



## PLANNING COMMISSION AGENDA

**Tuesday, February 28, 2023**

The Planning Commission will convene at 6:00 PM on Tuesday, February 28, 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

[Jesus Garza](#) – Interim 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

Attorney: Steven Maddoux, 512-974-6080

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

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

## **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 February 14, 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, Carson 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. **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.: **Pending**  
 Staff: Jesse Gutierrez, 512-974-1606, jesse.gutierrez@austintexas.gov  
 Housing and Planning Department  
**Postponement Request: Postponement request by Applicant to March 28, 2023**
5. **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.: **Pending**  
 Staff: Jesse Gutierrez, 512-974-1606, jesse.gutierrez@austintexas.gov  
 Housing and Planning Department  
**Postponement Request: Postponement request by Staff to March 28, 2023**
6. **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 March 28, 2023**

7. **Plan Amendment:** [NPA-2022-0023.02 - E. 51st and Cameron; District 4](#)  
 Location: 1127, 1205, 1209, 1215 E. 52ND ST and 5106 – 5114 Lancaster Ct (even numbers only, Tannehill Branch Watershed; University Hills/Windsor Park (Windsor Park) 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 by Staff to April 25, 2023**
8. **Plan Amendment:** [NPA-2022-0021.02 - Burlison & Ben White; District 3](#)  
 Location: 3507 Burlison Road, Country Club Creek Watershed; East Riverside / Oltorf Combined (Parker Lane) NP Area  
 Owner/Applicant: Stoneridge Capital Partners, LTD  
 Agent: Arbrust & Brown, PLLC (Michael J. Whellan)  
 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: Postponement request by Staff to April 25, 2023**
9. **Plan Amendment:** [NPA-2022-0009.01 - 1007 and 1021 E. 7th Street; District 3](#)  
 Location: 1007 and 1021 E. 7th St.; Central East Austin NP Area and Plaza Saltillo TOD Station Area Plan, Waller Creek Watershed  
 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 March 14, 2023**

- 10. Plan Amendment:** [NPA-2022-0005.02 - Second Alpha .95; District 3](#)  
 Location: 2404 Thrasher Lane, Carson Creek Watershed; Montopolis 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  
**Postponement Request: Postponement request by Applicant to March 14, 2023**
- 11. 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: Nancy Estrada, 512-974-7617, nancy.estrada@austintexas.gov  
 Housing and Planning Department  
**Postponement Request: Postponement request by Applicant to March 14, 2023**
- 12. 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 March 14, 2023**
- 13. Rezoning:** [C14-2022-0112 - 2615-2617 East 6th Street; District 3](#)  
 Location: 2615 East 6th Street 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: 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 March 14, 2023**

- 14. 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; East MLK Combined NP Area (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.: **Recommended**  
 Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov  
 Housing and Planning Department  
**Postponement Request: Postponement request by Neighborhood to March 28, 2023**
- 15. Rezoning:** [C14-2022-0105 - 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 Boggy Creek Watersheds; East MLK Combined 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: LI-NP, IP-NP, CS-NP to LI-PDA-NP  
 Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov  
 Housing and Planning Department  
**Postponement Request: Postponement request by Neighborhood to March 28, 2023**
- 16. Plan Amendment:** [NPA-2022-0031.01 - 8640 and 8700 Shoal Creek Blvd.; District 7](#)  
 Location: 8640 and 8700 Shoal Creek Blvd, Shoal Creek Watershed; North Shoal Creek NP Area  
 Owner/Applicant: Karnak Holdings LLC, a Texas limited liability company  
 Agent: David Hartman, DuBois Bryant & Campbell  
 Request: Industry to Mixed-Use Activity Corridor  
 Staff Rec.: **Recommended**  
 Staff: Kathleen Fox, 512-974-7877, kathleen.fox@austintexas.gov  
 Housing and Planning Department

- 17. Rezoning:** [C14-2022-0117 - 8640 and 8700 Shoal Creek Blvd.; District 7](#)  
Location: 8640 and 8700 Shoal Creek Boulevard; Shoal Creek Watershed; Burnet Road, Anderson Lane and the North Shoal Creek NP Area  
Owner/Applicant: Karnak Holdings LLC (Robert Lum)  
Agent: Smith Robertson, LLP (David Hartman)  
Request: LI to LI-PDA zoning  
Staff Rec.: **Recommended**  
Staff: Sherri Sirwaitis, 512-974-3057, [sherri.sirwaitis@austintexas.gov](mailto:sherri.sirwaitis@austintexas.gov)  
Housing and Planning Department
- 18. 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  
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](mailto:maureen.meredith@austintexas.gov)  
Housing and Planning Department  
**Postponement Request:** **Postponement request by Neighborhood to March 28, 2023**
- 19. Rezoning:** [C14-2022-0106 - Hudson #3; District 1](#)  
Location: 6115, 6117, 6201, 6305 Hudson Street and 6300, 6308 Harold Court, 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](mailto:heather.chaffin@austintexas.gov)  
Housing and Planning Department  
**Postponement Request:** **Postponement request by Neighborhood to March 28, 2023**

- 20. Plan Amendment:** [NPA-2022-0016.02 Borden Tract; District 3](#)  
Location: 21, 21 ½, 41, 71 Strandtman Cv 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 request to March 14, 2023**
- 21. Rezoning:** [C14-2022-0121 - Borden Tract; District 3](#)  
Location: 21, 21 ½, 41, 71 Strandtman Cove and 11, 21, 41, 41 ½ Julieanna Cove, 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: LI-CO-NP to LI-PDA-NP  
Staff Rec.: **Pending**  
Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov  
Housing and Planning Department  
**Postponement Request:** **Staff postponement request to March 14, 2023**
- 22. 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.: **Recommended**  
Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov  
Housing and Planning Department
- 23. Rezoning:** [C14-2022-0115 - 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: SF-3-NP to SF-6-NP  
Staff Rec.: **Recommended**  
Staff: Sophia Benner, 512-974-2122, sophia.benner@austintexas.gov  
Housing and Planning Department



24. **Plan Amendment:** [NPA-2022-0015.07.SH - Norman Crossing; District 1](#)  
Location: 3811 1/2 Tannehill Lane, Fort Branch and Walnut Creek Watersheds; East MLK Combined NP Area (MLK-183)  
Owner/Applicant: Austin Housing Finance Corp.  
Agent: Foundation Communities (Anna Lake-Smith)  
Request: Civic to Multifamily Residential  
Staff Rec.: **Recommended**  
Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov  
Housing and Planning Department
25. **Rezoning:** [C14-2022-0122.SH Norman Crossing; District 1](#)  
Location: 3811 1/2 Tannehill Lane, Fort Branch and Walnut Creek Watersheds; East MLK Combined NP Area (MLK-183)  
Owner/Applicant: Austin Housing Finance Corp.  
Agent: Foundation Communities (Anna Lake-Smith)  
Staff Rec.: **Recommended**  
Staff: Sophia Benner, 512-974-2122, sophia.benner@austintexas.gov  
Housing and Planning Department
26. **Rezoning:** [C14-2022-0171 - 7960 Shoal Creek Rezoning; District 7](#)  
Location: 7960 Shoal Creek Boulevard, Shoal Creek Watershed  
Owner/Applicant: 5205 Acquisitions, LLC (Manny Farahani)  
Agent: Permit Partners, LLC (Tisha Ritta)  
Request: LO to LR  
Staff Rec.: **Recommended**  
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov  
Housing and Planning Department
27. **Rezoning:** [C14-2022-0027 - RedLeaf Highland - Tract 12; District 4](#)  
Location: 6000, 6010 and 6200 Middle Fiskville Road, Tannehill Branch Watershed  
Owner/Applicant: Austin H I Borrower, LLC; Middle Fiskville Development, LTD  
Agent: Drenner Group (Amanda Swor)  
Request: CS-MU-V-NP and CS-1-MU-V-NP to LI-PDA-NP  
Staff Rec.: **Recommended, with conditions**  
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov  
Housing and Planning Department

- 28. Rezoning:** [C14-2022-0028 - RedLeaf Highland-Tract 3; District 4](#)  
Location: 618 East Highland Mall Boulevard, Tannehill Branch Watershed; Brentwood Highland Neighborhood Plan  
Owner/Applicant: Austin Community College District  
Agent: Drenner Group (Amanda Swor)  
Request: CS-MU-V-NP to LI-PDA-NP  
Staff Rec.: **Recommended, with conditions**  
Staff: Sherri Sirwaitis, 512-974-3057, [sherri.sirwaitis@austintexas.gov](mailto:sherri.sirwaitis@austintexas.gov)  
Housing and Planning Department
- 29. Rezoning:** [C14-2022-0029 - RedLeaf Highland-Tract 5; District 4](#)  
Location: 523 East Highland Mall Boulevard, Tannehill Branch Watershed  
Owner/Applicant: HM Land 3, LLC  
Agent: Drenner Group (Amanda Swor)  
Request: CS-MU-V-NP to LI-PDA-NP  
Staff Rec.: **Recommended, with conditions**  
Staff: Sherri Sirwaitis, 512-974-3057, [sherri.sirwaitis@austintexas.gov](mailto:sherri.sirwaitis@austintexas.gov)  
Housing and Planning Department
- 30. Rezoning:** [C14-2022-0030 - RedLeaf Highland-Tract 4; District 4](#)  
Location: 6403 and 6413 Airport Boulevard, Tannehill Branch Watershed; Brentwood Highland Neighborhood Plan  
Owner/Applicant: HM Land 2, LLC  
Agent: Drenner Group (Amanda Swor)  
Request: CS-MU-V-NP to LI-PDA-NP  
Staff Rec.: **Recommended, with conditions**  
Staff: Sherri Sirwaitis, 512-974-3057, [sherri.sirwaitis@austintexas.gov](mailto:sherri.sirwaitis@austintexas.gov)  
Housing and Planning Department
- 31. Rezoning:** [C14-2022-0154 - El Palacio Event Center; District 4](#)  
Location: 9414 Parkfield Drive, Little Walnut Creek; North Austin Civic Association NP  
Owner/Applicant: Ghassan Najjar and Salim G. Salem  
Agent: Lenworth Consulting, LLC (Ignacio “Nash” Gonzales, Jr.)  
Request: GR-NP to CS-1-NP  
Staff Rec.: **Recommended**  
Staff: Sherri Sirwaitis, 512-974-3057, [sherri.sirwaitis@austintexas.gov](mailto:sherri.sirwaitis@austintexas.gov)  
Housing and Planning Department

- 32. 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.: CH-V-NP  
Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov  
Housing and Planning Department
- 33. 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, LLC (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 amend Figure 1-6 (East  
Riverside Corridor Hub Map) to include entire lot in the Hub boundary, to  
Figure 1-7 (East Riverside Corridor Height Map) to designate entire lot as 60  
feet for an allowable height, and to Figure 1-8 (East Riverside Corridor  
Development Bonus Height Map), to increase maximum building height up to  
120 feet through participation in a density bonus program.  
Staff Rec.: **Recommended**  
Staff: Nancy Estrada, 512-974-7617, nancy.estrada@austintexas.gov  
Housing and Planning Department
- 34. 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

35. **Rezoning:** [C14-2022-0119 - 5225 N. Lamar Boulevard; District 9](#)  
 Location: 5225 North Lamar Boulevard and 5206 Huisache Street, Waller Creek Watershed; North Loop NP Area  
 Owner/Applicant: Austin-Travis County Mental Health and Mental Retardation Center  
 Agent: Drenner Group PC (Leah Bojo)  
 Request: CS-CO-V-NP, LR-MU-V-NP and LO-MU-V-NP to CS-CO-V-NP  
 Staff Rec.: **Pending**  
 Staff: Heather Chaffin, 512-974-2022, heather.chaffin@austintexas.gov  
 Housing and Planning Department  
**Postponement Request: Postponement request by Neighborhood to March 28, 2023**
36. **Final Plat from an approved Preliminary Plan:** [C8J-2019-0143.3A - Howard Lane Phase 3](#)  
 Location: 2906 E. Howard Lane, Gilleland Creek  
 Owner/Applicant: Clayton Properties Group (Tyler Gatewood)  
 Agent: BGE, Inc. (J. Adam Berry)  
 Request: Approval with Conditions of Howard Lane Phase 3 Final Plat, consisting of 152 lots on 29.118 acres. Water and wastewater will be provided by the City of Austin  
 Staff Rec.: **Recommended**  
 Staff: Sarah Sumner, 512-854-7687, sarah.sumner@traviscountytexas.gov  
 Single Office
37. **Final Plat from an approved Preliminary Plan:** [C8J-2018-0091.4A - Turners Crossing South Phase 2](#)  
 Location: Approx. 13023 N Turnersville Road, Rinard Creek  
 Owner/Applicant: Meritage Homes of Texas, LLC (Matthew Scrivener)  
 Agent: Kimley-Horn and Associates, Inc. (Gabriel Bermudez)  
 Request: Approval with conditions of Turners Crossing South Phase Two Subdivision consisting of 203 lots on 49.439 acres. Water and wastewater will be provided by the City of Austin  
 Staff Rec.: **Recommended**  
 Staff: Sarah Sumner, 512-854-7687, sarah.sumner@traviscountytexas.gov  
 Single Office

- 38. Resubdivision:** [C8-2022-0267.0A - Resubdivision of Lot 1-A; District 6](#)  
 Location: 11801-1/2 Research Boulevard Service Road Northbound, Walnut Creek Watershed  
 Owner/Applicant: Karlin Duval, LLC (Matthew Schwab)  
 Agent: HRGreen Development TX (Joe Isaja)  
 Request: Approval of a resubdivision of a 53 acre portion of Lot 1, Research Park, Lot 2 and a portion of Lot 3, Research Park into 8 lots.  
 Staff Rec.: **Recommended**  
 Staff: Nick Coussoulis, 512-978-1769, [nicholas.coussoulis@austintexas.gov](mailto:nicholas.coussoulis@austintexas.gov)  
 Development Services Department
- 39. Final Plat:** [C8-2022-0352.0A - 220 Ralph Ablanedo Drive](#)  
 Location: 220 Ralph Ablanedo Drive, Onion Creek Watershed  
 Owner/Applicant: Kevin Goradia, Grace Nicholas  
 Agent: Kimley Horn (Sierra Holloway)  
 Request: Approval of a service extension request for 460 feet of an 8 inch water main for a 1 lot final plat on 3.99 acres.  
 Staff Rec.: **Approve with Conditions per Exhibit C**  
 Staff: Nick Coussoulis, 512-978-1770, [nicholas.coussoulis@austintexas.gov](mailto:nicholas.coussoulis@austintexas.gov)  
 Development Services Department

## BRIEFING

- 40.** Briefing regarding ATX Walk Bike Roll - Update of the Bikeways, Urban Trails and Sidewalks, Pedestrian Crossing and Shared Streets Plans. Presenters: Laura Dierenfield 974-7189, Ann DeSanctis 974-3102, John Eastman 974-7025 and Nathan Wilkes 974-7016, Public Works Department.

## ITEMS FROM THE COMMISSION

- 41.** Discussion and possible action initiating code amendments to City Code Title 25 to modify the corridor overlay (COR) combining district to add additional roadways to the overlay. (Sponsors: Commissioners Thompson and Anderson)

## NOMINATIONS & APPOINTMENTS

- 42.** Discussion and possible action appointing members to Planning Commission Working Groups.
- 43.** Discussion and possible action to nominate members for Council consideration to be appointed to Joint Committees.

## **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)

#### [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)

#### Accessory Dwelling Units and Duplexes Working Group

(Commissioners Anderson, Azhar Mushtaler, Shieh, Schneider and Cohen)

#### Design Guidelines Update Working Group

(Vice-Chair Hempel and Commissioner Cohen)

#### 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 28, 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](mailto: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](mailto: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**

<b>Speaker</b>	<b>Number</b>	<b>Minutes</b>
<b>Applicant /Agent</b>	1	5 min. and 3 min rebuttal
<b>Speakers For</b>	Up to 3	3 min.
<b>Speakers For</b>	Unlimited	1 min.
<b>Speaker</b>	<b>Number</b>	<b>Minutes</b>
<b>Primary Speaker Against</b>	1	5 min.
<b>Speakers Against</b>	Up to 3	3 min.
<b>Speakers Against</b>	Unlimited	1 min.

**No donation of time allowed.**

**DISCUSSION POSTPONEMENT**

<b>Speaker</b>	<b>Number</b>	<b>Time Allocated</b>
<b>Primary Speaker Favoring Postponement</b>	1	3 min.
<b>Secondary Speaker Favoring Postponement</b>	1	2 min.
<b>Primary Speaker Opposing Postponement</b>	1	3 min.
<b>Secondary Speaker Opposing Postponement</b>	1	2 min.



## **PARKING & VALIDATION**

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## **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.