



PLANNING COMMISSION AGENDA

Tuesday, February 22, 2022

The Planning Commission will convene at 6:00 PM on
Tuesday, February 22, 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](#)

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

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 February 8, 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 March 22, 2022**
- 2. 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
- 3. 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

Attorney: Steven Maddoux, 512-974-6080

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

4. **Restrictive Covenant Amendment:** [C14-02-0183\(RCA\) - 1118 Tillery Street; District 3](#)
Location: 1118 Tillery Street, Boggy Creek Watershed; Govalle-Johnston Terrace NP Area
Owner/Applicant: Theodore and Mary E. Lopez
Agent: Drenner Group, PC (Leah M. Bojo)
Request: To amend a restrictive covenant
Staff Rec.: **Recommended**
Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov
Housing and Planning Department

5. **Rezoning:** [C14-99-0069.01 - 200 S Congress Avenue; District 9](#)
Location: 220 ½, 210, 208 and 200 South Congress Avenue, Lady Bird Lake Watershed; Bouldin Creek NP Area
Owner/Applicant: Bathaus Management, LLC (Sherry Matthews)
Agent: Drenner Group, PC (Leah M. Bojo)
Request: LI-PDA-NP to LI-PDA-NP, to change conditions of zoning
Staff Rec.: **Recommended**
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov
Housing and Planning Department

6. **Plan Amendment:** [NPA-2021-0010.01 - 2400 E. Cesar Chavez Parking Expansion](#)
Location: 2317 E. 2nd Street, Lady Bird Lake Watershed; Holly NP Area
Owner/Applicant: Stephen Nava
Agent: Armbrust & Brown, PLLC (Ferris Clements)
Request: Single Family to Mixed Use land use
Staff Rec.: **Pending**
Staff: Maureen Maureen, 512-974-2695, maureen.meredith@austintexas.gov
Housing and Planning Department

Postponement Request **Staff Postponement request to April 12, 2022**

7. **Rezoning:** [C14-2021-0121 - 2400 E. Cesar Chavez Parking](#)
Location: 2317 E. 2nd Street, Lady Bird Lake Watershed; Holly NP Area
Owner/Applicant: Stephen Nava
Agent: Armbrust & Brown, PLLC (Ferris Clements)
Request: SF-3-NP to CS-MU-NP
Staff Rec.: **Pending**
Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov
Housing and Planning Department

Postponement Request **Staff Postponement request to April 12, 2022**

Attorney: Steven Maddoux, 512-974-6080

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

8. **Rezoning:** [C14-2021-0190 - 3000 E Cesar Chavez, District 3](#)
 Location: 3000 E Cesar Chavez Street, Colorado River Watershed; Govalle-Johnston Terrace NP Area
 Owner/Applicant: Eastside Partners LLC
 Agent: Drenner Group, PC (Leah M. Bojo)
 Request: CS-MU-CO-NP to CS-MU-V-NP
 Staff Rec.: **Recommendation of CS-MU-V-CO-NP**
 Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov
 Housing and Planning Department
Postponement Request **Staff Postponement request to March 8, 2022**
9. **Plan Amendment:** [NPA-2021-0005.01 - ALPHA .95; District 3](#)
 Location: 2404 Thrasher Lane, Carson Creek Watershed; Montopolis NP Area
 Owner/Applicant: Alpha Builders Group, Inc. (Gino Shvetz)
 Agent: Husch Blackwell (Nikelle Meade)
 Request: Commercial to Mixed Use land use, as amended
 Staff Rec.: **Recommended**
 Staff: Maureen Meredith, 512-974-2695, Maureen.Meredith@austintexas.gov
 Housing and Planning Department
10. **Rezoning:** [C14-2021-0128 - ALPHA .95; District 3](#)
 Location: 2404 Thrasher Lane, Carson Creek Watershed; Montopolis NP Area
 Owner/Applicant: Alpha Builders Group, Inc. (Gino Shvetz)
 Agent: Husch Blackwell (Nikelle Meade)
 Request: CS-NP to CS-MU-NP, as amended
 Staff Rec.: **Recommended**
 Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov
 Housing and Planning Department
11. **Rezoning:** [C14H-2021-0180 - Casa McMath; District 10](#)
 Location: 2501 Inwood Place, Johnson Creek Watershed; Central West Austin Combined NP Area
 Owner/Applicant: Historic Landmark Commission, applicant; Inwood Forest, LLC, owner
 Agent: Drenner Group P.C. (Leah M. Bojo), agent for owner
 Request: SF-3-NP to SF-3-H-NP. 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
12. **Site Plan:** [SPC-2021-0129C - Rainey Tower; District 9](#)
 Location: 80 Rainey Street, Waller Creek / Lady Bird Lake Watersheds; Downtown Austin Plan
 Owner/Applicant: Ashland Rainey, LLC; EW Renovating Rainey LLC (C Sackman)
 Agent: Drenner Group
 Request: FAR request of 20:1 and Tree Variance
 Staff Rec.: **Recommended**
 Staff: Jorge Rousselin, 512-974-2975, jorge.rousselin@austintexas.gov
 Housing and Planning Department

Attorney: Steven Maddoux, 512-974-6080

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

- 13. Total Plat Vacation:** [C8S-87-008\(VAC\) - Atwell Tract No. 2 Subdivision; District 3](#)
Location: 760 Airport Blvd, Colorado River Watershed; Govalle NP Area
Owner/Applicant: OH Airport, LP (Ben Browder)
Agent: Hannah Riemer-Rapesak (LJA Engineering, Inc.)
Request: Total plat vacation of Atwell Tract No. 2 Subdivision (C8S-87-008)
Staff Rec.: **Recommended**
Staff: Joey de la Garza, 512-974-2664, joey.delagarza@austintexas.gov
Development Services Department
- 14. Total Plat Vacation:** [C8S-84-065\(VAC\) - Atwell Tract Subdivision; District 3](#)
Location: 760 Airport Blvd, Colorado River Watershed; Govalle NP Area
Owner/Applicant: OH Airport, LP (Ben Browder)
Agent: Hannah Riemer-Rapesak (LJA Engineering, Inc.)
Request: Total plat vacation of Atwell Subdivision (C8S-84-065)
Staff Rec.: **Recommended**
Staff: Joey de la Garza, 512-974-2664, joey.delagarza@austintexas.gov
Development Services Department

C. BRIEFING

1. Briefing regarding Vertical Mixed Use and possible code amendments.
Staff: Sam Tedford, 512 -974-2613, Planner Principal, Housing and Planning Department.

D. ITEMS FROM THE COMMISSION

1. Discussion and possible action establishing a working group tasked with providing Fiscal Year 2022-2023 Budget recommendations for Planning Commission consideration to be forwarded to Council. (Sponsors Chair Shaw and Vice-Chair Hempel)

E. 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.

F. 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)

Attorney: Steven Maddoux, 512-974-6080

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

[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)

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

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 **Monday, February 21, 2022 at noon**. 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.

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 away 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.

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.

IN-PERSON 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

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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