



## PLANNING COMMISSION AGENDA

**Tuesday, March 14, 2023**

The Planning Commission will convene at 6:00 PM on  
Tuesday, March 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](#)  
João Paulo Connolly  
[Grayson Cox](#)  
[Yvette Flores](#) – Secretary  
[Claire Hempel](#) – Vice-Chair  
[Patrick Howard](#)

[Jennifer Mushtaler](#)  
[Robert Schneider](#)  
[Todd Shaw](#) – Chair  
[James Shieh](#) – Parliamentarian  
[Jeffrey Thompson](#)  
[Alice Woods](#)

### Ex-Officio Members

[Arati Singh](#) – AISD Board of Trustees  
[Jessica Cohen](#) – Chair of Board of Adjustment  
[Jesús 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 28, 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  
**Postponement Request: Postponement request by Staff to March 28, 2023**
3. **Rezoning:** [\*\*C14-2022-0107 - Vargas Mixed Use; District 3\*\*](#)  
Location: 400 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 (Ron Thower and Victoria Haase)  
Request: GR-NP to CS-MU-NP for Tract 1;  
LR-NP to LR-MU-NP for Tract 2  
Staff Rec.: **Pending**  
Staff: Nancy Estrada, 512-974-7617, nancy.estrada@austintexas.gov  
**Postponement Request: Postponement request by Staff to March 28, 2023**

Attorney: Steven Maddoux, 512-974-6080

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

4. **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.: **Recommendation of CH-V-CO-NP**  
Staff: Joi Harden, 512-974-1617, joi.harden@austintexas.gov  
Housing and Planning Department
5. **Plan Amendment:** [NPA-2022-0009.01 - 1007 and 1021 E. 7th Street; District 3](#)  
Location: 1007 and 1021 E. 7th St., 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.: **Recommended**  
Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov  
Housing and Planning Department
6. **Rezoning:** [C14-2022-0149 - 1007 and 1021 E. 7th Street; District 3](#)  
Location: 1007 and 1021 E. 7th Street, Waller Creek Watershed; Central East Austin  
Neighborhood  
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: TOD-NP to TOD-NP, to change a condition of zoning.  
Staff Rec.: **Recommended**  
Staff: Joi Harden, 512-974-1617, joi.harden@austintexas.gov  
Housing and Planning Department
7. **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.: **Recommended**  
Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov  
Housing and Planning Department

- 8. 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 Dororthy E. Aune  
 Agent: Land Use Solutions (Michele Haussmann)  
 Request: LI-CO-NP to CS-MU-V-NP  
 Staff Rec.: **Recommendation of CS-MU-V-CO-NP**  
 Staff: Jonathan Tomko, 512-974-1057, jonathan.tomko@austintexas.gov  
 Housing and Planning Department
- 9. 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
- 10. 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 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: Industry to Mixed Use land use  
 Staff Rec.: **Recommended**  
 Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov  
 Housing and Planning Department
- 11. 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.: **Recommendation of LI-PDA-CO-NP**  
 Staff: Joi Harden, 512-974-1617, joi.harden@austintexas.gov  
 Housing and Planning Department

- 12. Rezoning:** [C814-2021-0175 - 614 S. 1st Street PUD; District 9](#)  
 Location: 614 South 1st Street, East Bouldin Creek Watershed  
 Owner/Applicant: H & H Texas Partners LTD  
 Agent: Drenner Group, PC (Leah M. Bojo)  
 Request: MF-3-NP to PUD-NP  
 Staff Rec.: **Pending**  
 Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov  
 Housing and Planning Department  
**Postponement Request: Indefinite Postponement Request by Staff**
- 13. Rezoning:** [C14-2022-0132 - The Charlotte; District 1](#)  
 Location: 3417 East Martin Luther King Jr Boulevard, Tannehill Branch Watershed;  
 East MLK Combined (MLK) NP Area  
 Owner/Applicant: St. James Missionary Baptist Church (Thomas Owens)  
 Agent: Alice Glasco Consulting, Alice Glasco  
 Request: SF-3-NP to MF-3-NP  
 Staff Rec.: **Recommended**  
 Staff: Michael Watson, , michael.watson@austintexas.gov  
 Housing and Planning Department
- 14. ETJ RELEASE:** [CETJ-2022-0002 - Release of 48 acres of ETJ to City of Manor / ETJ](#)  
 Location: Near 15416 Littig Road, Wilbarger Creek  
 Owner/Applicant: Austin 27, LLC, and Littig Road Investments, LLC  
 Agent: Metcalfe Wolff Stuart & Williams, LLP  
 Request: Request from the City of Manor to the City of Austin to release approximately 48 acres of Austin extraterritorial jurisdiction near 15416 Littig Road.  
 Staff Rec.: **Recommended**  
 Staff: Andrei Lubomudrov, 512-974-7659, andrei.lubomudrov@austintexas.gov  
 Housing and Planning Department
- 15. Site Plan (Late Hours Permit):** [SP-2022-0569C - Mariscos Tampico Restaurant; District 4](#)  
 Location: 10601 N Lamar Blvd., Little Walnut Creek  
 Owner/Applicant: Kate Hunter  
 Agent: Masterplan (Karen Wunsch)  
 Request: To grant late hours permit.  
 Staff Rec.: **Recommended**  
 Staff: Clarissa Davis, 512-374-1423, Clarissa.davis@austintexas.gov  
 Development Services Department

- 16. 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.: **Recommendation of CS-NP**  
Staff: Joi Harden, 512-974-1617, joi.harden@austintexas.gov  
Housing and Planning Department
- 17. 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: Joi Harden, 512-974-1617, joi.harden@austintexas.gov  
Housing and Planning Department

## ITEMS FROM THE COMMISSION

## 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, 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](#)

Attorney: Steven Maddoux, 512-974-6080

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

(Commissioner Thompson)

Accessory Dwelling Units and Duplexes Working Group

(Commissioners Anderson, Azhar, Cox, Howard, Mushtaler 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, March 14, 2023 at 2:00 PM**. Teleconference code and additional information to be provided after the closing of the teleconference registration period.

### **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**

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