



PLANNING COMMISSION AGENDA

Tuesday, June 28, 2022

The Planning Commission will convene at 6:00 PM on Tuesday, June 28, 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 June 14, 2022.

B. PUBLIC HEARINGS

- 1. 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
- 2. 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 Rec.: **Recommended**
Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov
Housing and Planning Department
- 3. Plan Amendment:** [NPA-2022-0023.01.SH - 5107-5115 Lancaster; District 4](#)
Location: 5107, 5109, 5111, 5113 and 5115 Lancaster Ct, Tannehill Branch Watershed; University Hills / Windsor Park NP Area (Windsor Park)
Owner/Applicant: Plancaster, LLC; SEMIZI, LLC; Lancaster Office Three, LLC and Fayez Kazi
Agent: Capital A Housing (Conor Kenny)
Request: Multifamily Residential and Mixed Use/Office 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 July 12, 2022

Attorney: Steven Maddoux, 512-974-6080

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

4. **Rezoning:** [C14-2022-0018.SH - 5107-5115 Lancaster; District 4](#)
 Location: 5107, 5109, 5111, 5113 and 5115 Lancaster Ct, Tannehill Branch Watershed; University Hills / Windsor Park NP Area (Windsor Park)
 Owner/Applicant: Plancaster, LLC; SEMIZI, LLC: Lancaster Office Three, LLC and Fayez Kazi
 Agent: Capital A Housing (Conor Kenny)
 Request: MF-3-NP and NO-MU-NP to CS-V-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 July 12, 2022
5. **Rezoning:** [C14-2021-0191 - Domain Central; District 7](#)
 Location: 11500 Alterra Parkway, Walnut Creek Watershed; North Burnet / Gateway NP Area
 Owner/Applicant: TR Domain, LLC
 Agent: Drenner Group, PC (Amanda Swor)
 Request: To rezone from MI-PDA to MI-PDA, to change a condition of zoning.
 Staff Rec.: **Pending.**
 Staff: Sherri Sirwaitis, 512-294-0246, sherri.sirwaitis@austintexas.gov
 Housing and Planning Department
Postponement Request: Indefinite Postponement Request by the Staff.
6. **Rezoning:** [C14-2022-0057 - 1215 W Mary St.; District 9](#)
 Location: 1215 W Mary Street, West Bouldin Creek Watershed; Zilker NP Area (Suspended)
 Owner/Applicant: Bruce Lynn Riley
 Agent: Permit Solutions, LLC (Crystal Lemus)
 Request: CS; SF-3 to SF-3
 Staff Rec.: **Recommended**
 Staff: Michael Dietz, 512-974-7617, michael.dietz@austintexas.gov
 Housing and Planning Department
7. **Rezoning:** [C14-2022-0034 - South 3rd Street; District 3](#)
 Location: 400 feet south of the intersection of West Oltorf Street and South 3rd Street, East Bouldin Creek Watershed; South Lamar Combined (Galindo) NP Area (suspended)
 Owner/Applicant: Third Street Austin LLC (Mark Whaling)
 Agent: Metcalfe, Wolff, Stuart & Williams LLP (Michele R. Lynch)
 Request: SF-3 to MF-2
 Staff Rec.: **Recommended**
 Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov
 Housing and Planning Department

- 8. Rezoning:** [C814-95-0001.02 - South Austin Medical Center; District 3](#)
 Location: 901, 1001 West Ben White Boulevard, and 4210, 4214, 4300, 4302, 4304, 4306 James Casey Street, West Bouldin Creek Watershed; South Austin Combined (South Manchaca) NP Area
 Owner/Applicant: St. David's Healthcare Partnership, LP, LLP (Mark Worsham)
 Agent: Armbrust & Brown, PLLC (Michael Whellan)
 Request: PUD-NP to PUD-NP, to change a condition of zoning
 Staff Rec.: **Recommended**
 Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov
 Housing and Planning Department
- 9. Historic Zoning:** [C14H-2022-0072 - Colunga House; District 1](#)
 Location: 902 E. 7th Street, Waller Creek Watershed; Central East Austin NP Area
 Owner: RPC East 7th St., LLC (owner-opposed)
 Applicant: Historic Landmark Commission
 Request: TOD-NP to TOD-H-NP
 Staff Rec.: **Recommended**
 Staff: Kalan Contreras, 512-974-2727, kalan.contreras@austintexas.gov
 Housing and Planning Department
- 10. Historic Zoning:** [C14H-2022-0071 - Balagia House; District 3](#)
 Location: 1403 E. Cesar Chavez St., Lady Bird Lake Watershed; Central East Austin NP Area
 Owner: ELVIS 1403 E CESAR CHAVES STREET, LLC (owner-opposed)
 Applicant: Historic Landmark Commission
 Request: CS-1-MU-CO-NP to CS-1-MU-CO-H-NP
 Staff Rec.: **Recommended**
 Staff: Kimberly Collins, 512-978-1801, kimberly.collins@austintexas.gov
 Housing and Planning Department
- 11. Annexation into Water District:** [C12M-2022-0001 - 4315 Dunning Lane; Extraterritorial Jurisdiction](#)
 Location: 4315 Dunning Lane, Lake Austin Watershed
 Owner/Applicant: BAB V LLC
 Agent: Robert C Thompson, Thompson Land Engineering, LLC
 Request: Annexation of about 5.03 acres into Travis County Water District #10
 Staff Rec.: **Recommended**
 Staff: Andrei Lubomudrov, 512-974-7659, andrei.lubomudrov@austintexas.gov
 Housing and Planning Department
- 12. Preliminary Plan:** [C8J-2019-0090 - Stoney Ridge Highlands; District 2](#)
 Location: 7527 Elroy Road, Dry Creek East Watershed
 Owner/Applicant: KB Home Lone Star Inc.
 Agent: Carlson, Brigrance & 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

Attorney: Steven Maddoux, 512-974-6080

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

- 13. Resubdivision:** [C8-2016-0168.0A - Lot 10A, Block 1, Chernosky Subdivision No. 7; District 1](#)
 Location: 1106 Mansell Avenue, Tannehill Branch
 Owner/Applicant: Patrice Rios
 Agent: Southwest Engineers, Inc. (Gabriel Hovdey)
 Request: Approval of the resubdivision of a portion of Lots 10 and 11, Block 1, Chernosky Subdivision No. 7, consisting of one lot on 3,582 square feet (0.082 acres).
 Staff Rec.: **Pending**
 Staff: Jennifer Bennett, 512-974-9002, jennifer.bennett@austintexas.gov
 Development Services Department
- 14. Total Plat Vacation:** [C8-71-51\(VAC\) - Linda Vista Subdivision](#)
 Location: FM 973, Onion and Dry Creek
 Owner/Applicant: TSWG 130, LLC (John Gurasich)
 Agent: Pape-Dawson Engineers, Inc
 Request: Approval of total plat vacation consisting of 46 lots on 28.89 acres.
 Staff Rec.: **Recommended**
 Staff: joe arriaga, 512-854-7562, joe.arriaga@traviscountytexas.gov
 Single Office: Travis County/COA
- 15. Final Without Preliminary Plan:** [C8J-2021-0154.0A - Majestic at Decker Lane Final Plat](#)
 Location: Decker Lane, Decker Creek
 Owner/Applicant: Majestic Timmermann LLC.
 Agent: Kimbley-Horn and Associates (Luke Caraway)
 Request: Approval of a final plat consisting of 8 total lots on 79.96 acres.
 Staff Rec.: **Recommended**
 Staff: joe arriaga, 512-854-7562, joe.arriaga@traviscountytexas.gov
 Single Office: Travis County/COA

C. ITEMS FROM THE COMMISSION

1. Discussion and possible action establishing the Housing Working Group tasked with forwarding recommendations regarding the development of housing to the Planning Commission. (Co-Sponsors Commissioner Shieh and Anderson)

D. NOMINATIONS

1. Nominate a member of the Planning Commission to be considered by Council to serve on the Comprehensive Plan Joint Committee.

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: 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)

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, June 28, 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 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.

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.

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