



PLANNING COMMISSION AGENDA

Tuesday, October 11, 2022

The Planning Commission will convene at 6:00 PM on
Tuesday, October 11, 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 September 27, 2022.

PUBLIC HEARINGS

2. **Plan Amendment:** [NPA-2018-0021.02 - Skyline Oltorf Mixed Use; District 3](#)
Location: 5100, 5208 & 5010 E. Oltorf Street and 2424 & 2424 1/2 Riverside Farms Road, Country Club West Watershed; East Riverside/Oltorf Combined (Pleasant Valley) NP Area
Owner/Applicant: ADD Land, Ltd. And Charitable Holdings II
Agent: Armbrust & Brown, PLLC (Richard T. Suttle, Jr.)
Request: Office and Rural Residential to Mixed Use land use
Staff Rec.: **Pending**
Staff: Maureen Meredith, 512-974-2695, Maureen.Meredith@austintexas.gov
Housing and Planning Department
Postponement Request: Indefinite postponement request by Applicant
3. **Plan Amendment:** [NPA-2022-0028.01 - 11114 and 11206 Joseph Clayton Drive; District 1](#)
Location: 11114, 11206, 11206 ½, 11212 ½ & 11220 JOSEPH CLAYTON DR, Walnut Creek Watershed; Heritage Hills/Windsor Hills NP Area
Owner/Applicant: Steve A. Stratton
Agent: Drenner Group, PC (Leah M. Bojo)
Request: Commercial to Mixed Use land use
Staff Rec.: **Recommended**
Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov
Housing and Planning Department

4. **Rezoning:** [C14-2022-0089 - Joseph Clayton Drive; District 1](#)
 Location: 11114, 11206, 11206 ½, 11212 ½ & 11220 Joseph Clayton Drive, Walnut Creek Watershed; Heritage Hills/Windsor Hills NP Area
 Owner/Applicant: Steve A. Stratton
 Agent: Drenner Group, PC (Leah M. Bojo)
 Request: CS-NP and CS-CO-NP to CS-MU-V-CO-NP
 Staff Rec.: **Recommended**
 Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov
 Housing and Planning Department
5. **Plan Amendment:** [NPA-2021-0005.02 - Montopolis Multifamily; District 3](#)
 Location: 2601 Montopolis Drive, 6700 & 6800 E. Ben White Blvd SVRD WB, Carson Creek, Country Club Creek Watersheds; Montopolis NP Area
 Owner/Applicant: Montopolis QO2B, LLC
 Agent: Thrower Design, LLC (Ron Thrower and Victoria Haase)
 Request: Industry to Mixed Use land use
 Staff Rec.: **Not recommended**
 Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov
 Housing and Planning Department
Postponement Request: Applicant postponement request to November 8, 2022.
6. **Plan Amendment:** [NPA-2022-0014.02 - Sage @ Franklin Park; District 2](#)
 Location: 4500 Nuckols Crossing Road, Williamson Creek Watershed; Southeast Combined (Franklin Park) NP Area
 Owner/Applicant: Austin Leased Housing Associates, V LLLP (Ryan Lunderby); Housing Authority of the City of Austin (Ron Kowal)
 Agent: Jackson Walker L.L.P. (Pamela Madere)
 Request: From Single Family to Multifamily Residential land use
 Staff Rec.: **Recommended**
 Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov
 Housing and Planning Department
7. **Rezoning:** [C14-2022-0088 - Sage @ Franklin Park; District 2](#)
 Location: 4500 Nuckols Crossing Road, Williamson Creek Watershed; Southeast Combined (Franklin Park) NP Area
 Owner/Applicant: Austin Leased Housing Associates, V LLLP; Housing Authority of the City of Austin
 Agent: Jackson Walker L.L.P. (Pamela Madere)
 Request: SF-2-NP; SF-3-NP; MF-2-NP to MF-3-NP
 Staff Rec.: **Recommended**
 Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov
 Housing and Planning Department

- 8. Plan Amendment:** [NPA-2022-0029.02 - St. Johns Site; District 4](#)
 Location: 7211, 7309, 7313 ½ N IH 35 SVRD NB, 819 ½ Blackson Ave and 910 ½ E. St. Johns Ave, Buttermilk Branch Watershed; St. John/Coronado Hills Combined NP Area
 Owner/Applicant: City of Austin (Michael Gates, Office of Real Estate)
 Agent: City of Austin (Christine Freundl, Redevelopment Project Manager, Economic Development Office)
 Request: Civic and Neighborhood Mixed Use to Mixed Use
 Staff Rec.: **Recommended**
 Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov Housing and Planning Department
- 9. Rezoning:** [C14-2022-0118 - St. Johns Site; District 4](#)
 Location: 7211, 7309, 7313 ½ N IH 35 SVRD NB, 819 ½ Blackson Ave and 910 ½ E. St. Johns Ave, Buttermilk Branch Watershed; St. John/Coronado Hills Combined NP Area
 Owner/Applicant: City of Austin (Michael Gates, Office of Real Estate)
 Agent: City of Austin (Christine Freundl, Redevelopment Project Manager, Economic Development Office)
 Request: P-NP; LO-MU-NP and CS-MU-NP to CS-MU-V-NP
 Staff Rec.: **Recommended**
 Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov Housing and Planning Department
- 10. Plan Amendment:** [NPA-2021-0025.01 - 290 West and Scenic Brook; District 8](#)
 Location: 8328 1/2, 8352 W. US 290 and 8112 Scenic Brook Dr., Williamson Creek Watershed - Barton Springs Zone; Oak Hill Combined (West Oak Hill) NP Area
 Owner/Applicant: Schmidt Investments, LTD (RERS, Inc.) (Robert Schmidt, Pres.)
 Agent: Armbrust & Brown, PLLC (Richard T. Suttle, Jr.)
 Request: Neighborhood Mixed Use and Single Family to Mixed Use
 Staff Rec.: **Pending**
 Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov Housing and Planning Department
 Postponement Request: **Indefinite postponement request by Applicant**

- 11. Plan Amendment:** [NPA-2019-0013.01 - Copeland South; District 9](#)
 Location: 909, 911, 915, 1001, 1003 S. 2nd St. and 604, 606 Copeland St., East Bouldin Creek Watershed; Bouldin Creek NP Area
 Owner/Applicant: SB-Frank South, LLC
 Agent: StoryBuilt (Mike Melson)
 Request: From Single Family to Mixed Use land use
 Staff Rec.: **Pending**
 Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov
 Housing and Planning Department
Postponement Request: **Staff postponement request to October 25, 2022**
- 12. Rezoning:** [C14-2021-0185 - Copeland South; District 9](#)
 Location: 909, 911, 915, 1001, 1003 S. 2nd St. and 604, 606 Copeland St., East Bouldin Creek Watershed; Bouldin Creek NP Area
 Owner/Applicant: SB-Frank South, LLC
 Agent: StoryBuilt (Mike Melson)
 Request: From Single Family to Mixed Use land use
 Staff Rec.: **Pending**
 Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov
 Housing and Planning Department
Postponement Request: **Staff postponement request to October 25, 2022**
- 13. Rezoning:** [C14-2022-0086 - Merle Single Family; District 5](#)
 Location: 4407 Merle Drive, Williamson Creek Watershed; South Austin Combined (South Manchaca) NP Area
 Owner/Applicant: Tyche Acquisitions Group, LLC (Nicholas Landis)
 Agent: Thrower Design, LLC (Victoria Haase)
 Request: LO-NP to SF-3-NP
 Staff Rec.: **Recommended**
 Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov
 Housing and Planning Department
- 14. Rezoning:** [C14-2022-0015 - Springdale Commercial; District 3](#)
 Location: 1005 Springdale Road, Boggy Creek Watershed; MLK/183 Combined NP Area
 Owner/Applicant: 809 Vargas LC
 Agent: Alice Glasco Consulting (Alice Glasco)
 Request: RR-CO-NP and GR-MU-CO-NP to CS-MU-NP
 Staff Rec.: **Recommendation of CS-NP**
 Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov
 Housing and Planning Department

15. **Rezoning:** [C14-2022-0070 - Springdale Commercial \(Tract 2\) Amended; District 3](#)
Location: 1113 Airport Boulevard, Boggy Creek Watershed; MLK/183 Combined NP Area
Owner/Applicant: 809 Vargas LC
Agent: Alice Glasco Consulting (Alice Glasco)
Request: GR-MU-CO-NP to CS-MU-NP
Staff Rec.: **Recommendation of CS-NP**
Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov
Housing and Planning Department
16. **Rezoning:** [C14-2022-0206 - 1517 Kramer Lane; District 4](#)
Location: 1517 Kramer Lane, Little Walnut Creek Watershed; North Austin Civic Association NP Area
Owner/Applicant: Joseph M. Hood and Tina M. Hood
Agent: Drenner Group, PC (Leah M. Bojo)
Request: LO-MU-CO-NP to GO-MU-CO-NP
Staff Rec.: **Recommended**
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov
Housing and Planning Department
Postponement Request: Applicant postponement request to November 15, 2022
17. **Rezoning:** [C14-2022-0211 - 909 Montopolis; District 3](#)
Location: 907, 909, & 913 Montopolis Drive, Carson Creek, Country Club East Watersheds; Montopolis NP Area
Owner/Applicant: Montopolis Real Estate Holdings, LP (Gerald S. Webberman)
Agent: Jackson Walker, LLP (Pamela Madere)
Request: MF-3-NP, SF-3-NP to SF-6-NP
Staff Rec.: **Recommended**
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov
Postponement Request: Neighborhood postponement request to November 8, 2022
18. **Rezoning:** [C14-2022-0120 - 5003 Burnet, LLC, District](#)
Location: 5003 Burnet, Shoal Creek Watershed; Brentwood/ Highland Combined NP Area
Owner/Applicant: 5003 Burnet, LLC (Najib Wehbe)
Agent: Hector Avila
Request: CS-MU-V-CO-NP to CS-1-MU-V-CO-NP
Staff Rec.: **Recommended**
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov

Attorney: Steven Maddoux, 512-974-6080

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

- 19. Historic zoning:** [C14H-2022-0073 - Westgate Tower; District 9](#)
 Location: 1122 Colorado Street, Lady Bird Lake Watershed; Downtown Austin Plan (Uptown / Capitol District)
 Owner/Applicant: Westgate Condominium Association
 Agent: Brian Evans
 Request: CBD to CBD-H
 Staff Rec.: **Recommended**
 Staff: Kalan Contreras, 512-974-2727, kalan.contreras@austintexas.gov
 Housing and Planning Department
- 20. Site Plan:** [SP-2021-0460C - Givens District Park Aquatic Facility](#)
 Location: 3811 E 12th St, Tannehill Branch Watershed; East MLK Combined NPA
 Owner/Applicant: City of Austin Parks and Recreation Dept (Scott Sinn, PLA)
 Agent: Jose I Guerra, Inc (Glenn Frey, P.E.)
 Request: Conditional Use Permit to allow redevelopment of a park zoned P and larger than one acre (25-2-625)
 Staff Rec.: **Recommended**
 Staff: Christine Barton-Holmes, 412-974-2788, christine.barton-holmes@austintexas.gov
 Development Services Department
- 21. Site Plan - Environmental Variance:** [SP-2021-0350C - Shoal Cycle; District 9](#)
 Location: 812 West 11th St., Shoal Creek Watershed; Downtown Austin Plan
 Owner/Applicant: CJI Properties
 Agent: Drenner Group, PC (Dave Anderson)
 Request: The applicant is seeking the removal of a Heritage tree with a single stem over 30 inches in diameter.
 Staff Rec.: **Recommended**
 Staff: Naomi Rotramel, 512-974-9135, naomi.rotramel@austintexas.gov
 Kate Castles, 512-978-4555, kate.castles@austintexas.gov
 City Arborist Program, Community Trees Division
- 22. Preliminary Plan:** [C8-2022-0112 - Velocity Preliminary Plan \(W/R C8-2020-0141\); District 2](#)
 Location: 3848-1/2 East SH 71 Service Road Eastbound, Onion Creek Watershed
 Owner/Applicant: VC HOLDINGS QOZ LP (Mark Bulmash)
 Agent: Kimley-Horn (Justin Kramer)
 Request: A Preliminary Plan comprised of 22 lots on approximately 270 acres.
 Staff Rec.: **Recommended**
 Staff: Amy Combs, 512-974-2786, amy.combs@austintexas.gov
 Development Services Department

23. **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
24. **Code Amendment:** [C20-2021-014 Project Connect](#)
Request: Consider an ordinance regarding amendments to Title 25 to create a foundational ordinance for Transit System Projects to facilitate the construction of critical transportation infrastructure.
Staff Rec.: **Recommended**
Staff: Donna Galati, (512) 974-2733, Donna.Galati@austintexas.gov
Project Connect Office

ITEMS FROM THE COMMISSION

25. Discuss and consider establishing a working group to review upcoming code amendments related to compatibility and residential use in commercially zoning properties. (Sponsors - Chair Shaw and Commissioner Azhar)
26. Discuss and consider establishing a working group to review upcoming code amendments related to Historic Design Standards. (Sponsors - Chair Shaw and Commissioner Azhar)

NOMINATIONS & APPOINTMENTS

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](#)

Attorney: Steven Maddoux, 512-974-6080

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

(Commissioner Schneider *alternate*)

[Small Area Planning Joint Committee](#)

(Commissioners: Howard, Mushtaler, Shieh and Thompson)

[South Central Waterfront Advisory Board](#)

(Commissioner Thompson)

Design Guidelines Update Working Group

(Vice-Chair Hempel and Commissioner Cohen)

Housing Working Group

(Commissioners Anderson, Azhar, Cohen, Howard, Llanes Pulido and Shieh)

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, October 11, 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
Tues. November 15, 2022 @ Austin City Hall,
5PM
Wed. November 16, 2022 @ Austin City Hall, 6PM
-CANCELLED
Tues. December 13, 2022 @ Austin City Hall, 6PM
Tues. December 20, 2022 @ Austin City Hall, 5 PM
Wed. December 21, 2022 @ Austin City Hall, 6PM
-CANCELLED