



## **PLANNING COMMISSION**

### **MINUTES**

**January 10, 2023**

**The Planning Commission convened in a meeting on January 10, 2023 in Council Chambers of City Hall, 301 W. 2nd Street, Austin, Texas and via videoconference @ <http://www.austintexas.gov/page/watch-atxn-live>**

**Chair Shaw called the Commission Meeting to order at 6:06 p.m.**

#### **Commission Members in Attendance:**

**Greg Anderson  
Awais Azhar  
Grayson Cox  
Yvette Flores  
Claire Hempel – Vice-Chair  
Jennifer Mushtaler  
Carmen Llanes Pulido  
Todd Shaw – Chair  
Robert Schneider  
James Shieh  
Jeffrey Thompson**

**Jessica Cohen – Ex-Officio**

#### **Absent:**

**Patrick Howard**

**Arati Singh – Ex -Ex-Officio  
Richard Mendoza – Ex-Officio  
Spencer Cronk – Ex-Officio**

**One vacancy on the Commission (District 2)**

## **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.

Approve the minutes of December 20, 2022 was approved on the consent agenda on the motion by Commissioner Azhar, seconded by Commissioner Thompson on a vote of 11-0. Commissioner Howard absent. One vacancy on the dais.

## **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**

Motion to grant Applicant's request for Indefinite Postponement of this item was approved on the consent agenda on the motion by Commissioner Azhar, seconded by Commissioner Thompson on a vote of 11-0. Commissioner Howard absent. One vacancy on the dais.

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**

Motion to grant Applicant's request for Indefinite Postponement of this item was approved on the consent agenda on the motion by Commissioner Azhar, seconded by Commissioner Thompson on a vote of 11-0. Commissioner Howard absent. One vacancy on the dais.

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**

Motion to grant Applicant's request for Indefinite Postponement of this item was approved on the consent agenda on the motion by Commissioner Azhar, seconded by Commissioner Thompson on a vote of 11-0. Commissioner Howard absent. One vacancy on the dais.

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**

Motion to grant Applicant's request for Indefinite Postponement of this item was approved on the consent agenda on the motion by Commissioner Azhar, seconded by Commissioner Thompson on a vote of 11-0. Commissioner Howard absent. One vacancy on the dais.

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**

Motion to grant Applicant's request for Indefinite Postponement of this item was approved on the consent agenda on the motion by Commissioner Azhar, seconded by Commissioner Thompson on a vote of 11-0. Commissioner Howard absent. One vacancy on the dais.

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**

Motion to grant Staff's request for postponement of this item to February 14, 2023 was approved on the consent agenda on the motion by Commissioner Azhar, seconded by Commissioner Thompson on a vote of 11-0. Commissioner Howard absent. One vacancy on the dais.

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**

Motion to grant Staff's request for postponement of this item to February 14, 2023 was approved on the consent agenda on the motion by Commissioner Azhar, seconded by Commissioner Thompson on a vote of 11-0. Commissioner Howard absent. One vacancy on the dais.

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.**

Motion to grant Staff's request for postponement of this item to February 14, 2023 was approved on the consent agenda on the motion by Commissioner Azhar, seconded by Commissioner Thompson on a vote of 11-0. Commissioner Howard absent. One vacancy on the dais.

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**

Motion to grant Staff's request for postponement of this item to February 14, 2023 was approved on the consent agenda on the motion by Commissioner Azhar, seconded by Commissioner Thompson on a vote of 11-0. Commissioner Howard absent. One vacancy on the dais.

- 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 Dorothy E. Aune  
Agent: Land Use Solutions (Michele Hausmann)  
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**

Motion to grant Staff's request for postponement of this item to February 28, 2023 was approved on the consent agenda on the motion by Commissioner Azhar, seconded by Commissioner Thompson on a vote of 11-0. Commissioner Howard absent. One vacancy on the dais.

- 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**

Motion to grant Staff's request for postponement of this item to February 28, 2023 was approved on the consent agenda on the motion by Commissioner Azhar, seconded by Commissioner Thompson on a vote of 11-0. Commissioner Howard absent. One vacancy on the dais.

- 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.**

Motion to grant Staff's request for postponement of this item to January 24, 2023 was approved on the consent agenda on the motion by Commissioner Azhar, seconded by Commissioner Thompson on a vote of 11-0. Commissioner Howard absent. One vacancy on the dais.

- 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**

Motion to grant Staff's request for postponement of this item to February 28, 2023 was approved on the consent agenda on the motion by Commissioner Azhar, seconded by Commissioner Thompson on a vote of 11-0. Commissioner Howard absent. One vacancy on the dais.



- 15. Plan Amendment:** [NPA-2022-0016.02; - Borden Tract; District 3](#)  
Location: 21, 21 ½, 41, 71 Strandman 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**

Motion to grant Staff's request for postponement of this item to February 28, 2023 was approved on the consent agenda on the motion by Commissioner Azhar, seconded by Commissioner Thompson on a vote of 11-0. Commissioner Howard absent. One vacancy on the dais.

- 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**

Motion to grant Staff's request for postponement of this item to February 28, 2023 was approved on the consent agenda on the motion by Commissioner Azhar, seconded by Commissioner Thompson on a vote of 11-0. Commissioner Howard absent. One vacancy on the dais.

- 17. Plan Amendment:** [NPA-2022-0021.02 - Burluson & Ben White; District 3](#)  
 Location: 3507 Burluson 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**

Motion to grant Staff's request for postponement of this item to February 28, 2023 was approved on the consent agenda on the motion by Commissioner Azhar, seconded by Commissioner Thompson on a vote of 11-0. Commissioner Howard absent. One vacancy on the dais.

- 18. Plan Amendment:** [NPA-2022-0014.03 - Chapman 71; District 2](#)  
 Location: 5010 Burluson 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

Motion to grant Staff's request for postponement of this item to February 28, 2023 was approved on the consent agenda on the motion by Commissioner Azhar, seconded by Commissioner Thompson on a vote of 11-0. Commissioner Howard absent. One vacancy on the dais.

- 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

Public Hearing closed.

Motion to grant Staff's recommendation of DMU-CO combining district zoning for located at 801 and 807 West 12th Street and 1108, 1110, and 1112 West Avenue was approved on the consent agenda on the motion by Commissioner Azhar, seconded by Commissioner Thompson on a vote of 11-0. Commissioner Howard absent. One vacancy on the dais.

- 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

Motion by Commissioner Azhar, seconded by Commissioner Thompson to grant Staff's recommendation of Mixed Use land use for 406 and 428 East Alpine Road located at 406 and 428 East Alpine Road was approved on a vote of 9-0. Commissioners Llanes Pulido and Mushtaler abstained. Commissioner Howard absent. One vacancy on the dais.

- 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

Public Hearing closed.

Motion by Commissioner Azhar, seconded by Commissioner Thompson to grant Staff's recommendation of GO-MU-NP combining district zoning for C14-2022-0101 - 406 and 428 Alpine Road Rezoning located at 406 and 428 East Alpine was approved on a vote of 9-0. Commissioners Llanes Pulido and Mushtaler abstained. Commissioner Howard absent. One vacancy on the dais.

- 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

Motion to grant Neighborhood request for postponement of this item to February 28, 2023 was approved on the consent agenda on the motion by Commissioner Azhar, seconded by Commissioner Thompson on a vote of 11-0. Commissioner Howard absent. One vacancy on the dais.

- 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

Motion to grant Neighborhood request for postponement of this item to February 28, 2023 was approved on the consent agenda on the motion by Commissioner Azhar, seconded by Commissioner Thompson on a vote of 11-0. Commissioner Howard absent. One vacancy on the dais.

- 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

Public Hearing closed.

Motion to grant Staff's recommendation of Mixed Use/Office land use for NPA-2022-0007.01 - 10810 Newmont Rd located at 10810 Newmont Road was approved on the consent agenda on

the motion by Commissioner Azhar, seconded by Commissioner Thompson on a vote of 11-0. Commissioner Howard absent. One vacancy on the dais.

- 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

Public Hearing closed.

Motion to grant Staff's recommendation of GO-MU-NP combining district zoning for C14-2022-0136 - 10810 Newmont Rd located at 10810 Newmont Road was approved on the consent agenda on the motion by Commissioner Azhar, seconded by Commissioner Thompson on a vote of 11-0. Commissioner Howard absent. One vacancy on the dais.

- 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

Motion to grant Neighborhood request for postponement of this item to January 24, 2023 was approved on the consent agenda on the motion by Commissioner Azhar, seconded by Commissioner Thompson on a vote of 11-0. Commissioner Howard absent. One vacancy on the dais.

- 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

Motion to grant Neighborhood request for postponement of this item to January 24, 2023 was approved on the consent agenda on the motion by Commissioner Azhar, seconded by Commissioner Thompson on a vote of 11-0. Commissioner Howard absent. One vacancy on the dais.

**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

Motion to grant Applicant's request for postponement of this item to January 24, 2023, was approved on the consent agenda on the motion by Commissioner Azhar, seconded by Commissioner Thompson on a vote of 11-0. Commissioner Howard absent. One vacancy on the dais.

**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

Motion to grant Applicant's request for postponement of this item to January 24, 2023 was approved on the consent agenda on the motion by Commissioner Azhar, seconded by Commissioner Thompson on a vote of 11-0. Commissioner Howard absent. One vacancy on the dais.

**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

Public Hearing closed.

Motion by Commissioner Shieh, seconded by Commissioner Azhar to grant Staff's recommendation of Multifamily Residential land use for NPA-2022-0023.03 - Berkman Residential located at 6305 Berkman Drive was approved on a vote of 9-1. Commissioner Anderson voted nay. Commissioner Flores off the dais. Commissioner Howard absent. One vacancy on the dais.

**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

Public Hearing closed.

Motion by Commissioner Shieh, seconded by Commissioner Azhar to grant MF-5-CO-NP combining district zoning for C14-2022-0104 - Berkman Residential located at 6305 Berkman Drive was approved on a vote of 9-1. Commissioner Anderson voted nay. Commissioner Flores off the dais. Commissioner Howard absent. One vacancy on the dais.

Conditional Overlay:

Building height shall not exceed 45 feet.

**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

Motion to grant Applicant's request for postponement of this item to January 24, 2023 was approved on the consent agenda on the motion by Commissioner Azhar, seconded by Commissioner Thompson on a vote of 11-0. Commissioner Howard absent. One vacancy on the dais.

- 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

Motion to grant Neighborhood's request for postponement of this item to January 24, 2023 was approved on the consent agenda on the motion by Commissioner Azhar, seconded by Commissioner Thompson on a vote of 11-0. Commissioner Howard absent. One vacancy on the dais.

- 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

Public Hearing closed.

Motion by Commissioner Azhar, seconded by Commissioner Anderson to grant Staff's recommendation of MF-3-NP combining district zoning for 705 Brownlee Circle located at 705 Brownlee Circle was approved on a vote of 10-0. Commissioner Flores off the dais. Commissioner Howard absent. One vacancy on the dais.

- 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



Public Hearing closed.

Motion to grant Staff's recommendation of LI district zoning for C14-2022-0147 - Linda Vista/Elroy West Industrial Park at Moore's Crossing MUD located at 6807 South FM 973 Road was approved on the consent agenda on the motion by Commissioner Azhar, seconded by Commissioner Thompson on a vote of 11-0. Commissioner Howard absent. One vacancy on the dais.

- 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

Motion to grant Applicant's request for postponement of this item to February 14, 2023 was approved on the consent agenda on the motion by Commissioner Azhar, seconded by Commissioner Thompson on a vote of 11-0. Commissioner Howard absent. One vacancy on the dais.

- 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

Public Hearing closed.

Motion to grant Staff's recommendation of CS-1-MU-CO-NP combining district zoning for C14-2022-0116 - SOCO Coffee & Art Garden located at 5604 South Congress Avenue was approved on the consent agenda on the motion by Commissioner Azhar, seconded by Commissioner Thompson on a vote of 11-0. Commissioner Howard absent. One vacancy on the dais.

**38. Final Plat out of approved** [C8-2019-0057.2A - Pearson Ranch Phase 2A Final Plat; District 6](#)

**Preliminary Plan:**

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

Public Hearing closed.

Motion for Disapprove for Reasons per Exhibit C of C8-2019-0057.2A - Pearson Ranch Phase 2A Final Plat located at 14400 N FM 620 Road was approved on the consent agenda on the motion by Commissioner Azhar, seconded by Commissioner Thompson on a vote of 11-0. Commissioner Howard absent. One vacancy on the dais.

**39. Final Plat out of approved** [C8-2019-0057.3A - Pearson Ranch Phase 2B Final Plat; District 6](#)

**Preliminary Plan:**

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

Public Hearing closed.

Motion for Disapprove for Reasons per Exhibit C of C8-2019-0057.3A - Pearson Ranch Phase 2B Final Plat located at 14320 N FM 620 Road was approved on the consent agenda on the motion by Commissioner Azhar, seconded by Commissioner Thompson on a vote of 11-0. Commissioner Howard absent. One vacancy on the dais.

- 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

Motion to grant Applicant's request for postponement of this item to February 14, 2023 was approved on the consent agenda on the motion by Commissioner Azhar, seconded by Commissioner Thompson on a vote of 11-0. Commissioner Howard absent. One vacancy on the dais.

- 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

Motion to postpone this item to January 24, 2023, by the Planning Commission, was approved on the consent agenda on the motion by Commissioner Azhar, seconded by Commissioner Thompson on a vote of 11-0. Commissioner Howard absent. One vacancy on the dais.

42. **Code** [C20-2022-015 - Regulating Plan for the North Burnet/Gateway Zoning District; District 7](#)  
**Amendment:**  
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

Motion to postpone this item to February 14, 2023, by the Planning Commission, was approved on the consent agenda on the motion by Commissioner Azhar, seconded by Commissioner Thompson on a vote of 11-0. Commissioner Howard absent. One vacancy on the dais.

## **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)

Motion by Chair Shaw, seconded by Vice-Chair Hempel to establish the Palm District Working Group tasked with providing the Planning Commission amendments for consideration Commissioner consisting of Chair Shaw, Vice-Chair Hempel and Commissioners Anderson, Cohen, and Howard was approved on a vote of 10-0. Commissioner Howard absent. One vacancy on the dais.

## **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**

### [Codes and Ordinances Joint Committee](#)

(Chair Shaw, Vice-Chair Hempel and Commissioners: Anderson and Azhar)

Vice-Chair Hempel provided an update.

[Comprehensive Plan Joint Committee](#)

(Commissioners: Cox, Flores, Llanes Pulido, and Schneider)

No report provided.

[Joint Sustainability Committee](#)

(Commissioner Schneider *alternate*)

Commissioner Schneider provided an update.

[Small Area Planning Joint Committee](#)

(Commissioners: Howard, Mushtaler, Shieh, and Thompson)

No report provided.

[South Central Waterfront](#)

[Advisory Board](#)

(Commissioner Thompson)

No report provided.

Design Guidelines Update Working  
Group

(Vice-Chair Hempel and  
Commissioner Cohen)

Vice-Chair Hempel provided an update.

Housing Working Group  
(Commissioners Anderson, Azhar, Cohen, Howard, Llanes Pulido, and Shieh)

No report provided.

**Chair Shaw adjourned the meeting without objection on Tuesday, January 10, 2023 at 9:59 p.m.**

Minutes approved January 24, 2023 on the consent agenda on the motion by Vice-Chair Hempel seconded by Commissioner Shieh on a vote of 10-0. Azhar and Schneider absent. One vacancy on the dais.

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alternative formats, please give notice at least 4 days before the meeting date. Please call Jerry Rusthoven at the Housing and Planning Department, at 512-974-3207, for additional information; TTY users route through Relay Texas at 711.