



PLANNING COMMISSION AGENDA

Tuesday, April 26, 2022

The Planning Commission will convene at 6:00 PM on
Tuesday, April 26, 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 April 12, 2022.

B. PUBLIC HEARINGS

- 1. 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 May 24, 2022.**
- 2. Plan Amendment:** [NPA-2021-0025.01 - 290 West and Scenic Brook](#)
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: **Applicant Indefinite Postponement Request.**
- 3. 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: **Applicant Indefinite Postponement Request.**

Attorney: Steven Maddoux, 512-974-6080

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

- 4. 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; East MLK Combined (MLK) NP Area
Owner/Applicant: 2011 & 2015 E. M. Franklin, LLC (Anmol Mehra)
Agent: Civilitude, 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
- 5. 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; East MLK Combined (MLK) NP Area
Owner/Applicant: 2011 & 2015 E. M. Franklin, LLC (Anmol Mehra)
Agent: Civilitude, 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
- 6. Rezoning:** [C14-2022-0022 - 1106 S Meadows; District 4](#)
Location: 1106 South Meadows, Little Walnut Creek Watershed; North Austin Civic Association NP Area
Owner/Applicant: TALEM INVESTMENTS LLC
Agent: McNair Consulting, LLC (Jason McNair)
Request: SF-2-NP to SF-3-NP
Staff Rec.: **Recommended**
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov
Housing and Planning Department
- 7. Plan Amendment:** [NPA-2021-0021.02 - 1406-1506 Parker Lane; District 9](#)
Location: 1406, 1408, 1504 and 1506 Parker Lane, Lady Bird Lake Watershed; East Riverside/Oltorf Combined (Riverside) NP Area
Owner/Applicant: Gross Land Fund II, LP (Shawn A. J. Gross)
Agent: Drenner Group, PC (Amanda Swor)
Request: Single Family to Multifamily Residential
Staff Rec.: **Pending**
Staff: Maureen Meredith, 512-974-2695, Maureen.Meredith@austintexas.gov
Housing and Planning Department
Postponement Request: **Applicant postponement request to May 24, 2022.**

Attorney: Steven Maddoux, 512-974-6080

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

8. **Rezoning:** [C14-2021-0153 - 1406-1506 Parker Lane; District 9](#)
Location: 1406, 1408, 1504 and 1506 Parker Lane, Lady Bird Lake Watershed; East Riverside/Oltorf Combined (Riverside) NP Area
Owner/Applicant: Gross Land Fund II, LP (Shawn A. J. Gross)
Agent: Drenner Group, PC (Amanda Swor)
Request: SF-3-NP to MF-2-NP
Staff Rec.: **Pending**
Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov
Housing and Planning Department
Postponement Request: **Applicant postponement request to May 24, 2022.**
9. **Rezoning:** [C14-2021-0190 - 3000 E Cesar Chavez, District 3](#)
Location: 3020 East Cesar Chavez Street, Colorado River Watershed
Owner/Applicant: Eastside Partners LLC
Agent: Drenner Group, PC (Leah M. Bojo)
Request: CS-MU-CO-NP to CS-MU-V-NP
Staff Rec.: **Recommendation of CS-MU-V-CO-NP**
Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov
Housing and Planning Department
Postponement Request: **Applicant Indefinite Postponement Request.**
10. **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.: **Pending**
Staff: Maureen Meredith, 512-974-2695, Maureen.Meredith@austintexas.gov
Housing and Planning Department
Postponement Request: **Staff postponement request to May 10, 2022.**
11. **Rezoning:** [C14-2021-0157 - 6600, 6702, 6704 & 6706 Regiene Road; District 1](#)
Location: 6600, 6702, 6704, & 6706 Regiene Road, Boggy Creek Watershed; Govalle-Johnston Terrace 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.: **Pending**
Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov
Housing and Planning Department
Postponement Request: **Staff postponement request to May 10, 2022.**

Attorney: Steven Maddoux, 512-974-6080

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

- 12. 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 Alkier
Agent: Drenner Group, PC (Leah Bojo)
Request: Industry to Major Planned Development 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 May 10, 2022.**
- 13. Rezoning:** [C14-2021-0158 - 6603 Regiene Road; District 1](#)
Location: 6603 Regiene Road, Boggy Creek Watershed; East MLK Combined (MLK-183) NP Area
Owner/Applicant: Laurie Lynn Alkier
Agent: Drenner Group, PC (Leah Bojo)
Request: LI-NP to LI-PDA-NP
Staff Rec.: **Pending**
Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov
Housing and Planning Department
Postponement Request: **Staff postponement request to May 10, 2022.**
- 14. Plan Amendment:** [NPA-2021-0025.02 - 7715 1/2 West State Highway 71; District 8](#)
Location: 7715 1/2 West SH 71 Hwy, Williamson Creek Watershed - Barton Springs Zone; Oak Hill Combined (West Oak Hill) NP Area
Owner/Applicant: Stephen Simon, John Simon, and Barbara Simon Bierner
Agent: Drenner Group, PC (Amanda Swor)
Request: Single Family to Mixed Use/Office land uses
Staff Rec.: **Recommended**
Staff: Maureen Maureen, 512-974-2695, Maureen.Meredith@austintexas.gov
Housing and Planning Department
- 15. Rezoning:** [C14-2021-0130 - 7715 1/2 West State Highway 71; District 8](#)
Location: 7715 1/2 and and 7817 West State Highway 71, Williamson Creek Watershed - Barton Springs Zone; Oak Hill Combined (West Oak Hill) NP Area
Owner/Applicant: Stephen Simon, John Simon, and Barbara Simon Bierner; Marvin H. Kretzschmar
Agent: Drenner Group, PC (Amanda Swor)
Request: RR-NP (Tract 1) and LO-NP (Tract 2) to GO-MU-NP
Staff Rec.: **Recommended**
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

- 16. Restrictive Covenant Amendment:** [C14-85-288.23\(RCA\) - 7715 1/2 West State Highway 71; District 8](#)
Location: 7715 1/2 West State Highway 71, Williamson Creek Watershed - Barton Springs Zone; Oak Hill Combined (West Oak Hill) NP Area
Owner/Applicant: Stephen Simon, John Simon, and Barbara Simon Bierner
Agent: Drenner Group, PC (Amanda Swor)
Request: To amend a Restrictive Covenant
Staff Rec.: **Recommended**
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov
Housing and Planning Department
- 17. Site Plan - Compatibility Waiver Request:** [SP-2021-0102C - 1400 Cedar Ave; District 1](#)
Location: 1400 Cedar Avenue, Boggy Creek Watershed- Urban; 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
- 18. Site Plan:** [SPC-2020-0121C - 90 Rainey, District 9](#)
Location: 612 Davis and 90 Rainey St, Waller Creek and Lady Bird Watershed
Owner/Applicant: 90 Rainey St LP / 92 Rainey Street LP
Agent: Drenner Group, PC (Amanda Swor)
Request: Variance request from 25-2-731 E 1 to allow reflectivity index of 25%
Staff Rec.: **Recommended**
Staff: Renee Johns, 512-974-2711, renee.johns@austintexas.gov
Development services department
- 19. Final Plat Vacation:** [C8S-79-139\(VAC\) - D.W. Patrick Addition](#)
Location: 2906 E. Howard Lane Formerly Gregg Lane, Harris Branch and Gilleland Creek
Owner/Applicant: Clayton Properties Group (Tyler Gatewood) and 2906 East Howard Lane LLC (Saheed Minhas)
Agent: BGE, Inc. (J. Adam Berry)
Request: Approval of the total plat vacation of D.W. Patrick Addition Volume 78 Page 293 consisting of one 50.00 acre lot.
Staff Rec.: **Recommended**
Staff: Sarah Sumner, 512-854-7687, sarah.sumner@traviscountytexas.gov
Single office

- 20. Final Plat from an approved Preliminary Plan:** [C8J-2019-0143.1A - Howard Lane Phase 1](#)
- Location: 2906 E. Howard Lane, Harris Branch and Gilleland Creek
Owner/Applicant: Clayton Properties Group (Tyler Gatewood) and 2906 East Howard Lane LLC (Saheed Minhas)
Agent: BGE, Inc. (J. Adam Berry)
Request: Approval with Conditions of Howard Lane Phase 1 Final Plat, consisting of 135 lots on 53.31 acres. Water and wastewater will be provided by the City of Austin
Staff Rec.: **Recommended**
Staff: Sarah Sumner, 512-854-7687, sarah.sumner@traviscountytx.gov
Single office
- 21. Final Plat from an approved Preliminary Plan:** [C8J-2019-0143.2A - Howard Lane Phase 2](#)
- Location: 2906 E. Howard Lane, Harris Branch and Gilleland Creek
Owner/Applicant: Clayton Properties Group (Tyler Gatewood) and 2906 East Howard Lane LLC (Saheed Minhas)
Agent: BGE, Inc. (J. Adam Berry)
Request: Approval with Conditions of Howard Lane Phase 2 Final Plat, consisting of 122 lots on 18.29 acres. Water and wastewater will be provided by the City of Austin
Staff Rec.: **Recommended**
Staff: Sarah Sumner, 512-854-7687, sarah.sumner@traviscountytx.gov
Single office
- 22. Final Plat from an approved Preliminary Plan:** [C8J-2020-0013.3A - West Bella Fortuna Phase 3](#)
- Location: Bella Fortuna Drive, Onion Creek
Owner/Applicant: Clayton Properties Group (Tyler Gatewood)
Agent: Doucet & Associated (Sumita Kadariya)
Request: Approval with Conditions of West Bella Fortuna Ph 3 Final Plat, consisting of 131 lots on 27.795 acres. Water and wastewater will be provided by the City of Austin.
Staff Rec.: **Recommended**
Staff: Sarah Sumner, 512-854-7687, sarah.sumner@traviscountytx.gov
Single office
- 23. Preliminary Plan:** [C8J-2021-0066 - Whisper Valley Multifamily Parcel 65](#)
- Location: 17001 E Braker Lane, Gilleland Creek
Owner/Applicant: Club Deal 120 Whisper Valley, L.P.
Agent: Land Dev Consulting (Michael Giannetta)
Request: Approval of the Whisper Valley Multifamily Parcel 65 Preliminary Plan, consisting of 1 lot and right-of-way on 16.2 acres.
Staff Rec.: **Disapproval for Reasons**
Staff: Jennifer Bennett, 512-974-9002, jennifer.bennett@austintexas.gov
Development Services Department

Attorney: Steven Maddoux, 512-974-6080

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

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

1. Nomination of member to Code and Ordinances Joint Committee.
2. Nomination of member to Small Area Planning Joint Committee.

F. BOARDS, COMMITTEES & WORKING GROUPS UPDATES

[Codes and Ordinances Joint Committee](#)

(Chair Shaw, Vice-Chair Hempel and Commissioner: 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, 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.

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, April 26, 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-rCcM0VJ45NoBmTPGEWfEdURjVJU0RZNDE3WE1TMEhHTFk1N1RBSDICVi4u>



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.

IN-PERSON COVID 19 PROTOCOLS & REQUIREMENTS

Participants are required to wear masks while on City property and should observe social distancing. Disposable masks will be provided to anyone who is not wearing proper face coverings. While the public is always welcome in chambers during the meeting, to allow for social distancing, participants are encouraged to only be in chambers during the item they are addressing. In between cases an announcement will be made to inform participants in the atrium that the next item is ready to be heard. Participants who have chosen to provide an e-mail address will also receive notification when the Commission is about 15 minutes from taking up the item of interest.

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