



PLANNING COMMISSION

MINUTES

February 28, 2023

The Planning Commission convened in a meeting on February 28, 2023 in Council Chambers of City Hall, 301 W. 2nd Street, Austin, Texas and via videoconference @ <http://www.austintexas.gov/page/watch-atxn-live>

Vice-Chair Hempel called the Commission Meeting to order at 6:04 p.m.

Commission Members in Attendance:

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

Jessica Cohen – Ex-Officio

Absent:

Yvette Flores

**Arati Singh – Ex-Officio
Richard Mendoza – Ex-Officio
Jesús Garza – 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 February 14, 2023.

Motion to approve the minutes of February 14, 2023 was approved on the consent agenda on the motion by Commissioner Schneider, seconded by Commissioner Howard on a vote of 11-0. Commissioner Flores absent. One vacancy on the dais.

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

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

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: Thrower 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

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

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

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

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

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

- 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**

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

- 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**

Motion to grant Staff's request for postponement of this item to April 25, 2023 was approved on the consent agenda on the motion by Commissioner Schneider, seconded by Commissioner Howard on a vote of 11-0. Commissioner Flores absent. One vacancy on the dais.

- 8. 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: 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

Motion to grant Staff's request for postponement of this item to April 25, 2023 was approved on the consent agenda on the motion by Commissioner Schneider, seconded by Commissioner Howard on a vote of 11-0. Commissioner Flores absent. One vacancy on the dais.

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

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

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 Shvets)
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

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

- 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**

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

- 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 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 March 14, 2023**

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

- 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 Hausmann)

Request: LI-CO-NP to CS-MU-V-NP
Staff Rec.: **Pending**
Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov Housing and Planning Department

Postponement Request: **Staff postponement request to March 14, 2023**

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

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**

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

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

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

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

Public Hearing closed.

Motion to grant Staff's recommendation of Mixed-Use Activity Corridor for NPA-2022-0031.01 - 8640 and 8700 Shoal Creek Blvd. located at 8640 and 8700 Shoal Creek Blvd. was approved on the motion by Commissioner Mushtaler, seconded by Commissioner Anderson on a vote of 11-0. Commissioner Flores absent. One vacancy on the dais.

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
Housing and Planning Department

Public Hearing closed.

Motion to grant Staff's recommendation of LI-PDA for C14-2022-0117 - 8640 and 8700 Shoal Creek Blvd. located at 8640 and 8700 Shoal Creek Blvd. was approved on the motion by Commissioner Mushtaler, seconded by Commissioner Anderson on a vote of 11-0. Commissioner Flores absent. One vacancy on the dais.

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
Housing and Planning Department

Postponement Request: Postponement request by Neighborhood to March 28, 2023

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

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 Housing and Planning Department

Postponement Request: Postponement request by Neighborhood to March 28, 2023

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

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**

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

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**

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

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: Thrower Design, LLC (Ron Thrower 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

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

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: Thrower Design, LLC (Ron Thrower 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

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

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

Motion to grant Staff's recommendation of Multifamily Residential for NPA-2022-0015.07.SH - Norman Crossing located at 3811 1/2 Tannehill Lane was approved on the consent agenda on the motion by Commissioner Schneider, seconded by Commissioner Howard on a vote of 11-0. Commissioner Flores absent. One vacancy on the dais.

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)
Request: P-NP to MF-4-NP
Staff Rec.: **Recommended**
Staff: Sophia Benner, 512-974-2122, sophia.benner@austintexas.gov Housing and Planning Department

Public Hearing closed.

Motion to grant Staff's recommendation of MF-4-NP combining district zoning for C14-2022-0122.SH Norman Crossing located at 3811 1/2 Tannehill Lane was approved on the consent agenda on the motion by Commissioner

Schneider, seconded by Commissioner Howard on a vote of 11-0. Commissioner Flores absent. One vacancy on the dais.

- 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

Public Hearing closed.

Motion to grant Staff's recommendation of LR district zoning for C14-2022-0171 - 7960 Shoal Creek Rezoning located at 7960 Shoal Creek Boulevard was approved on the consent agenda on the motion by Commissioner Schneider, seconded by Commissioner Howard on a vote of 11-0. Commissioner Flores absent. One vacancy on the dais.

- 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 HI 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

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

- 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 Housing and Planning Department

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

- 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
Housing and Planning Department

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

- 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
Housing and Planning Department

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

- 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 Najar 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
Housing and Planning Department

Public Hearing closed.

Motion to grant Staff's recommendation of CS-1-NP combining district zoning for C14-2022-0154 - El Palacio Event Center located at 9414 Parkfield Drive was approved on the consent agenda on the motion by

Commissioner Schneider, seconded by Commissioner Howard on a vote of 11-0. Commissioner Flores absent. One vacancy on the dais.

- 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

Public Hearing closed.

Motion to postpone this item by the Planning Commission to March 14, 2023 was approved on the motion by Commissioner Azhar, seconded by Commissioner Mushtaler on a vote of 8-3. Vice-Chair Hempel, and Commissioners Thompson and Llanes Pulido voted nay. Commissioner Flores absent. One vacancy on the dais.

- 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

Public Hearing closed.

Motion to grant Staff's recommendation, 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, for C14-2022-0203 - Riverside and Vargas located at 6610 East Riverside Drive was

approved on the motion by Commissioner Anderson, seconded by Commissioner Howard on a vote of 9-1. Commissioner Llanes Pulido voted nay. Commissioner Mushtaler abstained. Commissioner Flores absent

- 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

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

- 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**

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

- 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@traviscountytx.gov Single Office

Public Hearing closed.

Motion to grant Staff's recommendation for 2906 E. Howard Lane located at 2906 E. Howard Lane was approved on the consent agenda on the motion by Commissioner Schneider, seconded by Commissioner Howard on a vote of 11-0. Commissioner Flores absent. One vacancy on the dais.

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@traviscountytx.gov Single Office

Public Hearing closed.

Motion to grant Staff's recommendation for C8J-2018-0091.4A - Turners Crossing South Phase 2 located at Approx. 13023 N Turnersville Road was approved on the consent agenda on the motion by Commissioner Schneider, seconded by Commissioner Howard on a vote of 11-0. Commissioner Flores absent. One vacancy on the dais.

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 Development Services Department

Public Hearing closed.

Motion to grant Staff's recommendation for C8-2022-0267.0A - Resubdivision of Lot 1-A located at 11801-1/2 Research Boulevard Service Road Northbound was approved on the consent agenda on the motion by

Commissioner Schneider, seconded by Commissioner Howard on a vote of 11-0. Commissioner Flores absent. One vacancy on the dais.

- 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
Development Services Department

Public Hearing closed.

Motion to grant Staff's recommendation for C8-2022-0352.0A - 220 Ralph Ablanedo Drive located at 220 Ralph Ablanedo Drive was approved on the consent agenda on the motion by Commissioner Schneider, seconded by Commissioner Howard on a vote of 11-0. Commissioner Flores absent. One vacancy on the dais.

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.

Briefing conducted.

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)

Motion to initiate code amendments to City Code Title 25 to modify the corridor overlay (COR) combining district to add additional roadways to the overlay was approved on the consent agenda on the motion by Commissioner Schneider, seconded by Commissioner Howard on a vote of 11-0. Commissioner Flores absent. One vacancy on the dais.

NOMINATIONS & APPOINTMENTS

- 42.** Discussion and possible action appointing members to Planning Commission Working Groups.

Motion by Chair Shaw, seconded by Commissioner Cox to replace Commissioners Schneider and Shieh, due to terms expiring, and appoint Commissioners Howard and Cox approved by unanimous consent. Commissioner Flores absent. One vacancy on the dais.

43. Discussion and possible action to nominate members for Council consideration to be appointed to Joint Committees.

Item postponed indefinitely.

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.

Vice-Chair Hempel and Commissioner Azhar - ATX Walk Bike Roll Working Group

Chair Shaw and Commissioner Azhar – Project Connect Light Rail Implementation Plan update.

BOARDS, COMMITTEES & WORKING GROUPS UPDATES

[Codes and Ordinances Joint Committee](#)

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

Update provided by Vice-Chair Hempel.

[Comprehensive Plan Joint Committee](#)

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

Update provided by Commissioner Cox.

[Joint Sustainability Committee](#)

(Commissioner Anderson, Commissioner Schneider *alternate*)

Update provided by Commissioner Schneider.

[Small Area Planning Joint Committee](#)

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

Update provided by Commissioner Howard.

[South Central Waterfront Advisory Board](#)

(Commissioner Thompson)

Update provided by Commissioner Thompson.

Accessory Dwelling Units and Duplexes Working Group
(Commissioners Anderson, Azhar Mushtaler, Shieh,
Schneider and Cohen)

Update provided by Commissioner Cox.

Design Guidelines Update Working Group
(Vice-Chair Hempel and Commissioner Cohen)

Update provided by Vice-Chair Hempel and Commissioner Cohen.

Palm District Working Group
(Chair Shaw, Vice-Chair Hempel and Commissioners Anderson, Cohen and Howard)

Update provided by Commissioner Cohen.

Vice-Chair Hempel adjourned the meeting without objection on Tuesday, February 28, 2023 at 9:50 p.m.

Minutes approved on March 14, 2023 on the consent agenda on the motion by Commissioner Schneider, seconded by Vice-Chair Hempel on a vote of 9-0. Commissioners Flores, Mushtaler, Shieh and Thompson absent.

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 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.