



PLANNING COMMISSION AGENDA

Tuesday, March 28, 2023

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

[Patrick Howard](#)
[Felicity Maxwell](#)
[Jennifer Mushtaler](#)
[Todd Shaw](#) – Chair
[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 March 14, 2023.

PUBLIC HEARINGS

2. **Plan Amendment:** [NPA-2018-0021.02 - Skyline Oltorf Mixed Use; District 3](#)
Location: 5100, 5208 & 5010 E Oltorf Street and 2424 & 2424 ½ Riverside Farms Road, Country Club Creek Watershed; East Riverside/Oltorf Combined NP Area
Owner/Applicant: ADD Land, Ltd. and Charitable Holdings II
Agent: Armbrust & Brown, PLLC (Richard T. Suttle, Jr.)
Request: Office and Rural Residential to Mixed Use
Staff Rec.: **Pending**
Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov Housing and Planning Department
Postponement Request: Applicant request for an Indefinite Postponement
3. **Plan Amendment:** [NPA-2021-0025.01 - 290 West and Scenic Brook; District 8](#)
Location: 8328 1/2, 8352 W. US 290 Hwy and 8112 Scenic Brook Drive, Williamson Creek Watershed; Oak Hill Combined (West Oak Hill) NP Area
Owner/Applicant: Schmidt Investments, LTD (RERS, Inc.) Robert Schmidt, President)
Agent: Armbrust & Brown, PLLC (Richard T. Suttle, Jr.)
Request: Neighborhood Mixed Use to Mixed Use
Staff Rec.: **Pending**
Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov Housing and Planning Department
Postponement Request: Applicant request for an Indefinite Postponement

4. **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 April 25, 2023**
5. **Plan Amendment:** [NPA-2022-0017.01 - Crestview Village; District 7](#)
 Location: 6916, 6926, 6928 N. Lamar Blvd and 808, 810, 812, 906 Justin Ln, Waller Creek Watershed; Crestview/Wooten Combined NP Area and Lamar/Justin Station Area Plan
 Owner/Applicant: 3423 HOLDINGS LLC (Peter Barlin, Manager)
 Agent: Armbrust & Brown, PLLC (Michael Gaudini)
 Request: To amend the Lamar/Justin Station Area Plan to allow a maximum building height of 160 feet on the subject tract. The existing land use on the future land use map is Specific Regulating District. There is no proposed change to the future land use map.
 Staff Rec.: **Pending**
 Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov
 Housing and Planning Department
Postponement Request: **Staff postponement request to May 23, 2023.**
6. **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 Commercial land use (as amended)
 Staff Rec.: **Not recommended.**
 Staff: Jesse Gutierrez, 512-974-1606, jesse.gutierrez@austintexas.gov
 Housing and Planning Department

7. **Rezoning:** [C14-2022-0140 - Brentwood Multifamily](#)
 Location: 5401, 5403, 5407 Clay Avenue; 5402, 5404, 5406, 5408 William Holland Avenue; and 1705 Houston Street, Shoal Creek; Brentwood/Highland Combined Neighborhood Plan
 Owner/Applicant: GDC-NRG Brentwood LLC
 Agent: DuBois, Bryant & Campbell, L.L.P.(Effy Anderson)
 Request: CS-MU-V-CO-NP, CS-MU-CO-NP, and MF-3-NP to CS-MU-V-CO-NP and MF-6-NP
 Staff Rec.: **Pending**
 Staff: Jonathan Tomko, 512-974-1057, jonathan.tomko@austintexas.gov
 Housing and Planning Department
 Postponement Request: **Staff postponement request to April 25, 2023.**
8. **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.: **Recommended**
 Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov
 Housing and Planning Department
 Postponement Request: **Neighborhood postponement request to April 11, 2023.**
9. **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.: **Recommended for GR-MU-CO-NP for Tract 1;
 LR-MU-NP for Tract 2**
 Staff: Nancy Estrada, 512-974-7617, nancy.estrada@austintexas.gov
 Housing and Planning Department
 Postponement Request: **Neighborhood postponement request to April 11, 2023.**

- 10. 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
- 11. 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
- 12. 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
- 13. Plan Amendment:** [NPA-2022-0015.03 - Darby Yard 700; District 1](#)
 Location: 3506, 3512 Darby Street; 6315, 6401, 6409, 6417 ½, 6505 Wilcab Road; and 6414, 6204, 6118 Hudson Street, Fort Branch and Walnut Creek Watersheds; E. MLK Combined (MLK-183) NP Area
 Owner/Applicant: Darby Yard, LLC (Franklin Sapp); Triple L, Group, LLC (Frank Roberts); Stay Taylor, LP (Jason Martin); Brenda Kay (formally known as Brenda Kay Winn) and James Jackson; Rehoboth Baptist Church (Rev. Ray Hendricks)
 Agent: Alice Glasco Consulting (Alice Glasco)
 Request: Commercial, Transportation and Industry to Mixed Use land use
 Staff Rec.: **Recommended**
 Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov
 Housing and Planning Department

- 14. 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 and CS-NP to LI-PDA-NP
 Staff Rec.: **Recommended**
 Staff: Joi Harden, 512-974-1617, joi.harden@austintexas.gov
 Housing and Planning Department
- 15. Plan Amendment:** [NPA-2022-0015.04 - Hudson #3; District 1](#)
 Location: 6115, 6117, 6201, 6305 Hudson Street and 6300, 6308 Harold Ct, Fort Branch and Boggy Creek Watershed; E. MLK Combined (MLK-183) NP Area
 Owner/Applicant: James T. Stewart; Saul Sanchez and Arnold Sanchez; Hudson MF3 Holdings, LLC; Graper, LLC (Pablo Gracia); and Frank Young
 Agent: Alice Glasco Consulting (Alice Glasco)
 Request: Mixed Use, Transportation and Commercial to Multifamily Residential land use
 Staff Rec.: **Recommended**
 Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov
 Housing and Planning Department
- 16. Rezoning:** [C14-2022-0106 - Hudson #3; District 1](#)
 Location: 6115, 6117, 6201, and 6305 Hudson Street and 6300 and 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: Joi Harden, 512-974-1617, joi.harden@austintexas.gov
 Housing and Planning Department
- 17. Plan Amendment:** [NPA-2022-0016.02 - 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: Industry to Mixed Use land use
 Staff Rec.: **Recommended**
 Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov
 Housing and Planning Department

- 18. 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: **Recommended**
 Staff: Joi Harden, 512-974-1617, joi.harden@austintexas.gov
 Housing and Planning Department
- 19. 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
- 20. Rezoning:** [C14-2022-0114 - Second Alpha .96; District 3](#)
 Location: 2404 Thrasher Lane, Carson Creek Watershed
 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
- 21. Plan Amendment:** [NPA-2022-0015.06 - Gloucester Dwellings; District 1](#)
 Location: 5803 Gloucester Lane, Fort Branch Watershed; Montopolis 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
- 22. Rezoning:** [C14-2022-0115 - Gloucester Dwellings; District 1](#)
 Location: 5803 Gloucester Lane, 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: Joi Harden, 512-974-1617, joi.harden@austintexas.gov
 Housing and Planning Department

- 23. Rezoning:** [C14-2022-0177 - 707 West 10th Street; District 9](#)
 Location: 707 West 10th Street, Shoal Creek;Downtown Area Plan
 Owner/Applicant: 707 West 10th Street Owner LLC
 Agent: Drenner Group (Amanda Swor)
 Request: GO to DMU-CO
 Staff Rec.: **Recommended**
 Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov
 Housing and Planning Department
- 24. Historic Rezoning:** [C14H-2022-0176 - Broken Spoke; District 5](#)
 Location: 3201 S. Lamar Boulevard, West Bouldin Creek; South Lamar Combined
 NPA (Suspended)
 Owner/Applicant: Annetta White, business owner; HLLC CWS 704 SPE LLC Et Al.,land owner
 Agent: City of Austin Historic Preservation Office, Council-initiated
 Request: CS to CS-H
 Staff Rec.: **Recommendation of CS-H for building footprint.**
 Staff: Kalan Contreras, 512-974-2727, kalan.contreras@austintexas.gov
 Housing and Planning Department
Postponement Request: Postponement request by Property Owner to April 25, 2023
- 25. Rezoning:** [C814-97-0001.15 - Leander Rehabilitation PUD Amendment #16; District 6](#)
 Location: 13430 1/2 through 13450 1/2 Lyndhurst Drive, Lake Creek Watershed;
 Northwest Park and Ride Town Center TOD
 Owner/Applicant: Austin 129, LLC
 Agent: Drenner Group, PC (Leah M. Bojo)
 Request: PUD to PUD, to change a condition of zoning
 Staff Rec.: **Pending**
 Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov
 Housing and Planning Department
Postponement Request: Postponement request by Staff to April 25, 2023.
- 26. Rezoning:** [C14-2022-0119 - 5225 N. Lamar Boulevard](#)
 Location: 5225 N. Lamar Boulevard, Waller Creek Watershed; North Loop NP Area
 Owner/Applicant: Austin Travis County Mental Health and Mental Retardation Center
 Agent: Drenner Group, PC (Leah M. Bojo)
 Request: CS-CO-V-NP, LR-MU-V-NP to CS-CO-V-NP
 Staff Rec.: **Recommended**
 Staff: Joi Harden, 512-974-1617, joi.harden@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; Neighborhood Plan Area
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
Housing and Planning Department
29. **Rezoning:** [C14-2022-0029 - RedLeaf Highland-Tract 5; District 4](#)
Location: 523 East Highland Mall Boulevard, Tannehill Branch Watershed; Brentwood Highland Neighborhood Plan Area
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
30. **Rezoning:** [C14-2022-0030 - RedLeaf Highland-Tract 4; District 4](#)
Location: 6403 and 6413 Airport Boulevard, Tannehill Branch Watershed; Brentwood Highland Neighborhood Plan Area
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

- 31. Rezoning:** [C14-2023-0009 - 2130 Goodrich Avenue; District 5](#)
Location: 2130 Goodrich Avenue, West Bouldin Creek
Owner/Applicant: 2130 Goodrich Ave Partners LP
Agent: Christopher Affinito
Request: CS-MU-CO to CS-MU
Staff Rec.: **Recommended**
Staff: Michael Watson, 512-974-3043, michael.watson@austintexas.gov
Housing and Planning Department
- 32. Code Amendment:** [C20-2022-021 - Wildland Urban Interface Code Amendments](#)
Request: Consider amending City Code Title 25 regarding wildfire risk and wildfire mitigation by adding definitions and improve planning and evacuation risk concerns.
Staff Rec.: **Recommended**
Staff: Tom Vocke, 512-974-0266, tom.vocke@austintexas.gov
Austin Fire Department
- 33. Code Amendment:** [C20-2022-008 - Amendment to Downtown Density Bonus Program - Capitol Dominance Overlay](#)
Request: Consider an ordinance amending City Code Title 25 Section 25-2-586 to allow properties within the Capitol Dominance Overlay District to participate in the Downtown Density Program so long as these properties continue to comply with the Capitol View Corridors and Capitol View Corridors Overlay District where applicable.
Staff Rec.: **Recommended**
Staff: Zack Lofton, 512-974-9363, zack.lofton@austintexas.gov
Housing and Planning Department
- 34. Code Amendment:** [C20-2022-013 - Amendment to Downtown Density Bonus Program - Alternative Compliance for Great Streets](#)
Request: The proposed amendment to Title 25-2-586 will provide an alternative option for compliance with Great Streets Standards when there is extra jurisdictional control of the right-of-way.
Staff Rec.: **Recommended**
Staff: Jill Amezcua, 512-978-1702, jill.amecua@austintexas.gov
Housing and Planning Department

- 35. Site Plan (Environmental Variance Only):** [SP-2022-0056D - Evergreen Drainage Improvements; District 9](#)
- Location: 1800 ½ Evergreen Avenue, West Bouldin Creek ; Zilker NP Area (Suspended)
- Owner/Applicant: 1800 Evergreen Development , LLC
- Agent: Thompson Land Engineering (Robert Thompson)
- Request: Approve variance from LDC 25-8-261(G) to allow floodplain modification for development within the Critical Water Quality Zone (CWQZ); and requests to vary from LDC 25-8-281(C)(1)(a) to reduce the CEF setback to 50' and LDC 25-8-281(C)(2)(b) to allow construction within the reduced 50' CEF setback.
- Staff Rec.: **Not Recommended**
- Staff: Miranda Reinhard, 978-1537, Miranda.Reinhard@austintexas.gov
Watershed Protection Department;
Clarissa Davis clarissa.davis@austintexas.gov, 512974-1423. Development Services Department
- 36. Site Plan Revision:** [SPC-2008-0058C\(R1\) - Mexican American Cultural Center; District 9](#)
- Location: 600 River Street, Town Lake & Waller Watersheds
- Owner/Applicant: MWM Design Group (Shari Pape)
- Request: Approval of building expansion and related improvements on a previously-approved site plan.
- Staff Rec.: **Recommended**
- Staff: Christine Barton-Holmes 512-974-2788, christine.barton-holmes@austintexas.gov, Development Services Department
- 37. Preliminary Plan:** [C8-2020-0193 - Wildhorse Tract B, Section 1; District 1](#)
- Location: 10000 Bloor Road, Gilleland Creek Watershed
- Owner/Applicant: Forestar Group, Inc (Jeff Scott)
- Agent: BGE. Inc (Pablo Martinez)
- Request: Approval of the preliminary plan consisting of 625 total lots on 184.5 acres.
- Staff Rec.: **Disapproval for Reasons, per Exhibit C**
- Staff: Juan Enriquez, 512-974-2767, juan.enriquez@austintexas.gov
Development Services
- 38. Final Plat from approved preliminary plan:** [C8-2021-0152.2A - Pinnacle at Wildhorse Ranch Section 2; District 1](#)
- Location: 12000 Blue Bluff Road, Gilleland Creek Watershed
- Owner/Applicant: Texas WH200, LP (Peter Dwyer)
- Agent: Kimley-Horn & Associates (Kevin J. Burks, P.E.)
- Request: Approval of the final plat consisting of 54 total lots on 16.13 acres.
- Staff Rec.: **Disapproval for Reasons, per Exhibit C**
- Staff: Juan Enriquez, 512-974-2767, juan.enriquez@austintexas.gov
Development Services

- 39. Final Plat from approved preliminary plan:** [C8-2022-0287.1A - Three Hills Apartments: District 5](#)
- Location: 12234 Heatherly Drive, Onion Creek Watershed
Agent: Quiddity Engineering (Gemsong N. Ryan)
Request: Approval the final plat comprised of 8 lots on 58.39 acres.
Staff Rec.: **Disapproval for Reasons, per Exhibit C**
Staff: Cesar Zavala, 512-974-3404, cesar.zavala@austintexas.gov
Development Services Department

ITEMS FROM THE COMMISSION

- 40.** Discuss and consider establishing a working group to review matters related to the Austin Strategic Mobility Program including ATX Walk Bike Roll. (Sponsors: Chair Shaw and Vice-Chair Hempel)
- 41.** Discuss and consider establishing a working group to review matters related to Project Connect. (Sponsors: Chair Shaw and Vice-Chair Hempel)

NOMINATIONS AND ELECTIONS

- 42.** Election of interim parliamentarian.
- 43.** Nomination of members to be considered by Council to serve on 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 and Flores)

[Joint Sustainability Committee](#)

(Commissioner Anderson)

Attorney: Steven Maddoux, 512-974-6080

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

[Small Area Planning Joint Committee](#)

(Commissioners: Howard, Mushtaler, and Thompson)

[South Central Waterfront Advisory Board](#)

(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 28, 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 or by phone 512-974-6508.

Presentations and handouts are requested to be e-mailed to Commission Liaison Andrew Rivera at Andrew.rivera@austintexas.gov by 1:00 PM day of the meeting.

PARKING & VALIDATION

Parking is available at the City Hall parking garage and is free with validation. A stamp machine will be available to manually stamp the parking ticket.

Speaker Testimony Time Allocation

PUBLIC HEARING

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

No donation of time allowed.

DISCUSSION POSTPONEMENT

Speaker	Number	Time Allocated
Primary Speaker Favoring Postponement	1	3 min.
Secondary Speaker Favoring Postponement	1	2 min.
Primary Speaker Opposing Postponement	1	3 min.
Secondary Speaker Opposing Postponement	1	2 min.

PARKING & VALIDATION

Parking is available at the City Hall parking garage and is free with validation.

A stamp machine will be available to manually stamp the parking ticket.

ORDER OF MEETING

Determination of Quorum / Meeting Called to Order

Reading of Proposed Consent Agenda

*Vote and Disposal of Consent Agenda

**Determination of Discussion Postponement Items

Discussion Cases (Including public comment, staff and applicant / representative presentations)

Other Business

Adjournment

* The consent agenda may be acted upon by one vote without separate discussion.

Speakers are allowed to provide testimony on an item proposed for the consent agenda. At the discretion of the Commission the item may remain on the consent agenda.

** Discussion postponement consists of public comment by 2 individuals for the postponement and 2 individuals against the postponement. Testimony should not delve into the merits of the case. The granting of a postponement must be approved by affirmative vote of the Commission.

Planning Commission 2023 Meeting Dates

Unless otherwise noted, meetings will convene at 6:00 PM at Austin City Hall

Tuesday, January 10th, 2023 (1/10/23)	Tuesday, May 9th, 2023 (5/9/23)	Tuesday, September 12th, 2023 (9/12/23)
Tuesday, January 24th, 2023 (1/24/23)	Tuesday, May 23rd, 2023 (5/23/23)	Tuesday, September 26th, 2023 (9/26/23)
Tuesday, February 14th, 2023 (2/14/23)	Tuesday, June 13th, 2023 (6/13/23)	Tuesday, October 10th, 2023 (10/10/23)
Tuesday, February 28th, 2023 (2/28/23)	Tuesday, June 27th, 2023 (6/27/23)	Tuesday, October 24th, 2023 (10/24/23)
Tuesday, March 14th, 2023 (3/14/23)	Tuesday, July 11th, 2023 (7/11/23)	Tuesday, November 14th, 2023 (11/14/23)
Tuesday, March 28th, 2023 (3/28/23)	Tuesday, July 25th, 2023 (7/25/23)	Tuesday, November 28th, 2023 (11/28/23)
Tuesday, April 11th, 2023 (4/11/23)	Tuesday, August 8th, 2023 (8/8/23)	Tuesday, December 12th, 2023 (12/12/23)
Tuesday, April 25th, 2023 (4/25/23)	Tuesday, August 22nd, 2023 (8/22/23)	Tuesday, December 19th, 2023 (12/19/23); 5:00 PM