



PLANNING COMMISSION

MINUTES

May 10, 2022

The Planning Commission convened in a meeting on May 10, 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>

Chair Shaw called the Commission Meeting to order at 6:03 p.m.

Commission Members in Attendance:

**Greg Anderson
Awais Azhar
Grayson Cox
Yvette Flores
Claire Hempel – Vice-Chair
Patrick Howard
Carmen Llanes Pulido
Jennifer Mushtaler
Solveij Rosa Praxis
Robert Schneider
Todd Shaw – Chair
James Shieh
Jeffrey Thompson**

Jessica Cohen – Ex-Officio

Absent:

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

PUBLIC COMMUNICATIONS

A. APPROVAL OF MINUTES

1. Approve the minutes of April 26, 2022.

Motion to approve the minutes of April 26, 2022 was approved on the consent agenda on the motion by Commissioner Azhar, seconded by Commissioner Mushtaler on a vote of 13-0.

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
Housing and Planning Department

Public Hearing closed.

Motion to grant Staff's recommendation of GR-MU-V-CO-NP combining district zoning for C14-2022-0003 - Clayton Lane Residences located at 1120 and 1124 Clayton Lane was approved on the motion by Commissioner Cox, seconded by Commissioner Anderson on a vote of 10-3. Commissioners Azhar, Praxis and Llanes Pullido voted nay.

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
Housing and Planning Department

Motion to grant Neighborhood's request for postponement of this item to May 24, 2022 was approved on the motion by Commissioner Shieh, seconded by Commissioner Cox was approved on a vote of 11-0. Commissioner Praxis and Commissioner Llanes Pulido abstained.

3. **Rezoning:** [C14-2022-0019.SH - Cady Lofts; District 9](#)
Location: 1004 -1008 East 39th Strett, 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
Housing and Planning Department

Motion to grant Neighborhood's request for postponement of this item to May 24, 2022 was approved on the motion by Commissioner Shieh, seconded by Commissioner Cox was approved on a vote of 11-0. Commissioner Praxis and Commissioner Llanes Pulido abstained.

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

Public Hearing closed.

Motion to grant Staff's recommendation of SF-4A-NP combining district zoning for C14-2022-0024 - Jaimes Development Project located at 202 Red Bird Lane was approved on the consent agenda on the motion by Commissioner Azhar, seconded by Commissioner Mushtaler on a vote of 13-0.

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

Public Hearing closed.

Motion to grant Staff's recommendation of NBG-CMU(Gateway Zone)-NP combining district zoning for C14-2022-0045 - 10321 and 10401 Burnet Road located at 10321 and 10401 Burnet Road was approved on the consent agenda on the motion by Commissioner Azhar, seconded by Commissioner Mushtaler on a vote of 13-0.

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

Motion to grant Neighborhood’s request for postponement of this item to May 24, 2022 was approved on the consent agenda on the motion by Commissioner Azhar, seconded by Commissioner Mushtaler on a vote of 13-0.

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

Public Hearing closed.

Motion to grant Staff’s recommendation of CS-1-CO-NP combining district zoning for C14-2021-0179 - Govalle Twin Liquors located at 2727 E 7th Street (parcel) 2765 E 7th Street (tenant space address), was approved on the consent agenda on the motion by Commissioner Azhar, seconded by Commissioner Mushtaler on a vote of 13-0.

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

Motion to grant Applicant’s request for postponement of this item to May 24, 2022 was approved on the consent agenda on the motion by Commissioner Azhar, seconded by Commissioner Mushtaler on a vote of 13-0.

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

Public Hearing closed.

Motion to grant Staff's recommendation of Major Planned Development land use for NPA-2021-0015.04 - 6600, 6702, 6704 & 6706 Regiene Road located at 6600, 6702, 6704, & 6706 Regiene Road was approved on the consent agenda on the motion by Commissioner Azhar, seconded by Commissioner Mushtaler on a vote of 13-0.

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

Public Hearing closed.

Motion to grant Staff's recommendation of LI-PDA-NP combining district zoning for C14-2021-0157 - 6600, 6702, 6704 & 6706 Regiene Road located at 6600, 6702, 6704, & 6706 Regiene Road was approved on the consent agenda on the motion by Commissioner Azhar, seconded by Commissioner Mushtaler on a vote of 13-0.

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

Public Hearing closed.

Motion to grant Staff's recommendation of Major Planned Development land use for NPA-2021-0015.03 - 6603 Regiene Road located at 6603 Regiene Road was approved on the consent agenda on the motion by Commissioner Azhar, seconded by Commissioner Mushtaler on a vote of 13-0.

- 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 Alkier
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

Public Hearing closed.

Motion to grant Staff's recommendation of LI-PDA-NP combining district zoning for C14-2021-0158 - 6603 Regiene Road located at 6603 Regiene Road was approved on the consent agenda on the motion by Commissioner Azhar, seconded by Commissioner Mushtaler on a vote of 13-0.

- 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

Public Hearing closed.

Motion to grant Staff's recommendation of CBD district zoning for C14-2022-0026 - 708 E. 12th Street located at 708 East 12th Street was approved on the consent agenda on the motion by Commissioner Azhar, seconded by Commissioner Mushtaler on a vote of 13-0.

- 14. 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 Applicant's request for postponement of this item to May 24, 2022 was approved on the consent agenda on the motion by Commissioner Azhar, seconded by Commissioner Mushtaler on a vote of 13-0.

- 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 Cornell Street from Chicon Street to Poquito Street
Staff Rec.: **Recommended**
Staff: Mashell Smith, 512-974-7079, mashell.smith@austintexas.gov
Development Services Department

Public Hearing closed.

Motion to grant Staff's recommendation of SP-2021-0375C SH and SP-2021-0385D SH – Cornell Avenue Right-of-Way Vacation located at 1900 Block Cornell Avenue was approved on the consent agenda on the motion by Commissioner Azhar, seconded by Commissioner Mushtaler on a vote of 12-0. Commissioner Thompson voted nay.

- 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

Public Hearing closed.

Motion to grant Staff's recommendation for SP 2021-0079C - Sky Mountain Drive Right-of-Way Vacation located at 8701 & 8702 Sky Mountain Dr. and 8709 & 8800 Sky Mountain Dr. was approved on the consent agenda on the motion by Commissioner Azhar, seconded by Commissioner Mushtaler on a vote of 13-0.

- 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

No action required / taken. Item to be considered by Council as directed by Council resolution.

- 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

Public Hearing closed.

Motion to grant Staff's recommendation for SPC-2021-0286C - Rainey St. Trailhead located at 36 East Ave was approved on the consent agenda on the motion by Commissioner Azhar, seconded by Commissioner Mushtaler on a vote of 12-0. Vice-Chair Hempel abstained on this item.

- 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

Public Hearing closed.

Motion to grant Staff's recommendation of Approval with Conditions, per Exhibit C, for C8-

2020-0033.1A - Saddle Ridge at Wildhorse Ranch Section 1 located at 10621 Blue Bluff Road, was approved on the consent agenda on the motion by Commissioner Azhar, seconded by Commissioner Mushtaler on a vote of 13-0.

- 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

Public Hearing closed.

Motion to grant Staff's recommendation for C8-2019-0007.0A - Resubdivision of Lot 1, Block M Georgian Acres Subdivision located at 507 Middle Lane was approved on the consent agenda on the motion by Commissioner Azhar, seconded by Commissioner Mushtaler on a vote of 13-0.

- 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

Public Hearing closed.

Motion to grant Staff's recommendation to amend 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 was approved on the consent agenda on the motion by Commissioner Azhar, seconded by Commissioner Mushtaler on a vote of 13-0.

- 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
Austin Transportation Department

Public Hearing closed.

Motion by Commissioner Anderson, seconded by Commissioner Thompson to grant Staff's

recommendation and include a recommendation to include a vehicle miles traveled reduction goal as part of the Austin Strategic Mobility Plan was approved on a vote of 13-0.

Item listed on the addendum.

23. **Final Plat from Approved Preliminary Plan:** [C8J-2008-0168.01.1A - Entrada Phase 1 A Small Lot Subdivision](#)
- Location: Killingsworth 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 1 A Small Lot Subdivision consisting of 172 lots on 55.789 acres. Water and wastewater will be provided by the City of Austin
- Staff Rec.: **Recommended**
Staff: Sarah Sumner, 512-854-7687, Sarah.sumner@traviscountytexas.gov
Single Office

Public Hearing closed.

Motion to grant Staff's recommendation C8J-2008-0168.01.1A - Entrada Phase 1 A Small Lot Subdivision located at Killingsworth Lane was approved on the consent agenda on the motion by Commissioner Azhar, seconded by Commissioner Mushtaler on a vote of 13-0.

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.

Commissioners Shieh and Anderson – Affordability Working Group

D. BOARDS, COMMITTEES & WORKING GROUPS UPDATES

[Codes and Ordinances Joint Committee](#)

(Chair Shaw, Vice-Chair Hempel and Commissioners: Anderson and Azhar)

Commissioner Azhar stated the Committee reviewed the South Central Waterfront Overlay Regulating Plan and the code amendment related to Public Mobility, Transit Projects and Associated Utility Projects in the Right-of-Way.

[Comprehensive Plan Joint Committee](#)

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

Commissioner Flores stated the Committee reviewed the ASMP and will receive a briefing on the Industrial Zoning study.

[Joint Sustainability Committee](#)

(Commissioners Praxis and Schneider *alternate*)

No report provided.

[Small Area Planning Joint Committee](#)

(Commissioners: Howard, Mushtaler, Shieh and Thompson)

No report provided.

[South Central Waterfront Advisory Board](#)

(Commissioner Thompson)

Commissioner Thompson stated the Committee reviewed the South Central Waterfront Overlay Regulating Plan.

Mobility and Transportation Working Group

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

No report provided.

Chair Shaw adjourned the meeting without objection on Tuesday, May 10, 2022 at 10:23 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.