



PLANNING COMMISSION AGENDA

Tuesday, January 24, 2023

The Planning Commission will convene at 6:00 PM on Tuesday, January 24, 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 January 10, 2023.

PUBLIC HEARINGS

- 2. Plan Amendment:** [NPA-2022-0005.01 - Vargas Mixed Use; District 3](#)
Location: 400 Vargas Road and 6520 Lynch Lane, Country Club East Creek and Colorado River 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 March 14, 2023
- 3. Rezoning:** [C14-2022-0107 - Vargas Mixed Use; District 3](#)
Location: 4300 Vargas Road & 6520 Lynch Lane, Country Club East Creek and Colorado River Watersheds; Montopolis NP Area
Owner/Applicant: Vargas Properties I LTD & Jayco Holdings I LTD (Jay Chernosky)
Agent: Thower Design, LLC (Victoria Haase)
Request: GR-NP; LR-NP to CS-MU-NP for Tract 1; LR-MU-NP for Tract 2
Staff Rec.: **Pending**
Staff: Nancy Estrada, 512-974-7617, nancy.estrada@austintexas.gov
Housing and Planning Department
Postponement Request: Staff Postponement request to March 14, 2023
- 4. 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: Nancy Estrada, 512-974-7617, nancy.estrada@austintexas.gov
Housing and Planning Department

Attorney: Steven Maddoux, 512-974-6080

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

5. **Rezoning:** [C14-2022-0102 - 506 and 508 West Rezoning; District 9](#)
Location: 506, 508 West Avenue, Shoal Creek Watershed; Downtown Austin Plan (Lower Shoal Creek 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: Nancy Estrada, 512-974-7617, nancy.estrada@austintexas.gov
Housing and Planning Department
6. **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.: **Not Recommended**
Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov
Housing and Planning Department
7. **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
8. **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

9. **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
10. **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)
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
11. **Rezoning:** [C14-2022-0103 - 4927 E. 5th Street; District 3](#)
Location: 4927 East 5th Street, Colorado River Watershed; Govalle/Johnston Terrace Combined (Govalle)
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
12. **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

- 13. Plan Amendment:** [NPA-2022-0010.03 - Holly Mixed Use; District 3](#)
 Location: 2309 E. 2nd St.; 2320 E. Cesar Chavez S.t; 2315 E. 2nd S.t; 2403 E. 2nd St.; 2405 E. 2nd St.; 2409 E. 2nd St; 2411 E. 2nd St., Lady Bird Lake; Holly NP Area
 Owner/Applicant: 2309 2nd St./2320 E. Cesar Chavez St.: 2324 ECC-Arc LLC, a Delaware limited liability company; 2315 E. 2nd St.: 2400 ECC-Arc LLC, a Delaware limited liability company; 2403 E. 2nd Street: Steven Yarak, Larry Yarak, Brenda Blair; 2405 E. 2nd Street: Danielle Murray; 2409 E. 2nd Street: Eleanore Bacon; 2411 E. 2nd Street: Ricardo David Rojo
 Agent: Armbrust & Brown, PLLC (Ferris Clements)
 Request: Single Family and Civic to Mixed Use land use.
 Staff Rec.: **Recommended**
 Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov
 Housing and Planning Department
- 14. 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 LI-PDA-NP, as amended
 Staff Rec.: **Pending**
 Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov
 Housing and Planning Department
Postponement Request: Staff postponement request to February 14, 2023
- 15. Rezoning:** [C14-2022-0106 - Hudson #3; District 1](#)
 Location: 6115, 6117, 6201 and 6305 Hudson Street, Fort Branch and Boggy Creek Watersheds; East MLK Combined NP Area
 Owner/Applicant: James T. Stewart; Saul and Arnold Sanchez; Hudson MF3 Holdings, LLC; Frank Young; Graper, LLC
 Agent: Alice Glasco Consulting (Alice Glasco)
 Request: GR-MU-NP and CS-NP to MF-6-NP
 Staff Rec.: **Recommended**
 Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov
 Housing and Planning Department
Postponement Request: Staff postponement request to February 14, 2023

- 16. Rezoning:** [C14-2022-0105 - Darby Yard 700; District 1](#)
 Location: 3506 and 3512 Darbv Street; 6401, 6417-1/2, 6409 and 6505 Willcab Road, 3506 and 3512 Darbv Street; 6401, 6417-1/2, 6409 and 6505 Willcab Road Fort Branch and Boggy Creek Watersheds; East MLK Combined NP Area
 Agent: Alice Glasco Consulting (Alice Glasco)
 Request: LI-NP and CS-NP to LI-PDA-NP
 Staff Rec.: **Recommended**
 Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov
 Housing and Planning Department
Postponement Request: Staff postponement request to February 14, 2023
- 17. Site Plan:** [SPC-2022-0141A - Republic Square Conditional Use; District 9](#)
 Location: 422 Guadalupe Street, Shoal Creek Watershed, Lady Bird Lake Watershed; Downtown Austin Plan (Core / Waterfront District)
 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.: **Recommended**
 Staff: Christine Barton-Holmes, 512-974-2788, christine.barton-holmes@austintexas.gov
 Development Services Department
- 18. 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.: **NA ; Item posted in error.**
 Staff: Amy Combs, 512-974-2787, amy.combs@austintexas.gov
 Development Services Department
- 19. Resubdivision:** [C8-2022-0254.0A - 1191 Ridge Drive Subdivision; District 1](#)
 Location: 1191 Ridge Drive, Boggy Creek Watershed; MLK NP Area
 Owner/Applicant: Tejas 1 QOZB, LP (Gary G. Gill)
 Agent: Southwest Engineers, Inc (Kody Schouten)
 Request: Approve the resubdivision of portions of lots into a 6 lot subdivision on 0.52 acres.
 Staff Rec.: **Approval with conditions per Exhibit C**
 Staff: Cesar Zavala, 512-974-3404, cesar.zavala@austintexas.gov
 Development Services Department

- 20. Final Plat from approved preliminary plan:** [C8-2019-0146.1A - Thaxton Subdivision, Small Lot Subdivision, Phase One; District 2](#)
 Location: Slaughter Lane & Thaxton Rd., Marble Creek Watershed
 Owner/Applicant: M/I Homes of Austin, LLC (Royce Rippey)
 Agent: LJA Engineering, LLC (Russell Kotara)
 Request: Approval of the final plat consisting of 152 total lots on 56.20 acres.
 Staff Rec.: **Approval with conditions per Exhibit C**
 Staff: Cesar Zavala, 512-974-3404, cesar.zavala@austintexas.gov
 Development Services Department
- 21. Code Amendment:** [C20-2022-015 - North Burnet/Gateway Regulating Plan TOD Subdistrict; District 7](#)
 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
- 22. Rezoning:** [C14-2022-0112- 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 Dorothy E. Aune
 Agent: Land Use Solutions (Michele Hausmann)
 Request: LI-CO-NP to CS-MU-V-NP
 Staff Rec.: **Pending**
 Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov
 Housing and Planning Department
 Postponement Request: **Staff postponement request to February 28, 2023**

NOMINATION

- 23.** Nominate a member of the Planning Commission to be considered by Council for the purpose of serving on the Joint Sustainability Committee as the primary member.

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

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

[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 24, 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