



PLANNING COMMISSION AGENDA

Tuesday April 25, 2023

The Planning Commission will convene at 6:00 PM on
Tuesday, April 25, 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](#) - Secretary
[Awais Azhar](#) - Parliamentarian
[Nadia Barrera-Ramirez](#)
[João Paulo Connolly](#)
[Grayson Cox](#)
[Yvette Flores](#)
[Adam Haynes](#)

[Claire Hempel](#) – Vice-Chair
[Patrick Howard](#)
[Felicity Maxwell](#)
[Jennifer Mushtaler](#)
[Todd Shaw](#) – Chair
[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 April 11, 2023.

PUBLIC HEARINGS

2. **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 Planning Department
Postponement Request: Staff postponement request to May 23, 2023
3. **Plan Amendment:** [NPA-2022-0030.01 - Gobi 250; District 2](#)
Location: 1210 Gobi Drive, Williamson Creek Watershed; South Austin Combined (Garrison Park) NP Area
Owner/Applicant: 1210 Gobi, LLC (Blake Thompson)
Agent: Alice Glasco Consulting (Alice Glasco)
Request: Neighborhood Transition to Mixed Use Activity Hub/Corridor
Staff Rec.: **Pending**
Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov Planning Department
Postponement Request: Staff postponement request to May 23, 2023

Attorney: Steven Maddoux, 512-974-6080
Commission Liaison: [Andrew Rivera](#), 512-974-6508

4. **Rezoning:** [C14-2022-0158 - Gobi 250; District 2](#)
Location: 1210 Gobi Drive, Williamson Creek Watershed
Owner/Applicant: 1210 Gobi, LLC (Blake Thompson)
Agent: Alice Glasco Consulting (Alice Glasco)
Request: LO-MU-CO-NP and LR-MU-CO-NP to CS-MU-V-NP
Staff Rec.: **Pending**
Staff: Nancy Estrada, 512-974-7617, nancy.estrada@austintexas.gov
Planning Department
Postponement Request: Staff postponement to May 23, 2023
5. **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
Planning Department
Postponement Request: Staff postponement to May 9, 2023
6. **Plan Amendment:** [NPA-2022-0021.02 - Burleson & Ben White; District 3](#)
Location: 3507 Burleson 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
Planning Department
Postponement Request: Staff postponement request to June 13, 2023.

7. **Plan Amendment:** [NPA-2022-0020.01 - Industrial Blvd and Terry O Ln; District 3](#)
 Location: 439-511& 515 INDUSTRIAL BLVD (odd #s only) & 4208 Terry O Lane, Blunn Creek and Williamson Creek Watersheds; South Congress Combined (East Congress) NP Area
 Owner/Applicant: BASALT CANNON LLC; DELWAU LLC; JASDAYAL LLC; UNGAR HOLDINGS LLC; TIMBERWOLF FAMILY LLC & PROSPECT CAPITAL HOLDINGS LLC and LUNAR Y, LLC
 Agent: Civiltude, LLC (Nhat Ho) -
 Request: Industry to Mixed Use land use
 Staff Rec.: **Pending**
 Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov
 Planning Department
Postponement Request: Staff postponement request to June 13, 2023.
8. **Rezoning:** [C14-2022-0062 - Industrial Blvd and Terry O Ln; District 3](#)
 Location: 439-511 Industrial Blvd (odd #s only), 515 Industrial Blvd & 4208 Terry O Lane, Blunn Creek and Williamson Creek Watersheds; South Congress Combined (East Congress) NP Area
 Owner/Applicant: BASALT CANNON LLC; DELWAU LLC; JASDAYAL LLC; UNGAR HOLDINGS LLC; TWIN OAKS ASSOCIATES LTD & and LUNAR Y, LLC
 Agent: Civiltude, LLC (Nhat Ho)
 Request: LI-NP to LI-PDA-NP
 Staff Rec.: **Pending**
 Staff: Nancy Estrada, 512-974-7617, nancy.estrada@austintexas.gov
 Planning Department
Postponement Request: Staff postponement request to June 13, 2023.
9. **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: Staff postponement request to May 9, 2023

10. **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: Staff postponement request to May 9, 2023
11. **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: Staff postponement request to May 9, 2023
12. **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

- 13. Rezoning:** [C14-2022-0140 - Brentwood Multifamily](#)
 Location: 5401, 5403, 5407 Clay Ave.;5402, 5404, 5406, 5408 William Holland Ave.; and 1705 Houston St., Austin, TX, Shoal Creek Watershed; 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
 Planning Department
Postponement Request: Staff postponement request to May 23, 2023
- 14. 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
 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
 Planning Department
Postponement Request: Staff postponement request to May 9, 2023
- 15. Historic Zoning:** [C14H-2023-0024 - Lewallen House ; District 10](#)
 Location: 1700 Hartford Road, Johnson Creek Watershed; Old Enfield NP Area
 Owner/Applicant: Nancy Bowles
 Agent: Tere O'Connell (O'Connell Architecture, LLC)
 Request: SF-3 to SF-3-H
 Staff Rec.: **Recommend**
 Staff: Kalan Contreras, 512-974-2727, kalan.contreras@austintexas.gov
 Planning Department
- 16. Historic Zoning:** [C14H-2022-0176 - Broken Spoke ; District 5](#)
 Location: 3201 S. Lamar Blvd., West Bouldin Creek Watershed; South Lamar Combined NPA
 Owner/Applicant: Annetta White, business owner; HLLC CWS 704 SPE LLC Et Al., land owner
 Agent: City of Austin Historic Preservation Office (Council-initiated zoning)
 Request: CS to CS-H
 Staff Rec.: **Recommend CS-H for building footprint.**
 Staff: Kalan Contreras, 512-974-2727, kalan.contreras@austintexas.gov
 Planning Department

- 17. SP Extension:** [SP-2016-0474C.SH \(XT2\) - RBJ Center; District 3](#)
Location: 1320 Art Dilly Dr, Town Lake; East Cesar Chavez NP Area
Owner/Applicant: Austin Geriatric Center
Agent: Amanda Swor (Drenner Group)
Request: To grant a five (5) year extension to a previously approved site plan.
Staff Rec.: **Recommended**
Staff: Chris Sapuppo, 512-978-4665, chris.sapuppo@austintexas.gov Development Services Department
- 18. 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: Requesting to vary from LDC 25-8-261(G) to allow floodplain modification for development within the Critical Water Quality Zone (CWQZ).
Staff Rec.: **Not Recommended**
Staff: John Clement, 974-1475, john.clement@austintexas.gov
Clarissa Davis, 974-1423, clarissa.davis@austintexas.gov
Watershed Protection Department
- 19. 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
- 20. 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.: **Recommended**
Staff: Juan Enriquez, 512-974-2767, juan.enriquez@austintexas.gov
Development Services Department

- 21. Imagine Austin Amendment:** [Austin Strategic Mobility Plan Update.](#)
Request: Discussion and possible action recommending amending the Austin Strategic Mobility Plan (ASMP) element of the Imagine Austin Comprehensive Plan to update the ASMP and to adopt the Urban Trails Plan; Sidewalks, Crossings, and Shared Streets Plan; and Bicycle Plan.
Staff Rec.: **Recommended**
Staff: Cole Kitten, 512-974-6442, cole.kitten@austintexas.gov
Transportation and Public Works Department
- 22. Imagine Austin Amendment:** [CPA-2022-0001 - Palm District Plan](#)
Request: Discussion and possible action recommending approval of the Palm District Plan.
Staff Rec.: **Recommended**
Staff: Stevie Greathouse, 512-974-7226, stevie.greathouse@austintexas.gov
Mark Walters, 512-974-7695, mark.walters@austintexas.gov
Planning Department

BRIEFINGS

- 23.** Briefing on proposed revisions to requirements for Accessory Dwelling Units and site plans for missing middle housing. Presenter: Brent Lloyd, Development Officer, 512-974-2974, brent.lloyd@austintexas.gov, Development Service Department.
- 24.** Briefing on Project Connect. Presenter: Nan Dowling, 512-974-9037, nan.dowling@austintexas.gov
Project Connect Office

ITEMS FROM THE COMMISSION

NOMINATIONS AND ELECTIONS

- 25.** Nomination of members to be considered by Council to serve on Joint Committees.
- 26.** Appointment of members to Working Groups.

Attorney: Steven Maddoux, 512-974-6080
Commission Liaison: [Andrew Rivera](#), 512-974-6508

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](#)

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

[Comprehensive Plan Joint Committee](#)

(Commissioners: Connolly, Cox and Haynes)

[Joint Sustainability Committee](#)

(Commissioner Woods; Alternate seat vacant)

[Small Area Planning Joint Committee](#)

(Commissioners: Howard, Mushtaler and Shaw)

[South Central Waterfront Advisory Board](#)

(Commissioner Maxwell)

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

Attorney: Steven Maddoux, 512-974-6080

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

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.

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 25 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