



PLANNING COMMISSION

MINUTES

March 28, 2023

The Planning Commission convened in a meeting on March 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>

Chair Shaw called the Commission Meeting to order at 6:07 p.m.

Commission Members in Attendance:

**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**

Jessica Cohen – Ex-Officio

Absent:

**Arati Singh – Ex -Ex-Officio
Richard Mendoza – Ex-Officio
Jesús Garza– Ex-Officio**

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.

Motion to approve the minutes of March 14, 2023 was approved on the consent agenda on the motion by Commissioner Thompson, seconded by Vice-Chair Hempel on a vote of 13-0.

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

Motion to grant Applicant's request for Indefinite Postponement was approved on the consent agenda on the motion by Commissioner Thompson, seconded by Vice-Chair Hempel on a vote of 13-0.

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

Motion to grant Applicant's request for Indefinite Postponement was approved on the consent agenda on the motion by Commissioner Thompson, seconded by Vice-Chair Hempel on a vote of 13-0.

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

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 Thompson, seconded by Vice-Chair Hempel on a vote of 13-0.

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.**

Motion to grant Staff's request for postponement of this item to May 23, 2023 was approved on the consent agenda on the motion by Commissioner Thompson, seconded by Vice-Chair Hempel on a vote of 13-0.

6. **Plan Amendment:** [NPA-2022-0014.03 - Chapman 71; District 2](#)
Location: 5010 Burlison 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

Public Hearing closed.

Motion by Commissioner Woods, seconded by Commissioner Thompson to grant Commercial land use for NPA-2022-0014.03 - Chapman 71 located at 5010 Burlison Road; 3503, 3503 1/2 , 3505, 3507, 3533 Chapman Lane, 4905, 5001, 5005, 5005 ½ , 5109 E. Ben White Blvd SVRD EB, was approved on a vote of 11-2. Chair Shaw and Commissioner Cox voted nay.

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.**

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 Thompson, seconded by Vice-Chair Hempel on a vote of 13-0.

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.**

Motion to grant Neighborhood’s request for postponement of this item to April 11, 2023 was approved on the consent agenda on the motion by Commissioner Thompson, seconded by Vice-Chair Hempel on a vote of 13-0.

- 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.

Motion to grant Neighborhood’s request for postponement of this item to April 11, 2023 was approved on the consent agenda on the motion by Commissioner Thompson, seconded by Vice-Chair Hempel on a vote of 13-0.

- 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

Motion to grant Neighborhood’s request for postponement of this item to April 11, 2023 was approved on the consent agenda on the motion by Commissioner Thompson, seconded by Vice-Chair Hempel on a vote of 13-0.

- 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

Public Hearing closed.

Motion to grant Staff’s recommendation of CS-MU-NP combining district zoning for C14-2022-

0070 - Springdale Commercial (Tract 2) Amended located at 1113 Airport Boulevard was approved on the consent agenda on the motion by Commissioner Thompson, seconded by Vice-Chair Hempel on a vote of 13-0.

- 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

Public Hearing closed.

Motion to grant Staff's recommendation of CS-MU-NP combining district zoning for C14-2022-0015 - Springdale Commercial located at 1005 Springdale Road was approved on the consent agenda on the motion by Commissioner Thompson, seconded by Vice-Chair Hempel on a vote of 13-0.

- 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

Public Hearing closed.

Motion to grant Staff's recommendation of Mixed Use land use for NPA-2022-0015.03 - Darby Yard 700 located at 3506, 3512 Darby Street; 6315, 6401, 6409, 6417 ½, 6505 Wilcab Road; and 6414, 6204, 6118 Hudson Street was approved on the consent agenda on the motion by Commissioner Thompson, seconded by Vice-Chair Hempel on a vote of 13-0.

- 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

Public Hearing closed.

Motion to grant Staff's recommendation of LI-PDA-NP combining district zoning for C14-2022-0105 - Darby Yard 700 located at 3506, 3512 Darby Street; 6315, 6401, 6409, 6417 ½, 6505 Wilcab Road; and 6414, 6204, 6118 Hudson Street was approved on the consent agenda on the motion by Commissioner Thompson, seconded by Vice-Chair Hempel on a vote of 13-0.

- 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

Public Hearing closed.

Motion to grant Staff's recommendation of Multifamily Residential land use for NPA-2022-0015.04 - Hudson #3 located at 6115, 6117, 6201, 6305 Hudson Street and 6300, 6308 Harold Court was approved on the consent agenda on the motion by Commissioner Thompson, seconded by Vice-Chair Hempel on a vote of 13-0.

- 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

Public Hearing closed.

Motion to grant Staff's recommendation of MF-6-NP combining district zoning for C14-2022-0106 - Hudson #3 located at 6115, 6117, 6201, and 6305 Hudson Street and 6300 and 6308 Harold Court was approved on the consent agenda on the motion by Commissioner Thompson, seconded by Vice-Chair Hempel on a vote of 13-0.

- 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

Public Hearing closed.

Motion to grant Staff's recommendation of Mixed Use land use for NPA-2022-0016.02 - Borden Tract located at 21, 21 ½, 41, 71 Strandtman Cove and 11, 21, 41, 41 ½ Julieanna Cove was approved on the consent agenda on the motion by Commissioner Thompson, seconded by Vice-Chair Hempel on a vote of 13-0.

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

Public Hearing closed.

Motion by Commissioner Anderson, seconded by Commissioner Maxwell to grant Staff's recommendation of LI-PDA-NP combining district zoning, with additional conditions for C14-2022-0121 - Borden Tract located at 21, 21 ½, 41, 71 Strandtman Cove and 11, 21, 41, 41 ½ Julieanna Cove, was approved on a vote of 10-3. Those voting nay were Commissioners Awaits, Mushtaler, and Cox.

Additional conditions:

Impervious cover shall not exceed 75%.
Minimum setback of 60 feet along the south property line.

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

Public Hearing closed.

After discussion, motion by Commissioner Azhar, seconded by Commissioner Mushtaler to postpone this item to April 11, 2023 was approved on a vote of 10-3. Vice-Chair Hempel and Commissioners Mushtaler and Connolly voted nay.

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

Public Hearing closed.

After discussion, motion by Commissioner Azhar, seconded by Commissioner Mushtaler to postpone this item to April 11, 2023 was approved on a vote of 10-3. Vice-Chair Hempel and Commissioners Mushtaler and Connolly voted nay.

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

Public Hearing closed.

Motion by Commissioner Azhar, seconded by Commissioner Cox to grant Staff's recommendation of Higher Density Single Family land use for NPA-2022-0015.06 - Gloucester Dwellings located at 5803 Gloucester Lane was approved on a vote of 13-0.

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

Public Hearing closed.

Motion by Commissioner Azhar, seconded by Commissioner Cox to grant Staff's recommendation of SF-6-NP combining district zoning for C14-2022-0115 - Gloucester Dwellings located at 5803 Gloucester Lane was approved on a vote of 13-0.

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

Public Hearing closed.

Motion to grant Staff's recommendation of DMU-CO combining district zoning, including additional conditions for C14-2022-0177 - 707 West 10th Street located at 707 West 10th Street was approved on the consent agenda on the motion by Commissioner Thompson, seconded by Vice-Chair Hempel on a vote of 13-0.

Conditions:

The following uses shall be prohibited uses on the Property:

- Bail bond services
- Pawn shop
- Liquor sales
- Outdoor entertainment
- Off-site accessory parking

Limit Cocktail Lounge use to a maximum of 1,000 square feet.

The maximum height for the Property shall be 60 feet.

- 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

Motion to grant Property Owner's request for postponement of this item to April 25, 2023 was approved on the consent agenda on the motion by Commissioner Thompson, seconded by Vice-Chair Hempel on a vote of 13-0.

- 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.

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 Thompson, seconded by Vice-Chair Hempel on a vote of 13-0.

- 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

Public Hearing closed.

Motion to grant Staff's recommendation of CS-CO-V-NP combining district zoning for C14-2022-0119 - 5225 N. Lamar Boulevard located at 5225 N. Lamar Boulevard was approved on the consent agenda on the motion by Commissioner Thompson, seconded by Vice-Chair Hempel on a vote of 13-0.

- 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

Public Hearing closed.

Motion to grant Staff's recommendation of LI-PDA-NP combining district zoning for C14-2022-0027 - RedLeaf Highland - Tract 12 located at 6000, 6010 and 6200 Middle Fiskville Road was approved on the consent agenda on the motion by Commissioner Thompson, seconded by Vice-Chair Hempel on a vote of 13-0.

- 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

Public Hearing closed.

Motion to grant Staff's recommendation of LI-PDA-NP combining district zoning for C14-2022-0028 - RedLeaf Highland-Tract 3 located at 618 East Highland Mall Boulevard, was approved on the consent agenda on the motion by Commissioner Thompson, seconded by Vice-Chair Hempel on a vote of 13-0.

- 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

Public Hearing closed.

Motion to grant Staff's recommendation of LI-PDA-NP combining district zoning for C14-2022-0029 - RedLeaf Highland-Tract 5 located at 523 East Highland Mall Boulevard, was approved on the consent agenda on the motion by Commissioner Thompson, seconded by Vice-Chair Hempel on a vote of 13-0.

- 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

Public Hearing closed.

Motion to grant Staff's recommendation of LI-PDA-NP combining district zoning for C14-2022-0030 - RedLeaf Highland-Tract 4 located at 6403 and 6413 Airport Boulevard, was approved on the consent agenda on the motion by Commissioner Thompson, seconded by Vice-Chair Hempel on a vote of 13-0.

- 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

Motion to grant Neighborhood's request for postponement of this item to April 11, 2023 was approved on the consent agenda on the motion by Commissioner Thompson, seconded by Vice-

Chair Hempel on a vote of 13-0.

- 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

Public Hearing closed.

Motion by Commissioner Mushtaler, seconded by Commissioner Connolly to approve amending City Code Title 25 regarding wildfire risk and wildfire mitigation by adding definitions and improve planning and evacuation risk concerns, as recommended by the Codes and Ordinances Joint Committee, as amended, was approved on a vote of 13-0.

Amended draft ordinance:

[ORDINANCE NO \(austintexas.gov\)](http://austintexas.gov)

- 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

Public Hearing closed.

Motion to recommend 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 as recommend by the Codes and Ordinances Joint Committee (pg. 3 of 4, Exhibit: <https://services.austintexas.gov/edims/document.cfm?id=405012>), as amended, was approved on the consent agenda on the motion by Commissioner Thompson, seconded by Vice-Chair Hempel on a vote of 13-0.

Amendment:

Additionally, any property within the Capitol Dominance Overlay may participate in the downtown density bonus program.

- 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

Public Hearing closed.

Motion to recommend amending City Code 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 was approved on the consent agenda on the motion by Commissioner Thompson, seconded by Vice-Chair Hempel on a vote of 12-0. Commissioner Anderson voted nay.

- 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

Motion by Commissioner Cox, seconded by Commissioner Connolly to postpone this item to April 25, 2023 was approved on a vote of 12-0. Commissioner Howard off the dais.

- 36. Site Plan** [SPC-2008-0058C\(R1\) - Mexican American Cultural Center; District 9](#)
Revision: [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

Public Hearing closed.

Motion to grant Staff's recommendation for SPC-2008-0058C(R1) - Mexican American Cultural Center located at 600 River Street was approved on the consent agenda on the motion by Commissioner Thompson, seconded by Vice-Chair Hempel on a vote of 13-0.

- 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

Public Hearing closed.

Motion for Disapproval for Reasons per Exhibit C of C8-2020-0193 - Wildhorse Tract B, Section 1 located at 10000 Bloor Road was approved on the consent agenda on the motion by Commissioner Thompson, seconded by Vice-Chair Hempel on a vote of 13-0.

- 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

Public Hearing closed.

Motion for Disapproval for Reasons per Exhibit C for C8-2021-0152.2A - Pinnacle at Wildhorse Ranch Section 2 located at 12000 Blue Bluff Road was approved on the consent agenda on the motion by Commissioner Thompson, seconded by Vice-Chair Hempel on a vote of 13-0.

- 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

Public Hearing closed.

Motion for Disapproval for Reasons per Exhibit C for C8-2022-0287.1A - Three Hills Apartments located at 12234 Heatherly Drive was approved on the consent agenda on the motion by Commissioner Thompson, seconded by Vice-Chair Hempel on a vote of 13-0.

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)

Motion by Vice-Chair Hempel, seconded by Commissioner Connolly to establish the Austin Strategic Mobility Program including ATX Walk Bike Roll Working Group and appoint Commissioners Azhar, Conolly, Cox and Maxwell was approved on a vote of 13-0.

41. Discuss and consider establishing a working group to review matters related to Project Connect. (Sponsors: Chair Shaw and Vice-Chair Hempel)

Item indefinitely postponed by unanimous consent without objection. Vote of 13-0

NOMINATIONS AND ELECTIONS

42. Election of interim parliamentarian.

After closing of nominations, Commissioner Azhar was elected as interim parliamentarian. Vote of 13-0

43. Nomination of members to be considered by Council to serve on Joint Committees.

After closing of nominations, following members were nominated to be considered by Council to serve on Joint Committees on a vote of 13-0:

Adam Haynes – Comprehensive Plan Joint Committee

Felicity Maxwell - South Central Waterfront Advisory Board

Alice Woods - Joint Sustainability Committee

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.

Anderson / Azhar – Compatibility code amendment.

BOARDS, COMMITTEES & WORKING GROUPS UPDATES

[Codes and Ordinances Joint Committee](#)

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

No report provided.

[Comprehensive Plan Joint Committee](#)

(Commissioners: Cox and Flores)

No report provided.

[Joint Sustainability Committee](#)

(Commissioner Anderson)

No report provided.

[Small Area Planning Joint Committee](#)

(Commissioners: Howard, Mushtaler, and Thompson)

No report provided.

[South Central Waterfront](#)

[Advisory Board](#)

(Commissioner Thompson)

No report provided.

Accessory Dwelling Units and Duplexes
Working Group

(Commissioners Anderson, Azhar, Cox, Howard, Mushtaler and
Cohen)

No report provided.

Design Guidelines Update Working
Group

(Vice-Chair Hempel and
Commissioner Cohen)

No report provided.

Palm District Working Group

(Chair Shaw, Vice-Chair Hempel and Commissioners Anderson, Cohen and Howard)

No report provided.

Chair Shaw adjourned the meeting without objection on Tuesday, March 28, 2023 at 10:29 p.m.

Minutes approved on April 11, 2023. Motion by Commissioner Azhar, seconded by Commissioner Woods to approve minutes Vote 11-0. Commissioner Haynes off the dais. Commissioner Flores absent.

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