



PLANNING COMMISSION AGENDA

Tuesday, December 20, 2022

The Planning Commission will convene in a special called meeting at 5:00 PM on Tuesday, December 20, 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 November 15, 2022.

PUBLIC HEARINGS

2. **Plan Amendment:** [NPA-2022-0021.02 - Burleson & Ben White; District 3](#)
Location: 3507 Burleson Road, Country Club West Watershed; East Riverside/Oltorf (Parker Lane) NP Area
Owner/Applicant: Stoneridge Capital Partners, LTD
Agent: Dunaway Associates (Vanessa Mendez)
Request: Single Family, Office and Commercial to Mixed Use land use.
Staff Rec.: **Pending**
Staff: Kathleen Fox, 512-974-7877, kathleen.fox@austintexas.gov
Housing and Planning Department
Postponement Request: **Staff postponement request to January 10, 2023**
3. **Plan Amendment:** [NPA-2022-0017.01 - Crestview Village; District 7](#)
Location: 6916, 6926, 6928 N. Lamar Blvd and 808, 810, 812, 906 Justin Ln, Waller Creek Watershed; Crestview/Wooten Combined NP Area and Lamar/Justin Station Area Plan
Owner/Applicant: 3423 HOLDINGS LLC (Peter Barlin, Manager)
Agent: Armbrust & Brown, PLLC (Michael Gaudini)
Request: To amend the Lamar/Justin Station Area Plan to allow a maximum building height of 160 feet on the subject tract. The existing land use on the future land use map is Specific Regulating District. There is no proposed change to the future land use map.
Staff Rec.: **Pending**
Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov
Housing and Planning Department
Postponement Request: **Staff postponement request to February 14, 2023**

4. **Plan Amendment:** [NPA-2022-0007.01 - 10810 Newmont Rd; District 4](#)
Location: 10810 Newmont Road, Little Walnut Creek Watershed; North Austin Civic Association (NACA) NP Area
Owner/Applicant: 10810 Newmont Apartments, LLC (Kinereth Polner)
Agent: Kim Polner
Request: From Single Family to Mixed Use/Office land use.
Staff Rec.: **Recommended**
Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov
Housing and Planning Department
5. **Rezoning:** [C14-2022-0136 - 10810 Newmont Rd; District 4](#)
Location: 10810 Newmont Road, Little Walnut Creek Watershed; North Austin Civic Association (NACA) NP Area
Owner/Applicant: 10810 Newmont Apartments LLC (Kinereth Polner)
Request: SF-2-NP to GO-MU-NP
Staff Rec.: **Recommended**
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov
Housing and Planning Department
6. **Rezoning:** [C814-2022-0095 - 517 South Lamar PUD; District 9](#)
Location: 517 South Lamar Boulevard, West Bouldin Creek Watershed
Owner/Applicant: Murphey-Gray Properties, a 50 /50 Joint Venture of Dhanis, LLC & M & B Investment Company
Agent: Armbrust & Brown, PLLC (Richard Suttle)
Request: CS-V to PUD
Staff Rec.: **Pending**
Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov
Housing and Planning Department
Postponement **Request for Indefinite Postponement by the Staff**
Request:
7. **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.: **Recommended**
Staff: Maureen Maureen, 512-974-2695, maureen.meredith@austintexas.gov
Housing and Planning Department

- 8. 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.: **Not Applicable; Case Withdrawn by Applicant**
Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov
Housing and Planning Department
- 9. Rezoning:** [C14-2022-0205 - Denny's Condos; District 1](#)
Location: 1601 North IH 35 Service Road Northbound, Waller Creek Watershed;
Central East Austin NP Area
Owner/Applicant: McGrane Living Trust
Agent: Alice Glasco Consulting (Alice Glasco)
Request: CH-CO-NP to CH-V-PDA-NP
Staff Rec.: **Pending**
Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov
Housing and Planning Department
- 10. 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
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 **Postponement request by Staff to February 14, 2023**
- 11. Rezoning:** [C14-2021-0191 - Domain Central; District 7](#)
Location: 11500 Alterra Parkway, Walnut Creek Watershed; Northwest Park and Ride
Town Center TOD
Owner/Applicant: TR Domain, LLC
Agent: Drenner Group, PC (Amanda Swor)
Request: To rezone from MI-PDA to MI-PDA, to change a condition of zoning.
Staff Rec.: **Recommended**
Staff: Sherri Sirwaitis, 512-294-0246, sherri.sirwaitis@austintexas.gov
Housing and Planning Department

12. **Rezoning:** [C14-2022-0076 - 3100 Guadalupe; District 9](#)
Location: 3100 Guadalupe Street, Waller Creek Watershed; Central Austin Combined (West University) NP Area
Owner/Applicant: Leigh Family Trust (Alice G. Kaspar, Trustee)
Agent: Drenner Group, PC (Amanda Swor)
Request: CS-CO-NP to CS-1-CO-NP
Staff Rec.: **Recommended**
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov
Housing and Planning Department
13. **Rezoning:** [C14-2022-0093 - SDC-MLK; District 9](#)
Location: 607, 611, 615 W. Martin Luther King Jr. Boulevard & 1809 Rio Grande Street, Shoal Creek Watershed; Downtown Austin Plan (Northwest District)
Owner/Applicant: Jack Brown Family II Limited Partnership (Paul Brown)
Agent: Alice Glasco Consulting (Alice Glasco)
Request: CS to DMU-V
Staff Rec.: **Recommended**
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov
Housing and Planning Department
14. **Rezoning:** [C14-2022-0141 - 12th & West Rezoning; District 9](#)
Location: 801 and 807 West 12th Street and 1108, 1110, and 1112 West Avenue, Shoal Creek Watershed; Downtown Austin Plan (Northwest District)
Owner/Applicant: Ellis Real Estate Development LLC, Brian Larson, Brad Burns
Agent: Drenner Group (Amanda Swor)
Request: CS to DMU
Staff Rec.: **Recommendation of DMU-CO**
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov
Housing and Planning Department
15. **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
Housing and Planning Department

- 16. Rezoning:** [C14-2022-0062 - Industrial Blvd and Terry O Ln; District 3](#)
 Location: 439-511 and 515 Industrial Boulevard (odd only), and 4208 Terry O Lane, Blunn Creek, Williamson Creek Watersheds; South Congress Combined (East Congress) NP Area
 Owner/Applicant: Basalt Cannon LLC; Delwau LLC; Jasdayal LLC; Ungar Holdings LLC; Twin Oaks Associates Ltd., and Lunar Y, LLC
 Agent: Civiltude (Nhat Ho)
 Request: LI-NP to LI-PDA-NP
 Staff Rec.: **Pending**
 Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov
 Housing and Planning Department
 Postponement Request: **Request for Indefinite Postponement by the Staff**
- 17. Rezoning:** [C14-2022-0084 - 705 Brownlee Circle Rezone; District 9](#)
 Location: 705 Brownlee Circle, Lady Bird Lake Watershed; Old West Austin NP Area
 Owner/Applicant: Bradley Hoskins
 Agent: Keepers Land Planning (Ricca Keepers)
 Request: SF-3-NP to MF-3-NP
 Staff Rec.: **Recommended**
 Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov
 Housing and Planning Department
- 18. Rezoning:** [C14-2022-0090 - 2239 Cromwell Cir; District 3](#)
 Location: 2239, 2239 1/2, and 2309 1/2 Cromwell Circle, Country Club West Watershed; Old West Austin NP Area
 Owner/Applicant: 2239 Cromwell Circle LLC (Cooper Drenner)
 Agent: Drenner Group PC (Leah M. Bojo)
 Request: ERC-UR to ERC-CMU and to amend Figure 1-6 (East Riverside Corridor Hub Map) to include the entire lot in the Hub boundary, and to Figure 1-8 (East Riverside Corridor Development Bonus Height Map), to increase the maximum building height up to 120 feet through participation in a density bonus program.
 Staff Rec.: **Pending**
 Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov
 Housing and Planning Department
 Postponement Request: **Request for Indefinite Postponement by the Staff**

19. **Rezoning:** [C14-2022-0137 - 1304 Nueces DMU Zoning; District 9](#)
Location: 1304 Nueces Street, Shoal Creek Watershed; Downtown Austin Plan (Northwest District)
Owner/Applicant: Charles Baxter
Agent: Sandlin Services, LLC (Adam Hughes)
Request: GO to DMU
Staff Rec.: **Recommendation of DMU-CO**
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov
Housing and Planning Department
20. **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.: **Pending**
Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov
Housing and Planning Department
Postponement Request: **Staff postponement request to January 24, 2023**
21. **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.: **Pending**
Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov
Housing and Planning Department
Postponement Request: **Staff postponement request to January 24, 2023**
22. **Rezoning:** [C14-2022-0094 - 7601 Cameron Road; District 1](#)
Location: 7601 and 7601 1/2 Cameron Road, Buttermilk Branch Watershed; St. John / Coronado Hills Combined NP Area
Owner/Applicant: Area 51st, LLC
Agent: Drenner Group (Leah M. Bojo)
Request: GR-CO-NP to GR-MU-V-CO-NP
Staff Rec.: **Recommended**
Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov
Housing and Planning Department

- 23. Site Plan:** [SPC-2022-0141A - Republic Square Conditional Use; District 9](#)
 Location: 422 Guadalupe St, Shoal Creek Watershed, Lady Bird Lake Watershed; Downtown Austin Plan
 Owner/Applicant: City of Austin Parks and Recreation Department
 Agent: City of Austin Parks and Recreation Department (Reynaldo Hernandez)
 Request: Conditional Use Permit to allow alcohol sales in Republic Square Park
 Staff Rec.: **Pending**
 Staff: Christine Barton-Holmes, 512-974-2788, christine.barton-holmes@austintexas.gov
 Development Services Department
 Postponement Request: **Staff Postponement request to January 24, 2023**
- 24. Site Plan:** [SPC-2021-0228A - Petite Ecole International; District 3](#)
 Location: 831 Springdale Rd, Boggy Creek Watershed; Govalle NP Area
 Owner/Applicant: Blair Langlinois
 Agent: Petite Ecole International
 Request: Conditional Use Permit to allow a preschool in an existing building.
 Staff Rec.: **Recommended**
 Staff: Christine Barton-Holmes, 512-974-2788, christine.barton-holmes@austintexas.gov
 Development Services Department
- 25. Resubdivision:** [C8-2022-0007.0A - Replat of Lot 2, Drew Lane Addition; District 5](#)
 Location: 2414 Drew Lane, Slaughter Creek Watershed
 Owner/Applicant: Fortunate Foundations (Laurence Ramirez)
 Agent: Southwest Engineers (Campbell Key)
 Request: Approval of Resubdivision Application
 Staff Rec.: **Disapproval for Reasons per Exhibit C**
 Staff: Amy Combs, 512-974-2786, amy.combs@austintexas.gov
 Development Services Department
- 26. Imagine Austin Amendment:** [CPA-2022-0001 - Palm District Plan](#)
 Request: Discussion and possible action recommending approval of the Palm District Plan.
 Staff Rec.: **Recommended**
 Staff: Stevie Greathouse, (512) 974-7226, Stevie.Greathouse@austintexas.gov
 Mark Walters, (512) 974-7695, mark.walters@austintexas.gov
 Housing and Planning Department

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.

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

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)

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, December 20, 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 **5:00 p.m.** the day of the meeting utilizing a mobile device to scan the below QR code which will be displayed in Council 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