L5GCKmmf-rCcM0VJ45NoBmTPGEWfEdUODBJNzhaMVhNMlpPRU0yUENVRTBYWDJLRC4u>



Participants are encouraged to register in advance of the meeting however, speaker registration will be available at the meeting by utilizing a mobile device to scan the above 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.

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.

Speaker Testimony Time Allocation

PUBLIC HEARING

Speaker	Number	Minutes	Maximum Speaking Time (w/ donated time)
Applicant / Agent	1	5 min.	10 min. (Additional 3 minute rebuttal)
Speakers For	Up to 3	3 min.	10 min.
Speakers For	Unlimited	1 min.	5 min.
Speaker	Number	Minutes	Maximum Speaking Time (w/ donated time)
Primary Speaker Against	1	5 min.	10 min.
Speakers Against	Up to 3	3 min.	10 min.

Speakers Against	Unlimited	1 min.	5 min.
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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.

COVID 19 PROTOCOLS & REQUIREMENTS

Participants are required to wear masks while on City property and should observe social distancing. Disposable masks will be provided to anyone who is not wearing proper face coverings. While the public is always welcome in chambers during the meeting, to allow for social distancing, participants are encouraged to only be in chambers during the item they are addressing. In between cases an announcement will be made to inform participants in the atrium that the next item is ready to be heard. Participants who have chosen to provide an e-mail address will also receive notification when the Commission is about 15 minutes from taking up the item of interest.

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

Per City Code Title 2 § 2-1-43 (A), approved on November 9, 2021

Except as otherwise provided by commission action, the commission will meet per the adopted 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