



PLANNING COMMISSION AGENDA

Tuesday, March 22, 2022

The Planning Commission will convene at 6:00 PM on
Tuesday, March 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

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 March 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 April 26, 2022**
- 2. Plan Amendment:** [NPA-2021-0016.05.SH - Live Make Apartments; District 3](#)
Location: 1127, 1129 Tillery Street (portion of), 1129 1/2 Tillery Street (portion of), 1118, 1202 and 1204 Henninger Street, Boggy Creek Watershed; Govalle/Johnston Terrace Combined (Govalle) NP Area
Owner/Applicant: Austin Housing and Finance Corp.
Agent: Live Make Housing Partners, LP (Hilary Andersen Carter)
Request: Single Family to Neighborhood Mixed Use land use
Staff Rec.: **Recommended**
Staff: Maureen Meredith, 512-974-2695, Maureen.Meredith@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

3. **Rezoning:** [C14-2021-0172 - Live Make Apartments; District 3](#)
Location: 1127 Tillery Road, Boggy Creek Watershed; Govalle/Johnston Terrace
Combined (Govalle) NP Area
Owner/Applicant: Austin Housing and Finance Corp.
Agent: Live Make Housing Partners, LP (Hilary Andersen Carter)
Request: SF-3-NP to LO-MU-CO-NP
Staff Rec.: **Recommended**
Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov
Housing and Planning Department
Postponement Request: **Staff postponement request to April 12, 2022**
4. **Plan Amendment:** [NPA-2020-0015.02.SH - 2011 & 2015 E. M. Franklin; District 1](#)
Location: 2011 & 2015 E. M. Franklin Ave., Tannehill Branch Watershed; East MLK
Combined (MLK) NP Area
Owner/Applicant: 2011 & 2015 E. M. Franklin, LLC (Anmol Mehra)
Agent: Civiltude, LLC (Conor Kenny)
Request: Single Family to Multifamily Residential and Neighborhood Mixed Use land
uses
Staff Rec.: **Recommended**
Staff: Maureen Meredith, 512-974-2695, Maureen.Meredith@austintexas.gov
Housing and Planning Department
5. **Rezoning:** [C14-2022-0008.SH - 2011 & 2015 E. M. Franklin; District 1](#)
Location: 2011 & 2015 E. M. Franklin Ave., Tannehill Branch Watershed; East MLK
Combined (MLK) NP Area
Owner/Applicant: 2011 & 2015 E. M. Franklin, LLC (Anmol Mehra)
Agent: Civiltude, LLC (Conor Kenny)
Request: SF-3-NP to MF-4-NP and LR-MU-NP
Staff Rec.: **Recommended**
Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov
Housing and Planning Department
6. **Rezoning:** [C14-2021-0190 - 3000 E Cesar Chavez, District 3](#)
Location: 3020 East Cesar Chavez Street, Colorado River Watershed; Govalle-Johnston
Terrace NP Area
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: **Applicant postponement request to April 26, 2022**

7. **Rezoning:** [C14-2022-0010 - 3402 Kerbey Lane; District 10](#)
Location: 3402 Kerbey Lane, Shoal Creek Watershed; Central West Austin Combined (Windsor Road) NP Area
Owner/Applicant: Kerbey Lane Commercial LLC (Stephen Straus)
Agent: Smith Robertson LLP (David Hartman)
Request: NO-NP to GO-NP
Staff Rec.: **Recommendation of GO-CO-NP**
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov
Housing and Planning Department
8. **Rezoning:** [C14-2022-0013 - 5410-5504 Viewpoint Drive; District 2](#)
Location: 5410, 5412, 5500, 5502, and 5504 Viewpoint Drive, Williamson Creek Watershed; Southeast Combined (McKinney) NP Area
Owner/Applicant: Jason Martin and Marshall Fleniken
Agent: Drenner Group, PC (Leah Bojo)
Request: SF-2-NP to SF-3-NP
Staff Rec.: **Recommended**
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov
Housing and Planning Department
9. **Site Plan - Compatibility Waiver Request:** [SP-2020-0162C - E 51st Street Multifamily Plan; District 1](#)
Location: 3001 E 51st St, Fort Branch Watershed; MLK NP Area
Owner/Applicant: Austin Home Support (Kurt Thiemer)
Agent: Southwest Engineers (Matt Dringenberg, P.E.)
Request: Request for compatibility waiver from LDC 25-2-1063.
Staff Rec.: **Recommended**
Staff: Christine Barton-Holmes, 412-974-2788, christine.barton-holmes@austintexas.gov
Development Services Department
10. **Conditional Use Permit:** [SPC-2021-0247C - Earl J. Pomerleau Pocket Park; District 1](#)
Location: 1906 Patton Lane, Fort Branch Watershed; Windsor Park NP Area
Owner/Applicant: City of Austin - PARD
Agent: 360 Professional Services, Inc. (Meredith Kizewski)
Request: Permit a Community Recreation (Public) Use in an MF-3-NP combining district zoning.
Staff Rec.: **Recommended**
Staff: Randall Rouda, 512-974-3338, randall.rouda@austintexas.gov
Development Services Department

- 11. Preliminary Plan:** [C8-2020-0112 - Braker Valley Subdivision Preliminary Plan; District 1](#)
Location: 4806 Blue Goose Rd, Walnut Creek Watershed
Owner/Applicant: Ranch Road Braker Valley, LLC (Daniel E. Gilpin)
Agent: BGE, Inc. (Chris Rawls)
Request: Approval of Braker Valley Subdivision Preliminary Plan consisting of 597 single-family lots on 164.96 acres.
Staff Rec.: **Dissapprove for Reasons per Exhibit C**
Staff: Joey de la Garza, 512-974-2664, joey.delagarza@austintexas.gov
Development Services Department
- 12. Final Plat:** [C8-2020-0188.0A - 1940 Webberville Road Subdivision; District 1](#)
Location: 1940 Webberville Road, Fort Branch Watershed; 1940 Webberville Road, LLC (Enge Xing)
Owner/Applicant: Southwest Engineers, Inc. (Alberto Gutierrez)
Request: Approval of the 5 lot subdivision on the 1.008 acres.
Staff Rec.: **Dissapprove for Reasons per Exhibit C**
Staff: Cesar Zavala, 512-974-3404, cesar.zavala@austintexas.gov
Development Services Department
- 13. Code Amendment:** [C20-2021-006 - Vertical Mixed Use Affordability Requirements](#)
Request: Consider an ordinance amending Title 25 of the City Code related to vertical mixed use (VMU) affordability requirements.
Staff Rec.: **Recommended**
Staff: Sam Tedford, 512-974-2613, sam.tedford@austintexas.gov
Housing and Planning Department

C. ITEMS FROM THE COMMISSION

1. Discussion and possible action to adopt 2022-23 Budget recommendations. (Sponsors Chair Shaw and Commissioner Azhar)

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. NOMINATIONS

1. Comprehensive Plan Joint Committee - Nominate a member for Council consideration for the purpose of serving on the Comprehensive Plan Joint Committee.

Attorney: Steven Maddoux, 512-974-6080

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

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)

[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)

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, March 22, 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

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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