



## PLANNING COMMISSION AGENDA

**Tuesday, June 14, 2022**

The Planning Commission will convene at 6:00 PM on  
Tuesday, June 14, 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 May 24, 2022.

### B. PUBLIC HEARINGS

1. **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: 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
2. **Rezoning:** [C14-2022-0046 - Rutledge Center; District 6](#)  
Location: 13641 Rutledge Spur, Lake Creek Watershed; Northwest Park and Ride Town Center TOD  
Owner/Applicant: Rutledge Center LLC (Guner Arslan)  
Agent: SKB / Block 16 (Stuart Alderman)  
Request: CS-MU-CO to CS-MU-CO, to change a condition of zoning  
Staff Rec.: **Recommended**  
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov  
Housing and Planning Department
3. **Plan Amendment:** [NPA-2022-0027.01 - SHQ W. 35th; District 10](#)  
Location: 1809 W. 35th Street, Shoal Creek Watershed; Central West Austin Combined (Windsor Road) NP Area  
Owner/Applicant: MEA Real Estate Ventures, LLC  
Agent: Thrower Design, LLC (Ron Thrower and Victoria Haase)  
Request: Neighborhood Commercial 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 Neighborhood to June 28, 2022**

Attorney: Steven Maddoux, 512-974-6080

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

4. **Rezoning:** [C14-2022-0021 - SHQ W. 35th; District 10](#)  
 Location: 1809 W. 35th Street, Shoal Creek Watershed; Central West Austin Combined (Windsor Road) NP Area  
 Owner/Applicant: MEA Real Estate Ventures, LLC  
 Agent: Thrower Design, LLC (Ron Thrower and Victoria Haase)  
 Request: LR-NP to LO-MU-NP  
 Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov  
 Housing and Planning Department  
**Postponement Request** **Postponement request by Neighborhood to June 28, 2022**
5. **Rezoning:** [C14-2021-0083 - 3001 East Cesar Chavez; District 3](#)  
 Location: 3001, 2913, 2915, and 3013 East Cesar Chavez Street, Govalle/Johnston Terrace NP Area  
 Owner/Applicant: Ram Ventures LLC  
 Agent: Drenner Group, PC (Amanda Swor)  
 Request: CS-MU-CO-NP, GR-MU-CO-NP, SF-3-NP and RR-NP to CS-MU-V-CO-NP  
 Staff Rec.: **Pending**  
 Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov  
 Housing and Planning Department  
**Postponement Request** **Indefinite Postponement by Applicant**
6. **Rezoning:** [C14-2022-0047 - 701 and 703 Highland Ave Rezoning; District 9](#)  
 Location: 701 and 703 Highland Avenue, Lady Bird Lake Watershed; Old West Austin NP Area; Smoot / Terrace Park Historic District  
 Owner/Applicant: Tracy Malone  
 Agent: Gray Engineering, Inc. (Steven Minor)  
 Request: MF-4-HD-NP to SF-4A-HD-NP  
 Staff Rec.: **Recommended**  
 Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov  
 Housing and Planning Department
7. **Rezoning:** [C14-2022-0042 - Burlison - Norwood Corner CO Amendment; District 2](#)  
 Location: 8016 Burlison Road, Onion Creek Watershed; Southeast Combined (Southeast) NP Area  
 Owner/Applicant: Friendly Will Baptist Church (Emanuel Limuel, Jr.)  
 Agent: Thrower Design, LLC (Victoria Haase)  
 Request: CS-MU-CO-NP to CS-MU-CO-NP, to change a condition of zoning  
 Staff Rec.: **Recommendation of CS-CO-NP**  
 Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov  
 Housing and Planning Department

Attorney: Steven Maddoux, 512-974-6080

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

- 8. Encroachment Agreement:** [SP-2019-0465C - 2021-162243 LM; District 9](#)  
 Location: 61 & 69 Rainey Street, Lady Bird Lake Watershed; Downtown Area Plan  
 Owner/Applicant: Owner: River Street Partners  
 Agent: Civiltude, LLC (Mike Reyes)  
 Request: Seeking an encroachment into Rainey Street of an elevated pool deck approximately 319 square feet  
 Staff Rec.: **Recommended**  
 Staff: Mashell Smith, 512-974-7079, mashell.smith@austintexas.gov  
 Development Services Department
- 9. Partial Plat Vacation:** [C8-81-027.02.1\(82\)\(VAC\) - South Austin Acres Section Two-A; District 3](#)  
 Location: 4007 James Casey Street, West Bouldin Creek Watershed  
 Owner/Applicant: St. David's Healthcare Partnership L.P. LLP.  
 Agent: Griffin Engineering Group, Inc. (Greg Griffin, PE)  
 Request: Approval of the partial vacation of the South Austin Acres Section Two-A subdivision, which is composed of 2 lots on approximately 10.242 acres. The Applicant proposes to only vacate Lot 1.  
 Staff Rec.: **Recommended**  
 Staff: Jennifer Bennett, 512-974-9002, jennifer.bennett@austintexas.gov  
 Development Services Department
- 10. Final Plat:** [C8J-2021-0104.0A - Todd Subdivision](#)  
 Location: 10209 Derecho Drive, Slaughter Creek Watershed – Barton Springs Zone  
 Owner/Applicant: Jeff Todd  
 Agent: Civil Insite, LLC (Gregg Andrulis, PE)  
 Request: Approval of the Todd Subdivision, consisting of 1 single-family lot on approximately 1.783 acres. Also, approval of a waiver from § 30-2-34 (B), which requires that all land be included in the original tract in an application for plat approval.  
 Staff Rec.: **Recommended per conditions in Exhibit C; Recommend waiver for Approval**  
 Staff: Jennifer Bennett, 512-974-9002, jennifer.bennett@austintexas.gov  
 Development Services Department
- 11. Final Plat from Approved Preliminary Plan:** [C8J-2008-0168.01.5A - Entrada Phase 6 A Small Lot Subdivision](#)  
 Location: Louris Lane, Gilleland Creek Watershed  
 Owner/Applicant: AG Essential Housing Multi State 2, LLC. (Steven Benson)  
 Agent: Carlson, Brigance & Doering, Inc. (Brendan McEntee)  
 Request: Approval with conditions of Entrada Phase 6 A Small Lot Subdivision consisting of 100 lots on 16.52 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

Attorney: Steven Maddoux, 512-974-6080

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

- 12. Preliminary Plan:**            [C8J-2019-0090 - Stoney Ridge Highlands; District 2](#)  
Location:                            7527 Elroy Road, Dry Creek East  
Owner/Applicant:                KB Home Lone Star Inc.  
Agent:                                Carlson, Brigance & Doering, Inc. (Bill Couch, P.E)  
Request:                            Approval of the Stoney Ridge Highlands preliminary plan comprised of 588 lots on 224.27 acres.  
  
Staff Rec.:                         **Recommended**  
Staff:                                Cesar Zavala, 512-974-3404, cesar.zavala@austintexas.gov  
Development Services Department

## **C. ITEMS FROM THE COMMISSION**

1. Discussion and possible action establishing a working group tasked with forwarding the Planning Commission recommendations regarding affordable housing. (Co-Sponsors Commissioner Shieh and Anderson)

## **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. 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**

Attorney: Steven Maddoux, 512-974-6080

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

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, June 14, 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-rCcM0VJ45NoBmTPGEWfEdURjVJU0RZND3WE1TMEhHTFk1N1RBSDICVi4u>



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.

**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