



PLANNING COMMISSION AGENDA

Tuesday, February 14, 2023

The Planning Commission will convene at 6:00 PM on Tuesday, February 14, 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 24, 2023.

PUBLIC HEARINGS

2. **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: Postponement request by Staff to March 28, 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: Postponement request by Staff to March 28, 2023

4. **Plan Amendment:** [NPA-2022-0014.05 - Bergstrom Spur Trail Mixed Use; District 2](#)
 Location: 6300 and 6410 Burleson Road, Onion Creek Watershed; 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.: **Not recommended**
 Staff: Jesse Gutierrez, 512-974-1606, jesse.gutierrez@austintexas.gov
 Housing and Planning Department
Postponement Request: Postponement request by Staff to February 28, 2023
5. **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) NP Area
 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: Postponement request by Staff to February 28, 2023
6. **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: Postponement request by Staff to February 28, 2023

7. **Plan Amendment:** [NPA-2022-0015.04 - Hudson #3; District 1](#)
 Location: 6115, 6117, 6201, 6305 Hudson St and 6300, 6308 Harold Ct, Fort Branch and Boggy Creek Watershed; 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.: **Recommended**
 Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov
 Housing and Planning Department
Postponement Request: Postponement request by Staff to February 28, 2023
8. **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: Postponement request by Staff to February 28, 2023
9. **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
Postponement Request: Postponement request by Staff to February 28, 2023

- 10. 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
Postponement Request: **Postponement request by Applicant to April 11, 2023**
- 11. Rezoning:** [C14-2022-0203 - Riverside and Vargas; District 3](#)
Location: 6610 East Riverside Drive, Carson Creek Watershed; East Riverside Corridor (Montopolis NP Area)
Owner/Applicant: East Riverside Drive Up (Shawn A.J. Gross)
Agent: Drenner Group, PC (Amanda Swor)
Request: East Riverside Corridor (ERC-Corridor Mixed Use Subdistrict) and East Riverside Corridor (ERC-Neighborhood Mixed Use Subdistrict) to East Riverside Corridor (ERC-Corridor Mixed Use Subdistrict), and to amend Figure 1-6 (East Riverside Corridor Hub Map) to include the entire lot in the Hub boundary, to Figure 1-7 (East Riverside Corridor Height Map) to designate the entire lot as 60 feet for an allowable height, 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.: **Posted in Error**
Staff: Nancy Estrada, 512-974-7617, nancy.estrada@austintexas.gov
Housing and Planning Department
- 12. 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

- 13. 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: Postponement request by Staff to February 28, 2023
- 14. Variance:** [SP-2021-0091C - Oltorf Site Plan; District 3](#)
 Location: 4544 E Oltorf, Country Club West Watershed; East Riverside / Oltorf
 Combined NPA
 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
Postponement Request: Postponement request by Applicant to April 11, 2023
- 15. 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

ITEMS FROM THE COMMISSION

- 16.** Discuss and consider establishing a working group tasked to review matters related to Accessory Dwelling Units. (Sponsors: Commissioners Mushtaler and Anderson)

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 Anderson, 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)

Palm District Working Group

(Chair Shaw, Vice-Chair Hempel and Commissioners Anderson, Cohen and Howard)

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, February 14, 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