



## PLANNING COMMISSION AGENDA

**Tuesday April 11, 2023**

The Planning Commission will convene at 6:00 PM on  
Tuesday, April 11, 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](#) - Parliamentarian  
[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 28, 2023.

## **PUBLIC HEARINGS**

2. **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  
Planning Department
3. **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  
Planning Department

Attorney: Steven Maddoux, 512-974-6080

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

4. **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  
 Planning Department
5. **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 (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  
 Planning Department
6. **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 Burleson6300, 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  
 Planning Department  
**Postponement Request: Postponement request by Staff to April 25, 2023**
7. **Rezoning:** [C14-2022-0146 - Bergstrom Trail Area Infill - Western Tract; District 2](#)  
 Location: 6300 Burleson Road, Onion Creek Watershed; Southeast Combined (Southeast) NP Area  
 Owner/Applicant: ZIFS Burleson6300, LLC (Zain Fidai)  
 Agent: Husch Blackwell LLP (Micah King)  
 Request: LI-NP to CS-V-MU-NP  
 Staff Rec.: **Pending**  
 Staff: Nancy Estrada, 512-974-7617, nancy.estrada@austintexas.gov  
 Planning Department  
**Postponement Request: Postponement request by Staff to April 25, 2023**

- 8. Rezoning:** [C14-2022-0148 - Bergstrom Trail Area Infill - Eastern Tract; District 2](#)  
Location: 6410 Burleson Road, Onion Creek Watershed; Southeast Combined (Southeast) NP Area  
Owner/Applicant: ZIFS Burleson6300, LLC (Zain Fidai)  
Agent: Husch Blackwell LLP (Micah King)  
Request: LI-NP to CS-V-MU-NP  
Staff Rec.: **Pending**  
Staff: Nancy Estrada, 512-974-7617, nancy.estrada@austintexas.gov  
Planning Department  
**Postponement Request: Postponement request by Staff to April 25, 2023**
- 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  
Planning Department
- 10. Rezoning:** [C14-2022-0093 - SDC-MLK; District 9](#)  
Location: 607, 611, 615 W. Martin Luther King Jr. Boulevard & 1809 Rio Grande Street, Shoal Creek Watershed; Downtown Austin Plan (Lower Shoal Creek District)  
Owner/Applicant: Jack Brown Family II Limited Partnership (Paul Brown)  
Agent: Alice Glasco Consulting (Alice Glasco)  
Request: CS to DMU-V  
Staff Rec.: **Recommended**  
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov  
Planning Department  
**Postponement Request: Applicant postponement request to May 23, 2023.**

- 11. Rezoning:** [C814-06-0175.04 - East Avenue PUD Amendment Parcel H](#)  
 Location: 3300 North IH 35 Service Road Southbound, Waller Creek Watershed;  
 Central Austin Combined (Hancock) NP Area  
 Owner/Applicant: LHREV Austin University Park LP (Aaron Russell)  
 Agent: Drenner Group (Amanda Swor)  
 Request: PUD-NP to PUD-NP, to allow administrative and business office use to exceed 75% of the ground floor area as depicted on Exhibit C-3 of the ordinance.  
 Staff Rec.: **Pending**  
 Staff: Nancy Estrada, 512-974-7617, nancy.estrada@austintexas.gov  
 Planning Department  
**Postponement Request:** **Postponement request by Staff to May 9, 2023**
- 12. Rezoning:** [C14-2023-0009 - 2310 Goodrich; District 5](#)  
 Location: 2130 Goodrich Avenue., West Bouldin Creek; South Lamar Combined (Zilker) NP Area  
 Owner/Applicant: 2130 Goodrich Ave Partners LP (Christopher Affinito)  
 Agent: Leah Bojo (Drenner Group)  
 Request: CS-MU-CO to CS-MU, Remove Conditional Overlay  
 Staff Rec.: **Recommendation of CS-MU-CO**  
 Staff: Michael Watson, 512-974-3043, michael.watson@austintexas.gov  
 Planning Department
- 13. Rezoning:** [C14-2022-0157 - Domain I and II PDA Amendment; District 7](#)  
 Location: 11506 Century Oaks Terrace and 3414 W. Braker Lane, Shoal Creek, Walnut Creek Watersheds  
 Owner/Applicant: The Domain Mall II, LLC and The Domain Mall, LLC  
 Agent: Armbrust & Brown, PLLC (Richard Suttle)  
 Request: MI-PDA to MI-PDA, to change a condition of zoning  
 Staff Rec.: **Recommended**  
 Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov  
 Planning Department
- 14. Site Plan:** [SP-2022-0852C - 62 East Avenue; District 9](#)  
 Location: 62 and 64 East Avenue, Waller Creek / Lady Bird Lake Watersheds;  
 Downtown Austin Plan  
 Owner/Applicant: 62-64 East Ave Owner, LLC  
 Agent: Drenner Group  
 Request: FAR request of 29:1 to exceed 15:1 administrative allowance through the Downtown Density Bonus Program.  
 Staff Rec.: **Recommended**  
 Staff: Zack Lofton, 512-974-9363, zack.lofton@austintexas.gov,  
 Planning Department  
 Randall Rouda, 512-974-3338. Randall.Rouda@austintexas.gov  
 Development Services Department

15. **Code Amendment:** [C20-2023-002 - Commercial Highway District Regulations Amendment](#)  
Request: Discuss and consider a recommendation to amend City Code Section 25-2-582 Commercial Highway (CH) District Regulations to eliminate the regulations found in 25-2-582(C) and clarify that a zoning ordinance establishing a CH-PDA controls over any conflicting CH regulations.  
Staff Rec.: **Recommended**  
Staff: Joi Harden, 512-974-1617, joi.harden@austintexas.gov  
Planning Department
16. **EV Variance:** [SP-2021-0091C - Oltorf Site Plan; District 3](#)  
Location: 4544 E Oltorf, Country Club West Watershed; East Riverside / Oltorf Combined NP Area  
Owner/Applicant: 2440 Wickersham LLC  
Agent: Jim Witliff / Land Answers  
Request: Request to vary from LDC 25-8-301 to allow driveways on slopes over 15%.  
Request to vary from LDC 25-8-341 to allow cut over 4 feet up to 8 feet. Request to vary from LDC 25-8-342 to allow fill over 4 feet up to 20.5 feet.  
Staff Rec.: **Recommended**  
Staff: Mike McDougal, 512-974-6380, mike.mcdougal@austintexas.gov  
Rosemary Avila, 512-974-2784  
Development Services Department  
**Postponement Request:** **Applicant request for Indefinite Postponement**
17. **Preliminary Plan:** [C8-2022-0330 - Harris Branch Commerce Park Preliminary Plan; District 1](#)  
Location: 6400 E Parmer Lane, Harris Branch and Gilleland Creek Watersheds  
Owner/Applicant: Austin HB Residential Properties  
Agent: CSF Civil Group (Charles Steinman, P.E.)  
Request: Preliminary Plan approval to create 14 total lots on 297.37 acres and associated improvements.  
Staff Rec.: **Disapproval for Reasons, per Exhibit C**  
Staff: Juan Enriquez, 512-974-2767, juan.enriquez@austintexas.gov  
Development Services Department

- 18. Final Plat out of approved Preliminary Plan:** [C8-2022-0252.1A.SH - Goodnight Town Center, Phase 1, Section 1; District 2](#)
- Location: 8901 Vertex Blvd, Onion Creek Watershed  
Owner/Applicant: Austin Goodnight Ranch, LP (Myra Goepf)  
Agent: HR Green (Greg Fortman, P.E.)  
Request: Approval of Goodnight Town Center, Phase 1, Section 1 Final Plat which will dedicate 70' wide public ROW with associated drainage and utility improvements on 1.65 acres.
- Staff Rec.: **Disapproval for Reasons, per Exhibit C**  
Staff: Joey de la Garza, 512-974-2664, joey.delagarza@austintexas.gov  
Development Services Department

## ITEMS FROM THE COMMISSION

19. Discussion and possible action initiating code amendments to City Code Chapter 25-2 relating to the creation of a new zoning district. (Sponsors: Commissioners Anderson and Maxwell)
20. Discussion and possible action initiating code amendments to City Code Chapter 25-2 relating to waivers for compatibility standards. (Sponsors: Commissioners Anderson and Azhar)
21. Discussion and possible action to schedule a special called meeting of the Planning Commission. (Sponsors: Chair Shaw and Vice-Chair Hempel)

## NOMINATIONS AND ELECTIONS

22. Election of Officers
23. Nomination of members to be considered by Council to serve on Joint Committees.
24. Appointment of members to Working Groups.

## 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; Alternate seat vacant)

### [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)

### Austin Strategic Mobility Plan Working Group

(Commissioners Azhar, Connolly, Cox and Maxwell)

### 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, April 11, 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