



PLANNING COMMISSION AGENDA

Tuesday, September 13, 2022

The Planning Commission will convene at 6:00 PM on Tuesday, September 13, 2022 at City Hall, Council Chambers 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](#)

[Carmen Llanes Pulido](#)

[Robert Schneider](#)

[Todd Shaw](#) – Chair

[James Shieh](#) – Parliamentarian

[Jeffrey Thompson](#)

District 2 - Vacant

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.

APPROVAL OF MINUTES

1. Approve the minutes of August 23, 2022.

PUBLIC HEARINGS

2. **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 Fayezi Kazi
Agent: Capital A Housing (Conor Kenny)
Request: Multifamily Residential and Mixed Use/Office to Mixed Use land use
Staff Rec.: **Recommended**
Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov
Housing and Planning Department
3. **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 Fayezi Kazi
Agent: Capital A Housing (Conor Kenny)
Request: MF-3-NP and NO-MU-NP to GR-MU-V-CO-NP, as amended
Staff Rec.: **Recommended**
Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov
Housing and Planning Department
4. **Rezoning:** [C14-2022-0080 - 607 West 14th Street; District 9](#)
Location: 607 West 14th Street, Downtown Austin Plan (Northwest District); Shoal Creek Watershed
Owner/Applicant: HKKN Holdings, LLC (Joe Newberry)
Agent: Metcalfe Wolff Stuart and Williams, LLP (Michele Rogerson Lynch)
Request: GO to DMU
Staff Rec.: **Recommendation of DMU-CO**
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

5. **Rezoning:** [C14-2022-0087 - 8701 and 8627 N MoPac; District 10](#)
 Location: 8701 and 8627 N. MoPac Expressway Service Rd North Bound, Shoal Creek Watershed; Burnet Road, Anderson Lane and the North Shoal Creek NP Area
 Owner/Applicant: 8701 MoPac Atrium LLC
 Agent: Drenner Group, PC (Amanda Swor)
 Request: LO and LR to CS
 Staff Rec.: **Recommended**
 Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov
 Housing and Planning Department
6. **Restrictive Covenant Termination:** [C14R-82-016\(RCT\) - 8701 and 8627 N MoPac RCT; District 10](#)
 Location: 8611, 8627 and 8701 N. MoPac Expressway Service Road North Bound, Shoal Creek Watershed; Burnet Road, Anderson Lane and the North Shoal Creek NP Area
 Owner/Applicant: 8611 MoPac LLC, 8701 MoPac Atrium LLC and US REIF Eurus Austin LLC
 Agent: Drenner Group, PC (Amanda Swor)
 Request: To terminate/delete a public restrictive covenant associated with zoning site plan case C14R-82-016.
 Staff Rec.: **Recommended**
 Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov
 Housing and Planning Department
7. **Right-of-Way Vacation (Alley):** [SP-2022-0059C - 2022-033600 LM; District 10](#)
 Location: 1301 West 38th Street, Shoal Creek Watershed; Central West Austin Combined (Windsor Road) NP Area
 Owner/Applicant: Ascension Seton
 Agent: Kat Lauer (Garza EMC)
 Request: To relinquish the public rights to the alley right-of-way.
 Staff Rec.: **Recommended**
 Staff: Jacquelyn Armstrong, (512) 974-7149, Jacquelyn.Armstrong@austintexas.gov
 Development Services Department

- 8. Right-of-Way Vacation (Street):** [SP-2022-0059C - 2022-033751 LM; District 10](#)
Location: 1301 West 38th Street, Shoal Creek Watershed; Central West Austin Combined (Windsor Road) NP Area
Owner/Applicant: Ascension Seton
Agent: Kat Lauer (Garza EMC)
Request: To relinquish the public rights to the street right-of-way.
Staff Rec.: **Recommended**
Staff: Jacquelyn Armstrong, (512) 974-7149, Jacquelyn.Armstrong@austintexas.gov
Development Services Department
- 9. Site Plan (Environmental Variance):** [SP-2021-0084D - Borders Boat Dock 1; District 10](#)
Location: 2500 Matthews Drive, Lake Austin Watershed; Central West Austin Combined (West Austin Neighborhood Group) NP Area
Owner/Applicant: Thomas and Mary C. Borders
Agent: Jeremy Siltala (Land Strategies Inc.)
Request: To vary from LDC 25-8-281(C)(2)(b) to allow the construction within 150-foot of a rimrock Critical Environmental Feature (CEF)
Staff Rec.: **Recommended**
Staff: Eric Brown, (512) 978-1539, Eric.Brown@austintexas.gov
Development Services Department
- 10. Downtown Density Bonus:** [SP-2021-0172C - 307 and 319 E. 2nd Street; District 9](#)
Location: 307 and 319 E. 2nd Street, Downtown Austin Plan (Rainey Street District)
Owner/Applicant: 2nd Street Development, LLC
Agent: Drenner Group (Dave Anderson)
Request: Increase Floor Area Ratio (FAR) with use of other community benefits under City Code Section 25-2-586(E)(12)(f) (Downtown Density Bonus Program)
Staff Rec.: **Recommended**
Staff: Jorge E. Rousselin, 512-974-2975, jorge.rousselin@austintexas.gov
Housing and Planning Department

- 11. Site Plan - Conditional Use Permit:** [SPC-2021-0310C - 10807 N IH 35; District 1](#)
- Location: 10807 N IH35 NB, Walnut Creek Watershed; Windsor Hills NP Area
 Owner/Applicant: Arturo Hemingway
 Agent: Civiltude (Will Taylor)
 Request: Approval of a conditional use permit to construct a commercial plasma center building.
 Staff Rec.: **Recommended**
 Staff: Rosemary Avila, 512-974-2784, rosemary.avila@austintexas.gov
 Development Services Department
- 12. Preliminary Plan approval:** [C8J-2022-0141 - Gullahorn Phase 1A](#)
- Location: 5300 Gregg Lane, Gilleland Watershed
 Owner/Applicant: Blackburn Homes (Rick Hanna)
 Agent: Atwell, LLC (David Fusilier)
 Request: Approval of a preliminary plan consisting of 98 lots on 16.40 acres.
 Staff Rec.: **Approved with conditions per Exhibit C - Comment report**
 Staff: Paul Scoggins, 512-854-7619, paul.scoggins@traviscountytexas.gov
 Travis County TNR - Single Office
- 13. Final Plat out of an approved Preliminary Plan:** [C8J-2016-0188.01.1A - Easton Park Section 2C Phase 4](#)
- Location: Ausblick Avenue & Skytex Street, Cottonmouth Watershed; Pilot Knob MUD
 Owner/Applicant: Carma Easton LLC (AJ Zorn)
 Agent: Carlson, Brigance, and Doering, Inc. (Charles Brigance)
 Request: **Approval of a final plat consisting of 2 lots on 23.376 acres.**
 Staff Rec.: **Approved with conditions per Exhibit C - Comment report**
 Staff: Sue Welch, 512-854-7637, sue.welch@traviscountytexas.gov
 Travis County TNR - Single Office
- 14. Final Plat out of an approved Preliminary Plan:** [C8J-2018-0213.2A - Longview Phase 2](#)
- Location: Axel Johanson Drive, Dry Creek Watershed
 Owner/Applicant: WLH Communities, Texas LLC (Michael Slack)
 Agent: Peloton Land Solutions (Justin Lange)
 Request: Approval of a final plat consisting of 155 lots on 55.891 acres.
 Staff Rec.: **Approved with conditions per Exhibit C - Comment report**
 Staff: Joe Arriaga, 512-854-7562, joe.arriaga@traviscountytexas.gov
 Travis County TNR - Single Office

- 15. Code Amendment:** [Environmental Protection, Landscape Requirements, and Site Plan Requirements](#)
Request: Consider an ordinance regarding amendments to Title 25 related to environmental protection, landscape requirements, and site plan requirements.
Staff Rec: **Recommended**
Staff: Liz Johnston, 512-974-2619, Deputy Environmental Officer, Watershed Protection Department

NOMINATIONS & APPOINTMENTS

- 16.** Discuss and consider establishing a working group tasked to collaborate with stakeholders and members of the Design Commission to review and provide input regarding the Urban Design Guidelines Update.
- 17.** Nominate a member of Planning Commission to be considered by Council to serve on the Joint Sustainability Committee.

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.

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](#)

(Commissioner Schneider *alternate*)

[Small Area Planning Joint Committee](#)

(Commissioners: Howard, Mushtaler, Shieh and Thompson)

[South Central Waterfront Advisory Board](#)

(Commissioner Thompson)

Housing Working Group – Site Development

(Commissioners Cohen, Cox, Llanes Pulido, Schneider and Thompson)

Housing Working Group – Vertical Development

(Commissioners Anderson, Azhar, Cohen, Flores, Howard and Shieh)

Attorney: Steven Maddoux, 512-974-6080

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

Environmental Protection, Landscape Requirements, and Site Plan Requirements Working Group
(Vice-Chair Hempel and Commissioners Anderson, Azhar, Cohen, Cox, Shieh and 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, September 13 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/g/irmTaGAqPp>



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