



PLANNING COMMISSION AGENDA

Tuesday, January 10, 2023

The Planning Commission will convene at 6:00 PM on Tuesday, January 10, 2023 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 December 20, 2022.

PUBLIC HEARINGS

2. **Plan Amendment:** [NPA-2022-0029.03 - Anderson Lane Mixed-Use; District 1](#)
Location: 1701 E. Anderson Lane, Buttermilk Creek and Little Walnut Creek Watersheds; St. John/Coronado Hills Combined (Coronado Hills) NP Area
Owner/Applicant: 183 Apartments Site, LTD (JDB Real Properties, Inc.) (John D. Byram)
Agent: Armbrust & Brown, PLLC (Michael J. Whellan)
Request: Commercial 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 request for Indefinite Postponement**
3. **Plan Amendment:** [NPA-2022-0021.01 - 2801 S I-35; District 3](#)
Location: 2801 S. I-35, Country Club West Watershed; East Riverside / Oltorf Combined NP Area
Owner/Applicant: 2801 I-35 Investor, LLC (Manager: Calvin Chen)
Agent: Armbrust & Brown, PLLC (Michael J. Whellan)
Request: 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: **Applicant request for Indefinite Postponement**

4. **Plan Amendment:** [NPA-2022-0010.02 - 2000 E. 6th Street and 2007 E. 7th Street; District 3](#)
Location: 1914, 2000 E 6TH Street and 1917, 1917 ½, 1923, 2007 E. 7th Street, Lady Bird Lake Watershed; Holly NP Area
Owner/Applicant: REG ATX 2000 E. 6th St., LTD
Agent: Armbrust & Brown, PLLC (Richard T. Suttle, Jr.)
Request: Mixed Use to Specific Regulating District land use
Staff Rec.: **Pending**
Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov
Housing and Planning Department
Postponement Request: **Applicant request for Indefinite Postponement**
5. **Plan Amendment:** [NPA-2022-0015.05 - 1811 Airport Boulevard; District 1](#)
Location: 1811 Airport Boulevard, Tannehill Branch Creek Watershed; E. MLK Combined NP Area
Owner/Applicant: 4015 Limited Partnership
Agent: Armbrust & Brown, PLLC (Richard T. Suttle, Jr.)
Request: Mixed Use to Specific Regulating District land use
Staff Rec.: **Pending**
Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov
Housing and Planning Department
Postponement Request: **Applicant request for Indefinite Postponement**
6. **Plan Amendment:** [NPA-2022-0015.01 - Tracor Lane NPA; District 1](#)
Location: 6211 ½, 6500, 6500 ½ 6502 ½, 6525 ½, 6540 Tracor Lane and 6515 ½, 6801, 6801 ½ FM 969 Road and 4209 1/2, 4525 Ed Bluestein Boulevard NB, Walnut Creek Watershed; E. MLK Combined NP Area
Owner/Applicant: Karlin Tracor Lane, LLC
Agent: Armbrust & Brown, PLLC (Richard T. Suttle, Jr.)
Request: Industry 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 request for Indefinite Postponement**

7. **Plan Amendment:** [NPA-2022-0015.03 - Darby Yard 700; District 1](#)
 Location: 3506, 3512 Darby Street; 6315, 6401, 6409, 6417 ½, 6505 Wilcab Road; and 6414, 6204, 6118 Hudson Street, Fort Branch and Walnut Creek Watersheds; E. MLK Combined (MLK-183)
 Owner/Applicant: Darby Yard, LLC (Franklin Sapp); Triple L, Group, LLC (Frank Roberts); Stay Taylor, LP (Jason Martin); Brenda Kay (formally known as Brenda Kay Winn) and James Jackson; Rehoboth Baptist Church (Rev. Ray Hendricks)
 Agent: Alice Glasco Consulting (Alice Glasco)
 Request: Commercial, Transportation and Industry 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 February 14, 2023**
8. **Plan Amendment:** [NPA-2022-0015.04 - Hudson #3; District 1](#)
 Location: 6115, 6117, 6201, 6305 Hudson Street and 6300, 6308 Harold Court, Fort Branch and Boggy Creek Watersheds; E. MLK Combined (MLK-183) NP Area
 Owner/Applicant: James T. Stewart; Saul Sanchez and Arnold Sanchez; Hudson MF3 Holdings, LLC; Graper, LLC (Pablo Gracia); and Frank Young
 Agent: Alice Glasco Consulting (Alice Glasco)
 Request: Mixed Use, Transportation and Commercial to Multifamily Residential 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 February 14, 2023**
9. **Plan Amendment:** [NPA-2022-0015.06 - Gloucester Dwellings; District 1](#)
 Location: 5803 Gloucester Lane, Fort Branch Watershed; E. MLK Combined (Pecan Springs-Springdale) NP Area
 Owner/Applicant: Denise Shannon & Shannon Batson
 Agent: Thower Design, LLC (Ron Thower and Victoria Haase)
 Request: Single Family to Higher Density Single Family 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 February 14, 2023.**

- 10. Plan Amendment:** [NPA-2022-0014.05 - Bergstrom Spur Trail Mixed Use; District 2](#)
Location: 6300 and 6410 Burleson Road, Onion Creek; Southeast Combined (Southeast) NP Area
Owner/Applicant: ZIFS Burleson300, LLC
Agent: Husch Blackwell (Micah King)
Request: Industry and Transportation to Mixed Use land use
Staff Rec.: **Pending**
Staff: Jesse Gutierrez, 512-974-1606, jesse.gutierrez@austintexas.gov
Housing and Planning Department
Postponement Request: **Staff postponement to February 14, 2023**
- 11. Plan Amendment:** [NPA-2022-0010.01 - 2615-2617 East 6th Street; District 3](#)
Location: 2615 and 2617 East 6th Street, Lady Bird Lake Watershed; Holly NP Area
Owner/Applicant: Kenneth J. Aune and Dororthy E. Aune
Agent: Land Use Solutions (Michele Haussmann)
Request: Industry 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 February 28, 2023**
- 12. Plan Amendment:** [NPA-2022-0009.01 - 1007 and 1021 E. 7th Street; District 3](#)
Location: 1007 and 1021 E. 7th Street., Waller Creek Watershed; Central East Austin NP Area and Plaza Saltillo TOD Station Area Plan
Owner/Applicant: 1007 East 7th Street (Austin) Owner, L.P. and 1021 East 7th Street (Austin) Owner, L.P.
Agent: Armbrust & Brown, PLLC (Richard T. Suttle, Jr.)
Request: To amend the Plaza Saltillo Station Area Plan to allow a base maximum building height of 90 feet on the subject tract. The current future land use map designation is Specific Regulating District. No change is proposed 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 28, 2023**

- 13. Plan Amendment:** [NPA-2022-0005.01 - Vargas Mixed Use; District 3](#)
Location: 400 Vargas Road and 6520 Lynch Lane, Country Club Creek and Carson Creek Watersheds; Montopolis NP Area
Owner/Applicant: Vargas Properties I, LTD and Jayco Holdings I, LTD
Agent: Thower Design, LLC (Ron Thower and Victoria Haase)
Request: Commercial 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 January 24, 2023.**
- 14. Plan Amendment:** [NPA-2022-0008.01 - 3117-3121 E. 12th Street; District 1](#)
Location: 3121 E. 12th Street, Boggy Creek Watershed; Rosewood NP Area
Owner/Applicant: 3121 E. 12th Horizontal Investors, LP
Agent: Armbrust & Brown, PLLC (Michael J. Whellan)
Request: Commercial 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 February 28, 2023**
- 15. Plan Amendment:** [NPA-2022-0016.02; - Borden Tract; District 3](#)
Location: 21, 21 ½, 41, 71 Strandtman Cove and 11, 21, 41, 41 ½ Julieanna Cv, Colorado River Watershed; Govalle/Johnston Terrace Combined (Govalle) NP Area
Owner/Applicant: New Dairy Texas, LLC
Agent: Armbrust & Brown, PLLC (Richard T. Suttle, Jr.)
Request: Industry 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 to February 28, 2023**

- 16. Plan Amendment:** [NPA-2022-0023.02 - E. 51st and Cameron; District 4](#)
Location: 1127, 1205, 1209, 1215 E. 52ND Street and 5106 – 5114 Lancaster Court (even numbers only, Tannehill Branch Watershed; Southeast Combined (McKinney) NP Area
Owner/Applicant: 51st Center, LLC; 1209 East Apartments, LLC; Yellow 52 Investments, LLC
Agent: Drenner Group, PC (Amanda Swor)
Request: Multifamily Residential and Mixed Use/Office 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 February 28, 2023
- 17. Plan Amendment:** [NPA-2022-0021.02 - Burleson & Ben White; District 3](#)
Location: 3507 Burleson Road, Country Club Creek Watershed; East Riverside / Oltorf Combined (Parker Lane) NP Area
Owner/Applicant: Stoneridge Capital Partners, LTD
Agent: Dunaway Associates (Vanessa Mendez)
Request: Office, Commercial and Single Family 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 February 28, 2023
- 18. Plan Amendment:** [NPA-2022-0014.03 - Chapman 71; District 2](#)
Location: 5010 Burleson Road; 3503, 3503 1/2 , 3505, 3507, 3533 Chapman Lane, 4905, 5001, 5005, 5005 ½ , 5109 E. Ben White Blvd SVRD EB, Carson Creek Watershed; Southeast Combined (McKinney) NP Area
Owner/Applicant: PlaceMKR Chapman, LLC
Agent: Armbrust & Brown, PLLC (Michael J. Whellan)
Request: Industry to Mixed Use land use
Staff Rec.: **Not Recommended**
Staff: Jesse Gutierrez, 512-974-1606, jesse.gutierrez@austintexas.gov
Housing and Planning Department
- 19. 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 Area 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

- 20. Plan Amendment:** [NPA-2022-0022.01 - 406 and 428 E. Alpine Rd.; District 3](#)
Location: 406 and 428 East Alpine Road, Blunn Creek Watershed; Greater South River City Combined NP Area
Owner/Applicant: Austin Memorial Home of Austin, Donald Dorsey, Agent
Agent: David Hartman, DuBois Bryant & Campbell
Request: From Office to Mixed Use land use
Staff Rec.: **Recommended**
Staff: Kathleen Fox, 512-974-7877, kathleen.fox@austintexas.gov
Housing and Planning Department
- 21. Rezoning:** [C14-2022-0101 - 406 and 428 Alpine Road Rezoning; District 3](#)
Location: 406 and 428 East Alpine Road, Blunn Creek Watershed; Greater South River City Combined NP Area
Owner/Applicant: Austin Memorial Home of Austin, Texas (Donald P. Dorsey)
Agent: DuBois, Bryant & Campbell, L.L.P. (David Hartman)
Request: GO-CO-NP to GO-MU-CO-NP
Staff Rec.: **Recommendation of GO-MU-NP**
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov
Housing and Planning Department
- 22. Plan Amendment:** [NPA-2022-0005.02 - Second Alpha .95; District 3](#)
Location: 2404 Thrasher Lane, Carson Creek Watershed; Greater South River City Combined NP Area
Owner/Applicant: Alpha Builders (Gino Shvetz)
Agent: Rodney K. Bennett
Request: Commercial to Single Family land use
Staff Rec.: **Recommended**
Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov
Housing and Planning Department
- 23. Rezoning:** [C14-2022-0114 - Second Alpha .96; District 3](#)
Location: 2404 Thrasher Lane, Carson Creek Watershed; Montopolis NP Area
Owner/Applicant: Alpha Builders (Gino Shvetz)
Agent: Bennett Consulting (Rodney K. Bennett)
Request: CS-NP to SF-3-NP
Staff Rec.: **Recommended**
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov
Housing and Planning Department

24. **Plan Amendment:** [NPA-2022-0007.01 - 10810 Newmont Rd; District 4](#)
Location: 10810 Newmont Road, Little Walnut Creek Watershed; North Austin Civic Association NP Area
Owner/Applicant: 10810 Newmont Apartments LLC (Kinereth Polner)
Agent: Kim Polner
Request: 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
25. **Rezoning:** [C14-2022-0136 - 10810 Newmont Rd; District 4](#)
Location: 10810 Newmont Road, Little Walnut Creek Watershed; North Austin Civic Association 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
26. **Plan Amendment:** [NPA-2022-0016.03 - 4927 E. 5th Street; District 3](#)
Location: 4927 E. 5th Street, Colorado River Watershed; Govalle/Johnston Terrace Combined (Govalle) NP Area
Owner/Applicant: 4927 E. 5th LTD
Agent: Drenner Group, PC (Amanda Swor)
Request: Industry to Commercial land use
Staff Rec.: **Recommended**
Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov
Housing and Planning Department
27. **Rezoning:** [C14-2022-0103 - 4927 E. 5th Street; District 3](#)
Location: 4927 East 5th Street, Colorado River Watershed; Govalle/Johnston Terrace Combined (Govalle) NP Area
Owner/Applicant: E.H. Deets et. al. Estate
Agent: Drenner Group, PC (Amanda Swor)
Request: LI-CO-NP to LI-PDA-NP
Staff Rec.: **Recommended**
Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov
28. **Plan Amendment:** [NPA-2022-0029.01 - 7601 Cameron Road; District 1](#)
Location: 7601 and 7601 1/2 Cameron Road, Buttermilk Creek Watershed; St. John / Coronado Hills Combined (Coronado Hills) NP Area
Owner/Applicant: Area 51st, LLC
Agent: Drenner Group, PC (Leah 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

Attorney: Steven Maddoux, 512-974-6080

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

- 29. 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 (Coronado Hills) 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
- 30. Plan Amendment:** [NPA-2022-0023.03 - Berkman Residential; District 4](#)
Location: 6305 Berkman Drive, Fort Branch Watershed; University Hills/Windsor Park Combined (Windsor Park) NP Area
Owner/Applicant: LEWIS DOUGLAS D CCL REVOCABLE TRUST
Agent: Thower Design, LLC (Ron Thower and Victoria Haase)
Request: Higher Density Single Family to Multifamily Residential land use
Staff Rec.: **Recommended**
Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov
Housing and Planning Department
- 31. Rezoning:** [C14-2022-0104 - Berkman Residential; District 4](#)
Location: 6305 Berkman Drive, Fort Branch Watershed; University Hills/Windsor Park Combined (Windsor Park) Area
Owner/Applicant: Douglas D Lewis CCL Revokable Trust (Douglas D. Lewis)
Agent: Thower Design, LLC (Ron Thower)
Request: SF-6-NP to MF-5-NP
Staff Rec.: **Staff recommendation of MF-3-NP**
Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov
Housing and Planning Department
- 32. 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

- 33. Rezoning:** [C14-2022-0102 - 506 and 508 West Rezoning; District 9](#)
Location: 506, 508 West Avenue, Shoal Creek Watershed; Downtown Area Plan (Northwest District)
Owner/Applicant: 506 West Avenue, LP (Tyler Grooms)
Agent: Armbrust and Brown, PLLC (Richard T. Suttle, Jr.)
Request: DMU to CBD
Staff Rec.: **Recommendation of CBD-CO**
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov
Housing and Planning Department
- 34. 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
- 35. Zoning:** [C14-2022-0147 - Linda Vista/Elroy West Industrial Park at Moore's Crossing MUD; District 2](#)
Location: 6807 South FM 973 Road, Onion Creek Watershed; Moore's Crossing MUD
Owner/Applicant: SRMC Investments, LLC (John Gurasich)
Agent: Alice Glasco Consulting (Alice Glasco)
Request: I-RR; I-SF-2 to LI
Staff Rec.: **Recommended**
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov
Housing and Planning Department
- 36. 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 Area 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

- 37. Rezoning:** [C14-2022-0116 - SOCO Coffee & Art Garden; District 2](#)
Location: 5604 South Congress Avenue, Williamson Creek Watershed; South Congress Combined (Sweetbriar) NP Area
Owner/Applicant: CMD Partnership, LTD (Dean Goodnight)
Agent: Thomas Bailey
Request: CS-MU-CO-NP to CS-1-MU-CO-NP
Staff Rec.: **Recommended**
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov
Housing and Planning Department
- 38. Final Plat out of approved Preliminary Plan:** [C8-2019-0057.2A - Pearson Ranch Phase 2A Final Plat; District 6](#)
Location: 14400 N FM 620 Road, Lake Creek Watershed
Owner/Applicant: Brett Ames (Pearson Ranch, LLC)
Agent: Vanessa Mendez (Dunaway Associates)
Request: Approval of Pearson Ranch West Phase 2A Final Plat, a proposed subdivision out of the approved Pearson Ranch West Preliminary Plan, comprised of 11 lots on 58.65 acres with all associated improvements.
Staff Rec.: **Disapprove for Reasons per Exhibit C**
Staff: Joey de la Garza, 512-974-2664, joey.delagarza@austintexas.gov
Development Services Department
- 39. Final Plat out of approved Preliminary Plan:** [C8-2019-0057.3A - Pearson Ranch Phase 2B Final Plat; District 6](#)
Location: 14320 N FM 620 Road, Lake Creek Watershed
Owner/Applicant: Brett Ames (Pearson Ranch, LLC)
Agent: Vanessa Mendez (Dunaway Associates)
Request: Approval of Pearson Ranch West Phase 2B Final Plat, a proposed subdivision out of the approved Pearson Ranch West Preliminary Plan, comprised of 4 lots on 22.85 acres with all associated improvements.
Staff Rec.: **Disapprove for Reasons per Exhibit C**
Staff: Joey de la Garza, 512-974-2664, joey.delagarza@austintexas.gov
Development Services Department

- 40. Variance:** [SP-2021-0091C - Oltorf Site Plan; District 3](#)
 Location: 4544 East Oltorf, Country Club West Watershed; East Riverside / Oltorf
 Combined NP Area
 Owner/Applicant: 2440 Wickersham LLC
 Agent: Jim Witliff / Land Answers
 Request: Request to vary from LDC 25-8-301 to allow driveways on slopes over 15%.
 Request to vary from LDC 25-8-341 to allow cut over 4 feet up to 8 feet.
 Request to vary from LDC 25-8-342 to allow fill over 4 feet up to 20.5 feet.
 Staff Rec.: **Recommended with Conditions**
 Staff: Mike McDougal, 512-974-6380, mike.mcdougal@austintexas.gov
 Rosemary Avila, 512-974-2784, rosemary.avila@austintexas.gov
 Development Services Department
- 41. 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
- 42. Code Amendment:** [C20-2022-015 - Regulating Plan for the North Burnet/Gateway Zoning District; District 7](#)
 Location: Walnut Creek and Shoal Creek Watersheds; North Burnet/Gateway NP Area
 Request: Consider an ordinance amending City Code Title 25 to amend the North Burnet / Gateway Regulating Plan to modify the Gateway and Midway Zones, within the Transit Oriented Development Subdistrict, to increase the maximum floor-to-area ratio and building height when using a development bonus.
 Staff Rec.: **Recommended**
 Staff: Jorge E. Rousselin, 512-974-2975, jorge.rousselin@austintexas.gov
 Housing and Planning Department

ITEMS FROM THE COMMISSION

- 43.** Discuss and consider establishing the Palm District Working Group tasked with providing the Planning Commission amendments for consideration. (Co-Sponsors Chair Shaw and Commissioner Azhar)

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, January 10, 2023 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 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 2023 Meeting Dates

Unless otherwise noted, meetings will convene at 6:00 PM at Austin City Hall

Tuesday, January 10th, 2023 (1/10/23)	Tuesday, May 9th, 2023 (5/9/23)	Tuesday, September 12th, 2023 (9/12/23)
Tuesday, January 24th, 2023 (1/24/23)	Tuesday, May 23rd, 2023 (5/23/23)	Tuesday, September 26th, 2023 (9/26/23)
Tuesday, February 14th, 2023 (2/14/23)	Tuesday, June 13th, 2023 (6/13/23)	Tuesday, October 10th, 2023 (10/10/23)
Tuesday, February 28th, 2023 (2/28/23)	Tuesday, June 27th, 2023 (6/27/23)	Tuesday, October 24th, 2023 (10/24/23)
Tuesday, March 14th, 2023 (3/14/23)	Tuesday, July 11th, 2023 (7/11/23)	Tuesday, November 14th, 2023 (11/14/23)
Tuesday, March 28th, 2023 (3/28/23)	Tuesday, July 25th, 2023 (7/25/23)	Tuesday, November 28th, 2023 (11/28/23)
Tuesday, April 11th, 2023 (4/11/23)	Tuesday, August 8th, 2023 (8/8/23)	Tuesday, December 12th, 2023 (12/12/23)
Tuesday, April 25th, 2023 (4/25/23)	Tuesday, August 22nd, 2023 (8/22/23)	Tuesday, December 19th, 2023 (12/19/23); 5:00 PM