



## **PLANNING COMMISSION AGENDA**

**Tuesday, May 10, 2022**

The Planning Commission will convene at 6:00 PM on  
Tuesday, May 10, 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>

[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.

### A. APPROVAL OF MINUTES

1. Approve the minutes of April 26, 2022.

### B. PUBLIC HEARINGS

- 1. Rezoning:** [C14-2022-0003 - Clayton Lane Residences, District 4](#)  
Location: 1120 and 1124 Clayton Lane, Fort Branch Watershed; Windsor Park NP Area  
Owner/Applicant: Hallock Holdings, LLC (Gary Hallock)  
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: Heather Chaffin, 512-974-2122, [heather.chaffin@austintexas.gov](mailto:heather.chaffin@austintexas.gov)  
Housing and Planning Department
- 2. Plan Amendment:** [NPA-2022-0019.01.SH - Cady Lofts; District 9](#)  
Location: 1004, 1006 & 1008 E. 39th Street, Boggy Creek Watershed; Central Austin Combined NP Area (Hancock)  
Owner/Applicant: Cady Lofts, LLC  
Agent: SGI Ventures, Inc. (Sally Gaskin)  
Request: Single Family and Mixed Use/Office to Multifamily Residential land use  
Staff Rec.: **Recommended**  
Staff: Maureen Meredith, 512-974-2695, [Maureen.Meredith@austintexas.gov](mailto:Maureen.Meredith@austintexas.gov)  
Housing and Planning Department
- 3. Rezoning:** [C14-2022-0019.SH - Cady Lofts; District 9](#)  
Location: 1004 -1008 East 39th Street, Boggy Creek Watershed; Central Austin Combined NP Area (Hancock)  
Owner/Applicant: Cady Lofts, LLC (Nathan H. Leistico)  
Agent: SGI Ventures, Inc. (Sally Gaskin)  
Request: SF-3-CO-NP, LO-MU-NP to MF-6-NP  
Staff Rec.: **Recommendation of MF-4-NP**  
Staff: Sherri Sirwaitis, 512-974-3057, [sherri.sirwaitis@austintexas.gov](mailto:sherri.sirwaitis@austintexas.gov)  
Housing and Planning Department

Attorney: Steven Maddoux, 512-974-6080

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

4. **Rezoning:** [C14-2022-0024 - Jaimes Development Project; District 3](#)  
Location: 202 Red Bird Lane, Williamson Creek Watershed; South Congress Combined (West Congress) NP Area  
Owner/Applicant: Joel M. Jaimes  
Agent: Moreno Development Services (Candelario Moreno)  
Request: SF-2-NP to SF-4A-NP  
Staff Rec.: **Recommended**  
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov  
Housing and Planning Department
5. **Rezoning:** [C14-2022-0045 - 10321 and 10401 Burnet Road; District 7](#)  
Location: 10321 and 10401 Burnet Road, Little Walnut Creek Watershed; North Burnet / Gateway NP Area  
Owner/Applicant: Thom Interests LLC (Tract 1) and G B T & D LTD (Tract 2)  
Agent: Drenner Group, PC (Amanda Swor)  
Request: NBG-CMU-NP to NBG-CMU(Gateway Zone)-NP  
Staff Rec.: **Recommended**  
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov  
Housing and Planning Department
6. **Rezoning:** [C14-2022-0031 - Remove Vehicular Access Restriction to Morrow Street; District 7](#)  
Location: Intersection of Easy Wind Drive and Morrow Street, Waller Creek Watershed; Lamar Blvd / Justin Lane TOD District  
Owner/Applicant: City of Austin – Housing and Planning Department  
Request: TOD-NP to TOD-NP, to remove the condition prohibiting vehicular access to Morrow Street other than emergency access  
Staff Rec.: **Recommended**  
Staff: Andrei Lubomudrov, 512-974-7719, andrei.lubomudrov@austintexas.gov  
Housing and Planning Department
7. **Rezoning:** [C14-2021-0179 - Govalle Twin Liquors; District 3](#)  
Location: 2727 E 7th Street (parcel) 2765 E 7th Street (tenant space address), Boggy Creek Watershed; Holly NP Area  
Owner/Applicant: GovalleCenter LLC (Christopher Rassier)  
Agent: Thrower Design (Victoria Haase)  
Request: GR-NP to CS-1-NP  
Staff Rec.: **Recommendation of CS-1-CO-NP**  
Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov  
Housing and Planning Department
8. **Rezoning:** [C14-2022-0009 - Fifty First Street Residences; District 1](#)  
Location: 5525 East 51st Street, Walnut Creek Watershed; East MLK Combined NP Area  
Owner/Applicant: Therese M. Baer  
Agent: Alice Glasco Consulting (Alice Glasco)  
Request: CS-MU-CO-NP to CS-MU-V-NP  
Staff Rec.: **Not 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

9. **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.: **Recommended**  
Staff: Maureen Meredith, 512-974-2695, Maureen.Meredith@austintexas.gov  
Housing and Planning Department
10. **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 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.: **Recommended**  
Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov  
Housing and Planning Department
11. **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.: **Recommended**  
Staff: Maureen Meredith, 512-974-2695, Maureen.Meredith@austintexas.gov  
Housing and Planning Department
12. **Rezoning:** [C14-2021-0158 - 6603 Regiene Road; District 1](#)  
Location: 6603 Regiene Road, Boggy Creek Watershed; East MLK Combined NP Area  
Owner/Applicant: Laurie Lynn Alkie  
Agent: Drenner Group, PC (Leah Bojo)  
Request: LI-NP to LI-PDA-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

- 13. Rezoning:** [C14-2022-0026 - 708 E. 12th Street; District 9](#)  
Location: 708 East 12th Street, Waller Creek Watershed; Downtown Austin Plan (Waller Creek District)  
Owner/Applicant: Texas Municipal Retirement System, David Wescoe  
Agent: Drenner Group, PC (Leah Bojo)  
Request: GO; LR to CBD  
Staff Rec.: **Recommended**  
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov  
Housing and Planning Department
- 14. Site Plan - Compatibility Waiver** [SP-2021-0102C - 1400 Cedar Ave; District 1](#)  
**Request:**  
Location: 1400 Cedar Avenue, Boggy Creek Watershed; Chestnut NP Area  
Owner/Applicant: Urban Gravity  
Agent: Civilitude 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
- 15. Right-of-Way Vacation:** [SP-2021-0375C SH and SP-2021-0385D SH – Cornell Avenue Right-of-Way Vacation; District 1](#)  
Location: 1900 Block Cornell Avenue, Boggy Creek Watershed; Central East Austin NP Area  
Owner/Applicant: Housing Authority of City of Austin  
Agent: Dunway Associates (J Segura)  
Request: Right-of-way vacation of approximately 32,508 square feet of Cornel Street from Chicon Street to Poquito Street  
Staff Rec.: **Recommended**  
Staff: Mashell Smith, 512-974-7079, mashell.smith@austintexas.gov  
Development Services Department
- 16. Right-of-Way Vacation:** [SP 2021-0079C - Sky Mountain Drive Right-of-Way Vacation; District 8](#)  
Location: 8701 & 8702 Sky Mountain Dr. and 8709 & 8800 Sky Mountain Dr., Williamson Creek Watershed - Barton Springs Zone; West Oak Hill NP Area  
Owner/Applicant: Owner: LMC Sky Mountain Holdings, LLC  
Agent: LJA Engineering (Eva Wong)  
Request: Seeking right-of-way vacation of approximately 33,682 square feet to build multifamily residential  
Staff Rec.: **Recommended**  
Staff: Mashell Smith, 512-974-7079, mashell.smith@austintexas.gov  
Development Services Department

Attorney: Steven Maddoux, 512-974-6080

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

- 17. Right-of-Way Vacation:** [Comal Street Right-of-Way Vacation; District 1](#)  
Location: 2109 Comal Street, Boggy Creek Watershed; Upper Boggy Creek NP Area  
Owner/Applicant: The Board of Regents of the University of Texas System  
Agent: Armbrust & Brown, PLLC (Richard Suttle, Jr.)  
Request: Right-of-way vacation of 449 square foot area / ten foot alley near Comal Street and Concho St. north of E. 21st Street  
Staff Rec.: **Recommended**  
Staff: Mashell Smith, 512-974-7079, mashell.smith@austintexas.gov  
Development Services Department
- 18. Site Plan Case:** [SPC-2021-0286C - Rainey St. Trailhead, District 9](#)  
Location: 36 East Ave, Lady Bird Lake Watershed; Downtown Austin Plan (Rainey Street District)  
Owner/Applicant: City of Austin - Public Works Department  
Agent: Garza EMC, LLC (Bryant Bell)  
Request: Conditional use for parks improvements on site zoned P greater than one acre  
Staff Rec.: **Recommended**  
Staff: Renee Johns, 512-974-2711, renee.johns@austintexas.gov  
Development Services Department
- 19. Subdivision out of Preliminary Plan:** [C8-2020-0033.1A - Saddle Ridge at Wildhorse Ranch Section 1](#)  
Location: 10621 Blue Bluff Road, Gilleland Creek Watershed  
Owner/Applicant: Heart of Manor, LP  
Agent: Kimley-Horn and Associates (Kevin Burks, PE)  
Request: Approval of a final plat out of an approved preliminary plan, consisting of 167 lots on 63.72 acres  
Staff Rec.: **Approval with Conditions, per Exhibit C**  
Staff: Jennifer Bennett, 512-974-9002, jennifer.bennett@austintexas.gov  
Development Services Department
- 20. Resubdivision:** [C8-2019-0007.0A - Resubdivision of Lot 1, Block M Georgian Acres Subdivision; District 4](#)  
Location: 507 Middle Lane, Little Walnut Creek Watershed  
Owner/Applicant: Florence Raw Land, LLC  
Agent: TDI Engineering (F.P. Howland)  
Request: Approval to resubdivide an existing lot into a two lot subdivision on 0.379 acres.  
Staff Rec.: **Recommended**  
Staff: Cesar Zavala, 512-974-3494, cesar.zavala@austintexas.gov  
Development Services Department
- 21. Code Amendment** [C20-2022-001 - Public Mobility, Transit Projects and Associated Utility Projects in the Right-of-Way](#)  
Request: Consider an ordinance amending Title 25 of the City Code to address challenges to the successful design and construction of public mobility and transit projects and associated utility projects in the City's right-of-way.  
Staff Rec.: **Recommended**  
Staff: Susan Daniels, Corridor Program Office, 512-974-2613, susan.daniels@austintexas.gov

Attorney: Steven Maddoux, 512-974-6080

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

**22. Element of Imagine  
Austin Plan**

**[Austin Strategic Mobility Plan Update](#)**

Request:

Discuss and consider amendments concerning the Austin Strategic Mobility Plan.

Staff Rec.:

**Recommended**

Staff:

Cole Kitten, 512-974-6442, [cole.kitten@austintexas.gov](mailto:cole.kitten@austintexas.gov)

Austin Transportation Department

**C. 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.*

**D. 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](#)**

(Commissioners: Howard, Mushtaler, Shieh and Thompson)

**[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.

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, May 10, 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/Pages/ResponsePage.aspx?id=9hleXKumRUux0L5GCKmmf-rCcM0VJ45NoBmTPGEWfEdURjVJU0RZNDE3WE1TMEhHTFk1N1RBSDICVi4u>



Please contact Andrew Rivera, Commission Liaison, for questions regarding speaker registration at [Andrew.rivera@austintexas.gov](mailto: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](mailto: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**

<b>Speaker</b>	<b>Number</b>	<b>Minutes</b>
<b>Applicant /Agent</b>	1	5 min. and 3 min rebuttal
<b>Speakers For</b>	Up to 3	3 min.
<b>Speakers For</b>	Unlimited	1 min.
<b>Speaker</b>	<b>Number</b>	<b>Minutes</b>
<b>Primary Speaker Against</b>	1	5 min.
<b>Speakers Against</b>	Up to 3	3 min.
<b>Speakers Against</b>	Unlimited	1 min.

No donation of time allowed.

### **DISCUSSION POSTPONEMENT**

<b>Speaker</b>	<b>Number</b>	<b>Time Allocated</b>
<b>Primary Speaker Favoring Postponement</b>	1	3 min.
<b>Secondary Speaker Favoring Postponement</b>	1	2 min.

<b>Primary Speaker Opposing Postponement</b>	1	3 min.
<b>Secondary Speaker Opposing Postponement</b>	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**

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