



## PLANNING COMMISSION AGENDA

**Tuesday, April 12, 2022**

The Planning Commission will convene at 6:00 PM on Tuesday, April 12, 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>

[Awais Azhar](#)  
[Joao Paulo Connolly](#)  
[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 March 22, 2022.

### B. PUBLIC HEARINGS

- 1. Plan Amendment:** [NPA-2020-0015.02.SH - 2011 & 2015 E. M. Franklin; District 1](#)  
Location: 2011 & 2015 E. M. Franklin Ave., Tannehill Branch Watershed; East MLK Combined (MLK) NP Area  
Owner/Applicant: 2011 & 2015 E. M. Franklin, LLC (Anmol Mehra)  
Agent: Civiltude, LLC (Conor Kenny)  
Request: Single Family to Multifamily Residential and Neighborhood Mixed Use land uses  
Staff Rec.: **Recommended**  
Staff: Maureen Meredith, 512-974-2695, Maureen.Meredith@austintexas.gov  
Housing and Planning Department
- 2. Rezoning:** [C14-2022-0008.SH - 2011 & 2015 E. M. Franklin; District 1](#)  
Location: 2011 & 2015 E. M. Franklin Ave.; East MLK Combined (MLK) NP Area, Tannehill Branch Watershed  
Owner/Applicant: 2011 & 2015 E. M. Franklin, LLC (Anmol Mehra)  
Agent: Civiltude, LLC (Conor Kenny)  
Request: SF-3-NP to MF-4-NP and LR-MU-NP  
Staff Rec.: **Recommended**  
Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov  
Housing and Planning Department
- 3. Plan Amendment:** [NPA-2021-0010.01 - 2400 E. Cesar Chavez Parking Expansion; District 3](#)  
Location: 2317 E. 2nd Street, Lady Bird Lake Watershed; Holly NP Area  
Owner/Applicant: Stephen Nava  
Agent: Armbrust & Brown, PLLC (Ferris Clements)  
Request: Single Family to Mixed Use land use  
Staff Rec.: **Pending**  
Staff: Maureen Maureen, 512-974-2695, maureen.meredith@austintexas.gov  
Housing and Planning Department  
Postponement Request: **Indefinite Postponement Request by Applicant**

Attorney: Steven Maddoux, 512-974-6080

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

4. **Rezoning:** [C14-2021-0121 - 2400 E. Cesar Chavez Parking; District 3](#)  
 Location: 2317 E. 2nd Street, Lady Bird Lake Watershed; Holly NP Area  
 Owner/Applicant: Stephen Nava  
 Agent: Armbrust & Brown, PLLC (Ferris Clements)  
 Request: SF-3-NP to CS-MU-NP  
 Staff Rec.: **Pending**  
 Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov  
 Housing and Planning Department  
 Postponement Request: **Indefinite Postponement Request by Applicant**
5. **Plan Amendment:** [NPA-2021-0015.02 - 3101 Hibbetts Road; District 1](#)  
 Location: 3101 Hibbetts Road, Boggy Creek Watershed; East MLK Combined (MLK-183) NP Area  
 Owner/Applicant: George Jr. & Barbara Kurachi  
 Agent: Drenner Group, PC (Leah Bojo)  
 Request: Industry to Higher Density Single Family land use  
 Staff Rec.: **Recommended**  
 Staff: Maureen Meredith, 512-974-2695, Maureen.Meredith@austintexas.gov  
 Housing and Planning Department
6. **Rezoning:** [C14-2021-0134 - 3101 Hibbetts Road; District 1](#)  
 Location: 3101 Hibbetts Road, Boggy Creek Watershed; East MLK Combined (MLK-183) NP Area  
 Owner/Applicant: George Jr. & Barbara Kurachi  
 Agent: Drenner Group, PC (Leah Bojo)  
 Request: SF-2-NP to SF-6-NP  
 Staff Rec.: **Recommended**  
 Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov  
 Housing and Planning Department
7. **Plan Amendment:** [NPA-2021-0015.01 - Austin Sports Facility; District 3](#)  
 Location: 1138 1/2 & 1140 Gunter Street, Boggy Creek Watershed; E. MLK Combined NP Area  
 Owner/Applicant: GSTF, LLC (c/o Michael Orsak of 3 MP ENT)  
 Agent: Brown & Ortiz, PC (c/o Caroline McDonald)  
 Request: Single Family to Mixed Use land use  
 Staff Rec.: **Recommended**  
 Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov  
 Housing and Planning Department  
 Note: **Item Withdrawn by Applicant**

- 8. Rezoning:** [C14-2021-0125 - Austin Sports Facility; District 3](#)  
 Location: 1138 1/2 & 1140 Gunter Street, Boggy Creek Watershed; E. MLK Combined NP Area  
 Owner/Applicant: GSTF, LLC (in care of Michael Orsak of 3 MP ENT)  
 Agent: Brown & Ortiz, PC (c/o Caroline McDonald)  
 Request: SF-3-NP to CS-MU-CO-NP  
 Staff Rec.: **Recommended**  
 Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov  
 Housing and Planning Department  
 Note: **Item Withdrawn by Applicant**
- 9. Plan Amendment:** [NPA-2021-0016.05.SH - Live Make Apartments; District 3](#)  
 Location: 1127, 1129 Tillery Street (portion of), 1129 1/2 Tillery Street (portion of), 1118, 1202 and 1204 Henninger Street, Boggy Creek Watershed; Govalle/Johnston Terrace Combined (Govalle) NP Area  
 Owner/Applicant: Austin Housing and Finance Corp.  
 Agent: Live Make Housing Partners, LP (Hilary Andersen Carter)  
 Request: Single Family to Neighborhood Mixed Use land use  
 Staff Rec.: **Recommended**  
 Staff: Maureen Meredith, 512-974-2695, Maureen.Meredith@austintexas.gov  
 Housing and Planning Department
- 10. Rezoning:** [C14-2021-0172 - Live Make Apartments; District 3](#)  
 Location: 1127, 1129 Tillery Street (portion of), 1129 1/2 Tillery Street (portion of), 1118, 1202 and 1204 Henninger Street, Boggy Creek Watershed; Govalle/Johnston Terrace Combined NP Area  
 Owner/Applicant: Austin Housing and Finance Corp.  
 Agent: Live Make Housing Partners, LP (Hilary Andersen Carter)  
 Request: SF-3-NP to LO-MU-CO-NP  
 Staff Rec.: **Recommended**  
 Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov  
 Housing and Planning Department
- 11. Restrictive Covenant Amendment:** [C14-85-244, Part 7 \(RCA #3\) - 10001 N. Capital of Texas Highway RCA; District 7](#)  
 Location: 10001 N. Capital of Texas Highway, Shoal Creek Watershed; North Burnet/Gateway NP Area  
 Owner/Applicant: AUSTIN H ARBORETUM PROPCO, LP  
 Agent: Smith Robertson, LLP (David Hartman)  
 Request: To amend a public restrictive covenant associated with zoning case C14-85-244 (Part 7) to delete the conditions for this 3.66 acre site to redevelop this property in accordance with the site development regulations approved in the North Burnet/Gateway Regulating Plan.  
 Staff Rec.: **Recommended**  
 Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov  
 Housing and Planning Department

Attorney: Steven Maddoux, 512-974-6080

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

- 12. Rezoning:** [C14-2021-0183 - 4303 and 4307 Speedway; District 9](#)  
 Location: 4303 and 4307 Speedway, Waller Creek Watershed; Hyde Park NP Area  
 Owner/Applicant: 43rd Speedway LLC  
 Agent: Drenner Group, PC (Amanda Swor)  
 Request: Tract 1: SF-3-HD-NCCD-NP and Tract 2: MF-3-HD-NCCD-NP to LR-MU-HD-NCCD-NP  
 Staff Rec.: **Recommended, with conditions**  
 Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov  
 Housing and Planning Department
- 13. Rezoning:** [C814-2021-0175 - 614 S. 1st Street PUD; District 9](#)  
 Location: 614 South 1st Street, East Bouldin Creek Watershed; Bouldin Creek NP Area  
 Owner/Applicant: H & H Texas Partners LTD  
 Agent: Drenner Group, PC (Leah M. Bojo)  
 Request: MF-3-NP to PUD-NP  
 Staff Rec.: **Pending**  
 Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov  
 Housing and Planning Department  
 Postponement Request: **Indefinite Postponement Request by Staff**
- 14. Rezoning:** [C814-97-0001.15 - Leander Rehabilitation PUD Amendment #16; District 6](#)  
 Location: 13430 1/2 through 13450 1/2 Lyndhurst Drive, Lake Creek Watershed; Northwest Park and Ride Town Center TOD  
 Owner/Applicant: Austin 129, LLC  
 Agent: Drenner Group, PC (Leah M. Bojo)  
 Request: PUD to PUD, to change a condition of zoning  
 Staff Rec.: **Pending**  
 Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov  
 Housing and Planning Department  
 Postponement Request: **Indefinite Postponement Request by Staff**
- 15. Rezoning:** [C14-2022-0003 - Clayton Lane Residences, District 4](#)  
 Location: 1120 and 1124 Clayton Lane, Fort Branch Watershed  
 Owner/Applicant: Hallock Holdings, LLC (Gary Hallock)  
 Agent: Alice Glasco Consuting (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

Attorney: Steven Maddoux, 512-974-6080

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

- 16. 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
- 17. Final Plat out of approved Preliminary Plan:**      [C8J-2009-0142.05.1A - Estancia West](#)  
 Location: 13220 Old San Antonio Road, Onion Creek Watershed  
 Owner/Applicant: M/I Homes of Austin, LLC (William Peckman), Harriet Heep Shaffer Estate (Charles O. Grigson)  
 Agent: LJA Engineering (Brian Faltesek)  
 Request: Approval with conditions of Estancia West Subdivision consisting of 7 lots on 165.35 acres. Water and wastewater will be provided by the City of Austin.  
 Staff Rec.: **Approve with Conditions**  
 Staff: Sarah Sumner, 512-854-7687, sarah.sumner@traviscountytx.gov  
 Single Office
- 18. Final Plat:**      [C8-2020-0188.0A - 1940 Webberville Road Subdivision; District 1](#)  
 Location: 1940 Webberville Road, Fort Branch Watershed  
 Owner/Applicant: 1940 Webberville Road, LLC (Enge Xing)  
 Agent: Southwest Engineers, Inc. (Alberto Gutierrez)  
 Request: Approval of the plat consisting of 5 lots on 1.008 acres  
 Staff Rec.: **Approve with Conditions**  
 Staff: Cesar Zavala, 512-974-3404, cesar.zavala@austintexas.gov  
 Development Services Department

**C. ITEMS FROM THE COMMISSION**

**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. NOMINATIONS & ELECTIONS**

1. Nomination and election of Planning Commission officers.

Attorney: Steven Maddoux, 512-974-6080  
 Commission Liaison: [Andrew Rivera](#), 512-974-6508

## **F. BOARDS, COMMITTEES & WORKING GROUPS UPDATES**

### [Codes and Ordinances Joint Committee](#)

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

### [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, Thompson and Shieh)

### [South Central Waterfront Advisory Board](#)

(Commissioner Thompson)

### Mobility and Transportation Working Group

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

## **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.

## 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, April 12, 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