



PLANNING COMMISSION

MINUTES

March 8, 2022

The Planning Commission convened in a meeting on March 8, 2022 in the Council Chambers of City Hall, 301 W. 2nd Street, Austin, Texas and via videoconference @ <http://www.austintexas.gov/page/watch-atxn-live>

Vice-Chair Hempel called the Commission Meeting to order at 6:07 p.m.

Commission Members in Attendance:

**Awais Azhar
Joao Paulo Connolly
Grayson Cox
Yvette Flores
Claire Hempel – Vice-Chair
Patrick Howard
Jennifer Mushtaler
Carmen Llanes Pulido
Solveij Rosa Praxis
Robert Schneider
Todd Shaw – Chair**

Jessica Cohen – Ex-Officio

Absent:

**James Shieh
Jeffrey Thompson**

**Arati Singh – Ex -Ex-Officio
Richard Mendoza – Ex-Officio
Spencer Cronk – Ex-Officio**

CITIZEN COMMUNICATIONS

A. APPROVAL OF MINUTES

1. Approve the minutes of February 22, 2022.

Motion to approve minutes of February 22, 2022 was approved on the consent agenda on the motion by Commissioner Schneider, seconded by Commissioner Azhar on a vote of 10-0. Commissioner Mushtaler off the dais. Commissioners Thompson and Shieh absent.

B. PUBLIC HEARINGS

- 1. Plan Amendment:** [NPA-2018-0021.02 - Skyline Oltorf Mixed Use; District 3](#)
Location: 5100, 5208 & 5010 E. Oltorf Street and 2424 & 2424 1/2 Riverside Farms Road, Country Club West Watershed; East Riverside/Oltorf Combined (Pleasant Valley) NP Area
Owner/Applicant: ADD Land, Ltd. And Charitable Holdings II
Agent: Armbrust & Brown, PLLC (Richard T. Suttle, Jr.)
Request: Office and Rural Residential 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 Staff to April 26, 2022**

Motion to grant Staff's request for postponement of this item to April 26, 2022 was approved on the consent agenda on the motion by Commissioner Schneider, seconded by Commissioner Azhar on a vote of 10-0. Commissioner Mushtaler off the dais. Commissioners Thompson and Shieh absent.

- 2. 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 (Pleasant Valley) 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.: **Pending**
Staff: Maureen Meredith, 512-974-2695, Maureen.Meredith@austintexas.gov
Housing and Planning Department
Postponement Request: **Postponement request by Staff to April 26, 2022**

Motion to grant Staff's request for postponement of this item to April 26, 2022 was approved on the consent agenda on the motion by Commissioner Schneider, seconded by Commissioner Azhar

on a vote of 10-0. Commissioner Mushtaler off the dais. Commissioners Thompson and Shieh absent.

3. **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: **Request Withdrawn by Applicant**
Staff Rec.: **Recommended**
Staff: Maureen Meredith, 512-974-2695, Maureen.Meredith@austintexas.gov
Housing and Planning Department

Item withdrawn by applicant. No action taken.

4. **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: **Request Withdrawn by Applicant**
Staff Rec.: **Recommendation of CS-MU-CO-NP**
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov
Housing and Planning Department

Item withdrawn by applicant. No action taken.

5. **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 Mixed Use Office land uses
Staff Rec.: **Recommendation Pending**
Staff: Maureen Meredith, 512-974-2695, Maureen.Meredith@austintexas.gov
Housing and Planning Department
Postponement Request: **Postponement request by Staff to March 22, 2022**

Motion to grant Staff's request for postponement of this item to March 22, 2022 was approved on the consent agenda on the motion by Commissioner Schneider, seconded by Commissioner Azhar on a vote of 10-0. Commissioner Mushtaler off the dais. Commissioners Thompson and Shieh absent.

6. **Plan Amendment:** [NPA-2021-0015.02 - 3101 Hibbetts Road; District 1](#)
Location: 3101 Hibbetts Road, Boggy Creek Watershed; East MLK Combined (MLK-183) NP Area
Owner/Applicant: George Jr. & Barbara Kurachi
Agent: Drenner Group, PC (Leah Bojo)
Request: Industry to Higher Density Single Family land use
Staff Rec.: **Pending**
Staff: Maureen Meredith, 512-974-2695, Maureen.Meredith@austintexas.gov
Housing and Planning Department
Postponement Request: **Postponement request by Staff to April 12, 2022**

Motion to grant Staff's request for postponement of this item to April 12, 2022 was approved on the consent agenda on the motion by Commissioner Schneider, seconded by Commissioner Azhar on a vote of 10-0. Commissioner Mushtaler off the dais. Commissioners Thompson and Shieh absent.

7. **Rezoning:** [C14-2021-0134 - 3101 Hibbetts Road; District 1](#)
Location: 3101 Hibbetts Road, Boggy Creek Watershed; East MLK Combined (MLK-183) NP Area
Owner/Applicant: George, Jr. & Barbara Kurachi
Agent: Drenner Group, PC (Leah Bojo)
Request: SF-2-NP to SF-6-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 April 12, 2022**

Motion to grant Staff's request for postponement of this item to April 12, 2022 was approved on the consent agenda on the motion by Commissioner Schneider, seconded by Commissioner Azhar on a vote of 10-0. Commissioner Mushtaler off the dais. Commissioners Thompson and Shieh absent.

8. **Plan Amendment:** [NPA-2021-0015.04 - 6600, 6702, 6704 & 6706 Regiene Road; District 1](#)
Location: 6600, 6702, 6704, & 6706 Regiene Road, Boggy Creek Watershed; East MLK Combined (MLK-183) NP Area
Owner/Applicant: 6600 Regiene Road: Ira E. Regiene, Dorothy M. Regiene, Victoria Mae Gable, William John Regiene, Kathryn Ann Pool, and Laurie Lynn Alkie
6702 Regiene Road: Victoria Mae Gable
6704 Regiene Road: Kathryn Ann Pool
6706 Regiene Road: William John Regiene
Agent: Drenner Group, PC (Leah Bojo)
Request: Industry to Major Planned Development land use
Staff Rec.: **Pending**
Staff: Maureen Meredith, 512-974-2695, Maureen.Meredith@austintexas.gov
Housing and Planning Department
Postponement Request: **Postponement request by Staff to April 26, 2022**

Motion to grant Staff's request for postponement of this item to April 26, 2022 was approved on the consent agenda on the motion by Commissioner Schneider, seconded by Commissioner Azhar on a vote of 10-0. Commissioner Mushtaler off the dais. Commissioners Thompson and Shieh absent.

- 9. Rezoning:** [C14-2021-0157 - 6600, 6702, 6704 & 6706 Regiene Road; District 1](#)
Location: 6600, 6702, 6704, & 6706 Regiene Road, Boggy Creek Watershed; East MLK Combined (MLK-183) NP Area
Owner/Applicant: Ira E. Regiene, Dorothy M. Regiene, Victoria Mae Gable, William John Regiene, Kathryn Ann Pool, Laurie Lynn Alkie
Agent: Drenner Group, PC (Leah Bojo)
Request: LI-NP to LI-PDA-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 April 26, 2022**

Motion to grant Staff's request for postponement of this item to April 26, 2022 was approved on the consent agenda on the motion by Commissioner Schneider, seconded by Commissioner Azhar on a vote of 10-0. Commissioner Mushtaler off the dais. Commissioners Thompson and Shieh absent.

- 10. Plan Amendment:** [NPA-2021-0015.03 - 6603 Regiene Road; District 1](#)
Location: 6603 Regiene Road, Boggy Creek Watershed; East MLK Combined (MLK-183) NP Area
Owner/Applicant: Laurie Lynn Alkie
Agent: Drenner Group, PC (Leah Bojo)
Request: Industry to Major Planned Development land use
Staff Rec.: **Pending**
Staff: Maureen Meredith, 512-974-2695, Maureen.Meredith@austintexas.gov
Housing and Planning Department
Postponement Request: **Postponement request by Staff to April 26, 2022**

Motion to grant Staff's request for postponement of this item to April 26, 2022 was approved on the consent agenda on the motion by Commissioner Schneider, seconded by Commissioner Azhar on a vote of 10-0. Commissioner Mushtaler off the dais. Commissioners Thompson and Shieh absent.

- 11. Rezoning:** [C14-2021-0158 - 6603 Regiene Road; District 1](#)
Location: 6603 Regiene Road, Boggy Creek Watershed; East MLK Combined (MLK-183) NP Area
Owner/Applicant: Laurie Lynn Alkier
Agent: Drenner Group, PC (Leah Bojo)
Request: LI-NP to LI-PDA-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 April 26, 2022**

Motion to grant Staff's request for postponement of this item to April 26, 2022 was approved on the consent agenda on the motion by Commissioner Schneider, seconded by Commissioner Azhar on a vote of 10-0. Commissioner Mushtaler off the dais. Commissioners Thompson and Shieh absent.

- 12. Plan Amendment:** [NPA-2021-0025.02 - 7715 1/2 West State Highway 71; District 8](#)
Location: 7715 1/2 West SH 71 Hwy, Williamson Creek Watershed - Barton Springs Zone; Oak Hill Combined (West Oak Hill) NP Area
Owner/Applicant: Stephen Simon, John Simon, and Barbara Simon Bierner
Agent: Drenner Group, PC (Amanda Swor)
Request: Single Family to Mixed Use/Office land uses
Staff Rec.: **Pending**
Staff: Maureen Maureen, 512-974-2695, Maureen.Meredith@austintexas.gov
Housing and Planning Department
Postponement Request: **Postponement request by Staff to April 26, 2022**

Motion to grant Staff's request for postponement of this item to April 26, 2022 was approved on the consent agenda on the motion by Commissioner Schneider, seconded by Commissioner Azhar on a vote of 10-0. Commissioner Mushtaler off the dais. Commissioners Thompson and Shieh absent.

- 13. Restrictive Covenant Amendment:** [C14-85-288.23\(RCA\) - 7715 1/2 West State Highway 71; District 8](#)
Location: 7715 1/2 West State Highway 71, Williamson Creek Watershed - Barton Springs Zone; Oak Hill Combined (West Oak Hill) NP Area
Owner/Applicant: Stephen Simon, John Simon, and Barbara Simon Bierner
Agent: Drenner Group, PC (Amanda Swor)
Request: To amend a Restrictive Covenant
Staff Rec.: **Pending**
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov
Housing and Planning Department
Postponement Request: **Postponement request by Staff to April 26, 2022**

Motion to grant Staff's request for postponement of this item to April 26, 2022 was approved on the consent agenda on the motion by Commissioner Schneider, seconded by Commissioner Azhar

on a vote of 10-0. Commissioner Mushtaler off the dais. Commissioners Thompson and Shieh absent.

- 14. Rezoning:** [C14-2021-0130 - 7715 1/2 West State Highway 71; District 8](#)
Location: 7715 1/2 West State Highway 71, Williamson Creek Watershed - Barton Springs Zone; Oak Hill Combined (West Oak Hill) NP Area
Owner/Applicant: Stephen Simon, John Simon, and Barbara Simon Bierner; Marvin H. Kretzschmar
Agent: Drenner Group, PC (Amanda Swor)
Request: RR-NP (Tract 1) and LO-NP (Tract 2) to GO-MU-NP
Staff Rec.: **Pending**
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov
Housing and Planning Department
Postponement Request: Postponement request by Staff to April 26, 2022

Motion to grant Staff's request for postponement of this item to April 26, 2022 was approved on the consent agenda on the motion by Commissioner Schneider, seconded by Commissioner Azhar on a vote of 10-0. Commissioner Mushtaler off the dais. Commissioners Thompson and Shieh absent.

- 15. Plan Amendment:** [NPA-2021-0016.01.SH - Libertad; District 3](#)
Location: 900 Gardner Road, Boggy Creek Watershed; Govalle/Johnston Terrace Combined (Johnston Terrace) NP Area
Owner/Applicant: Austin Housing and Finance Corp.
Agent: Civiltude, LLC (Conor Kenny)
Request: Civic to Mixed Use land use
Staff Rec.: **Recommended**
Staff: Maureen Meredith, 512-974-2695, Maureen.Meredith@austintexas.gov
Housing and Planning Department

Public Hearing closed.

Motion to grant Staff's recommendation of Mixed Use land use for NPA-2021-0016.01.SH – Libertad located at 900 Gardner Road was approved on the motion by Commissioner Azhar, seconded by Commissioner Shnieder on a vote of 10-0. Commissioner Mushtaler off the dais. Commissioners Thompson and Shieh absent.

- 16. Rezoning:** [C14-2021-0020.SH - Libertad; District 3](#)
Location: 900 Gardner Road, Boggy Creek Watershed; Govalle/Johnston Terrace Combined (Johnston Terrace) NP Area
Owner/Applicant: Austin Housing and Finance Corp.
Agent: Civiltude, LLC (Conor Kenny)
Request: P-NP to GR-MU-NP
Staff Rec.: **Recommended**
Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov
Housing and Planning Department

Public Hearing closed.

Motion to grant Staff's recommendation of GR-MU-NP combining district zoning, for C14-2021-0020.SH - Libertad located at 900 Gardner Road was approved on the motion by Commissioner Azhar, seconded by Commissioner Shnieder on a vote of 10-0. Commissioner Mushtaler off the dais. Commissioners Thompson and Shieh absent.

- 17. 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 (Johnston Terrace) 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: **Postponement request by Staff to March 22, 2022**

Motion to grant Staff's request for postponement of this item to March 22, 2022 was approved on the consent agenda on the motion by Commissioner Schneider, seconded by Commissioner Azhar on a vote of 10-0. Commissioner Mushtaler off the dais. Commissioners Thompson and Shieh absent.

- 18. Rezoning:** [C14-2021-0172 - Live Make Apartments; District 3](#)
Location: 1127 Tillery Road, Boggy Creek Watershed; Govalle/Johnston Terrace Combined (Johnston Terrace) 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: **Postponement request by Staff to March 22, 2022**

Motion to grant Staff's request for postponement of this item to March 22, 2022 was approved on the consent agenda on the motion by Commissioner Schneider, seconded by Commissioner Azhar on a vote of 10-0. Commissioner Mushtaler off the dais. Commissioners Thompson and Shieh absent.

- 19. Plan Amendment:** [NPA-2018-0005.02.SH - Mary Vice Estates PUD Lot 27 Amendment #1; District 3](#)
Location: 6301 Circulo de Amistad, Carson Creek and Country Club East Watersheds; Montopolis NP Area
Owner/Applicant: Austin Habitat for Humanity, Inc. (Andy Alarcon)
Agent: Husch Blackwell, LLP (Nikelle Meade)
Request: Commercial to Mixed Use land use
Staff Rec.: **Recommended**
Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov
Housing and Planning Department

Public Hearing closed.

Motion to grant Staff's recommendation of Mixed Use land use for NPA-2018-0005.02.SH - Mary Vice Estates PUD Lot 27 Amendment #1 located at 6301 Circulo de Amistad was approved on the consent agenda on the motion by Commissioner Schneider, seconded by Commissioner Azhar on a vote of 10-0. Commissioner Mushtaler off the dais. Commissioners Thompson and Shieh absent.

20. Rezoning: [C814-97-0002.01 - Mary Vice Estates PUD Lot 27 Amendment #1; District 3](#)

Location: 6301 Circulo de Amistad, Carson Creek and Country Club East Watersheds; Montopolis NP Area
Owner/Applicant: Austin Habitat for Humanity, Inc. (Andy Alarcon)
Agent: Husch Blackwell LLP (Stacey L Milazzo)
Request: PUD-NP to PUD-NP, to change a condition of zoning
Staff Rec.: **Recommended**
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov
Housing and Planning Department

Public Hearing closed.

Motion to grant Staff's recommendation of PUD-NP combining district zoning, to change a condition of zoning for C814-97-0002.01 - Mary Vice Estates PUD Lot 27 Amendment #1 located at 6301 Circulo de Amistad was approved on the consent agenda on the motion by Commissioner Schneider, seconded by Commissioner Azhar on a vote of 10-0. Commissioner Mushtaler off the dais. Commissioners Thompson and Shieh absent.

21. 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

Motion to grant Neighborhood's request for postponement of this item to March 22, 2022 was approved on the consent agenda on the motion by Commissioner Schneider, seconded by Commissioner Azhar on a vote of 10-0. Commissioner Mushtaler off the dais. Commissioners Thompson and Shieh absent.

22. Rezoning: [C14-2021-0190 - 3000 E Cesar Chavez, District 3](#)

Location: 3020 East Cesar Chavez Street, Colorado River Watershed
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

Motion to grant Applicant's request for postponement of this item to March 22, 2022 was approved

on the consent agenda on the motion by Commissioner Schneider, seconded by Commissioner Azhar on a vote of 10-0. Commissioner Mushtaler off the dais. Commissioners Thompson and Shieh absent.

- 23. 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 Zone
Staff Rec.: **Recommended**
Staff: Randall Rouda, 512-974-3338, randall.rouda@austintexas.gov
Development Services Department

Motion to grant Neighborhood's request for postponement of this item to March 22, 2022 was approved on the consent agenda on the motion by Commissioner Schneider, seconded by Commissioner Azhar on a vote of 10-0. Commissioner Mushtaler off the dais. Commissioners Thompson and Shieh absent.

- 24. Site Plan - Compatibility Waiver Request:** [SP-2021-0102C - 1400 Cedar Ave; District 1](#)
Location: 1400 Cedar Avenue, Boggy Creek Watershed; Chestnut NP Area
Owner/Applicant: Urban Gravity
Agent: Civiltude LLC (Alejandra Flores)
Request: Request for compatibility waiver from LDC 25-2-1063.
Staff Rec.: **Recommended**
Staff: Zack Lofton, 512-978-1735, zack.lofton@austintexas.gov
Development Services Department

Motion to grant Neighborhood's request for postponement of this item to April 12, 2022 was approved on the consent agenda on the motion by Commissioner Schneider, seconded by Commissioner Azhar on a vote of 10-0. Commissioner Mushtaler off the dais. Commissioners Thompson and Shieh absent.

- 25. Final With Preliminary Plan:** [C8J-2019-0138.1A - Schwetman Phase 1 \(Small Lot Subdivision\)](#)
Location: Old Webberville Road, Decker Creek Watershed
Owner/Applicant: Starlight Homes Texas LLC (Lindsay Motley)
Agent: Carlson, Brigance and Doering, Inc. (C. Brigance)
Request: Approval of a final plat consisting of 181 total lots on 49.499 acres.
Staff Rec.: **Recommended with conditions**
Staff: Joe Arriaga, 512-854-7562, joe.arriaga@traviscountytexas.gov
Single Office: Travis County-City of Austin

Public Hearing closed.

Motion to grant Staff's recommendation for C8J-2019-0138.1A - Schwetman Phase 1 (Small Lot Subdivision) located at Old Webberville Road was approved on the consent agenda on the motion by Commissioner Schneider, seconded by Commissioner Azhar on a vote of 10-0. Commissioner

Mushtaler off the dais. Commissioners Thompson and Shieh absent.

- 26. Final Plat out of Preliminary Plan:** [C8-2021-0078.1A - Cearley Community Subdivision; District 7](#)
Location: 1601 Cedar Bend Drive, Walnut Creek Watershed
Owner/Applicant: Cearley Tract Development, Inc. (Garrett Martin)
Agent: Atwell, LLC (Connor Overby, P.E.)
Request: Approval of a 128 lot subdivision on 29.17 acres
Staff Rec.: **Disapproval for Reasons**
Staff: Joey de la Garza, 512-974-2664, joey.delagarza@austintexas.gov
Single Office: Travis County-City of Austin

Public Hearing closed.

Motion to Disapprove for Reasons for C8-2021-0078.1A - Cearley Community Subdivision located at 1601 Cedar Bend Drive was approved on the consent agenda on the motion by Commissioner Schneider, seconded by Commissioner Azhar on a vote of 10-0. Commissioner Mushtaler off the dais. Commissioners Thompson and Shieh absent.

- 27. Final Plat out of Preliminary Plan:** [C8J-2015-0021.3A - Easton Park 1C Phase 3 Final Plat; District 2](#)
Location: Sentry Path, Cottonmouth Creek Watershed; Pilot Knob MUD
Owner/Applicant: Carma Easton, LLC (Matthew McCafferty)
Agent: Carlson, Brigrance and Doering, Inc. (Charles Brigrance)
Request: Approval of a final plat consisting of 6 total lots on 1.99 acres
Staff Rec.: **Recommended with conditions**
Staff: Sue Welch, 512-854-7637, sue.welch@traviscountytexas.gov
Housing and Planning Department

Public Hearing closed.

Motion to grant Staff's recommendation for C8J-2015-0021.3A - Easton Park 1C Phase 3 Final Plat located at Sentry Path was approved on the consent agenda on the motion by Commissioner Schneider, seconded by Commissioner Azhar on a vote of 10-0. Commissioner Mushtaler off the dais. Commissioners Thompson and Shieh absent.

- 28. Preliminary Plan:** [C8J-2021-0048 - Quad Park 3B-3a Preliminary Plan; District 2](#)
Location: Apogee Boulevard and Skytex Street, North and South Fork Dry Creek Watersheds; Pilot Knob MUD
Owner/Applicant: Carma Easton, LLC (Matthew McCafferty)
Agent: Carlson, Brigrance and Doering, Inc. (Charles Brigrance)
Request: Approval of a preliminary plan consisting of 63 total lots on 26.67 acres.
Staff Rec.: **Recommended with conditions**
Staff: Sue Welch, 512-854-7637, sue.welch@traviscountytexas.gov
Single Office: Travis County-City of Austin

Public Hearing closed.

Motion to grant Staff's recommendation for C8J-2021-0048 - Quad Park 3B-3a Preliminary Plan located at Apogee Boulevard and Skytex Street was approved on the consent agenda on the motion

by Commissioner Schneider, seconded by Commissioner Azhar on a vote of 10-0. Commissioner Mushtaler off the dais. Commissioners Thompson and Shieh absent.

- 29. 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

Motion to grant Staff's request for postponement of this item to March 22, 2022, due to renotification, was approved on the consent agenda on the motion by Commissioner Schneider, seconded by Commissioner Azhar on a vote of 10-0. Commissioner Mushtaler off the dais. Commissioners Thompson and Shieh absent.

Item Listed on Addendum

30. Discussion and possible action initiating code amendments to Title 25 of the City Code related to vertical mixed use to expand community and affordability benefits. (Sponsors: Commissioner Azhar and Commissioner Connolly)

Motion by Commissioner Azhar, seconded by Commissioner Schneider to initiate code amendments to Title 25 of the City Code related to vertical mixed use, per [Exhibit A](#), as amended, was approved on a vote of 10-0. Commissioner Mushtaler off the dais. Commissioners Thompson and Shieh absent.

C. BRIEFING

- 1.** [Austin Strategic Mobility Plan Updates](#) Presenter: Cole Kitten, Division Manager, 512-974-6442, cole.kitten@austintexas.gov, Austin Transportation Department.

Briefing provided by Cole Kitten, Division Manager, Austin Transportation Department

Item Listed on Addendum

- 2.** [Vertical Mixed Use Affordability Requirements](#)

- a. Presenter: Sam Tedford, 512-974-2613, sam.tedford@austintexas.gov, Housing and Planning Department.

Briefing provided by Sam Tedford, Housing and Planning Department.

- b. Planning Commission VMU Working Group

Briefing provided by Commissioner Azhar.

D. ITEMS FROM THE COMMISSION

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)

No report provided.

[Comprehensive Plan Joint Committee](#)

(Commissioners: Cox, Flores, Llanes Pulido and Schneider)

No report provided.

[Joint Sustainability Committee](#)

(Commissioners Praxis and Schneider *alternate*)

Commissioner Praxis stated the Committee created a working group to implement the plan.

[Small Area Planning Joint Committee](#)

(Commissioners: Howard, Mushtaler, Thompson and Shieh)

No report provided.

[South Central Waterfront Advisory Board](#)

(Commissioner Thompson)

No report provided.

Mobility and Transportation Working Group

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

No report provided.

VMU Code Amendments Working Group

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

Working Group provided a briefing on proposed amendments.

Vice-Chair Hempel adjourned the meeting without objection on Tuesday, March 8, 2022 at 9:37 p.m.

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 4 days before the meeting date. Please call Jerry Rusthoven at the Housing and Planning Department, at 512-974-3207, for additional information; TTY users route through Relay Texas at 711.