



PLANNING COMMISSION AGENDA

Tuesday June 13, 2023

The Planning Commission will convene at 6:00 PM on Tuesday, June 13, 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](#)
[Adam Haynes](#)
[Claire Hempel](#) – Vice-Chair

[Patrick Howard](#)
[Felicity Maxwell](#)
[Jennifer Mushtaler](#)
[Todd Shaw](#) – Chair
[Alice Woods](#)

One Vacancy

Ex-Officio Members

[Arati Singh](#) – AISD Board of Trustees
[Jessica Cohen](#) – Chair of Board of Adjustment
[Jesús Garza](#) – Interim City Manager
[Richard Mendoza](#) – Interim Director of Transportation and 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 May 23, 2023 and Special Called May 30, 2023.

PUBLIC HEARINGS

2. **Plan Amendment:** [NPA-2022-0015.01 - Tracor Lane NPA; District 1](#)
Location: 6211 ½, 6500, 6500 ½ 6502 ½, 6525 ½, 6540 Tracor Lane and 6515 ½, 6801, 6801 ½ FM 969 Road and 4209 1/2, 4525 Ed Bluestein Boulevard NB, Walnut Creek Watershed; E. MLK Combined NP Area
Owner/Applicant: Karlin Tracor Lane, LLC
Agent: Armbrust & Brown, PLLC (Richard T. Suttle, Jr.)
Request: Industry to Mixed Use land use
Staff Rec.: **Pending**
Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov Planning Department
Postponement Request: **Applicant request for Indefinite Postponement**
3. **Plan Amendment:** [NPA-2022-0010.02 - 2000 E. 6th Street and 2007 E. 7th Street; District 3](#)
Location: 1914, 2000 E 6TH ST and 1917, 1917 ½, 1923, 2007 E. 7th Street, Lady Bird Lake Watershed; Holly NP Area
Owner/Applicant: REG ATX 2000 E. 6th St., LTD
Agent: Armbrust & Brown, PLLC (Richard T. Suttle, Jr.)
Request: Mixed Use to Specific Regulating District land use
Staff Rec.: **Pending**
Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov Planning Department
Postponement Request: **Applicant request for Indefinite Postponement**

Attorney: Steven Maddoux, 512-974-6080

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

4. **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, April Brown, and Michael Gaudini)
 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: Applicant postponement request to June 27, 2023
5. **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 August 8, 2023.
6. **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; TIMBERWOLF FAMILY LLC & PROSPECT CAPITAL
 HOLDINGS LLC 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 August 8, 2023.

7. **Plan Amendment:** [NPA-2022-0026.01 - Georgian Drive Quality Foundation; District 4](#)
Location: 8226-8240 Georgian Drive, Little Walnut Creek; North Lamar Combined NP (Georgian Acres)
Owner/Applicant: Georgian Drive Quality Foundation (Simon A. Wallace)
Agent: Thrower Design, LLC (Victoria Haase and A. Ron Thrower)
Request: Neighborhood Commercial to Mixed Use land use
Staff Rec.: **Pending**
Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov Planning Department
Postponement Request: Staff and Applicant postponement request to July 25, 2023.
8. **Rezoning:** [C14-2022-0166 - Georgian Drive Quality Foundation; District 4](#)
Location: 8226-8240 Georgian Drive, Little Walnut Creek
Owner/Applicant: Georgian Drive Quality Foundation (Simon A. Wallace)
Agent: Thrower Design, LLC (A. Ron Thrower)
Request: LR-NP to CS-NP
Staff Rec.: **Pending**
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov Planning Department
Postponement Request: Staff and Applicant postponement request to July 25, 2023.
9. **Rezoning:** [C14-2022-0174 - 2700 S. Lamar Follow-Up, District 5](#)
Location: 2800 and 2801 Skyway Circle, Barton Creek Watershed
Owner/Applicant: 2800 Skyway, LLC and Seamless LMA, Ltd.
Agent: Armbrust & Brown, PLLC (Richard T. Suttle, Jr.)
Request: MF-3 to MF-6
Staff Rec.: **Pending**
Staff: Jonathan Tomko, 512-974-1057, jonathan.tomko@austintexas.gov Planning Department
Postponement Request: Staff postponement request to July 25, 2023.
10. **Rezoning:** [C814-2022-0095 - 517 South Lamar PUD, District 9](#)
Location: 517 South Lamar Boulevard, West Bouldin Creek Watershed; Zilker NP Area (suspended)
Owner/Applicant: Murphey-Gray Properties, a 50/50 Joint Venture of Dhanis, LLC & M & B Investment Company
Agent: Armbrust & Brown, PLLC (Richard T. Suttle, Jr.)
Request: CS-V to PUD
Staff Rec.: **Pending**
Staff: Jonathan Tomko, 512-974-1057, jonathan.tomko@austintexas.gov Planning Department
Postponement Request: Indefinite Postponement Request by Staff

- 11. Rezoning:** [C14-2022-0155 - Penn Field, District 3](#)
 Location: 3601 S Congress Avenue, Blunn Creek Watershed; St. Edwards NP Area
 Owner/Applicant: CIM Urban REIT Properties IX LP
 Agent: Armbrust & Brown, PLLC (Richard T. Suttle, Jr.)
 Request: LI-CO-NP to CS-MU-V-NP
 Staff Rec.: **Recommendation of CS-MU-V-CO-NP**
 Staff: Jonathan Tomko, 512-974-1057, jonathan.tomko@austintexas.gov
 Planning Department
- 12. Rezoning:** [C14-2023-0013 - 501 Pedernales, District 3](#)
 Location: 501 Pedernales Street; 2503 East 6th Street; 2505 East 6th Street; 2507 East 6th Street and 2511 East 6th Street, Lady Bird Lake Watershed; Holly NP Area
 Owner/Applicant: Pedernales Property Holdings LLC
 Agent: Land Use Solutions, LLC (Michele Haussmann)
 Request: CS-MU-CO-NP to CS-MU-V-CO-NP
 Staff Rec.: **Recommended**
 Staff: Jonathan Tomko, 512-974-1057, jonathan.tomko@austintexas.gov
 Planning Department
- 13. Rezoning:** [C14-2022-0140 - Brentwood Multifamily, District 7](#)
 Location: 5341, 5337 and 5339 Burnet Road; 5401, 5403 and 5407 Clay Avenue; 1705 Houston Street; and 5400, 5402, 5404, 5406 and 5408 William Holland Avenue, Shoal Creek Watershed; Brentwood NP Area
 Owner/Applicant: GDC-NRG Brentwood LLC
 Agent: DuBois, Bryant & Campbell, LLP (David Hartman)
 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.: **Recommended**
 Staff: Jonathan Tomko, 512-974-1057, jonathan.tomko@austintexas.gov
 Planning Department
- 14. Rezoning:** [C14-2023-0035 - Sheridan, District 4](#)
 Location: 6103 Sheridan Avenue, Fort Branch and Tannehill Branch Watersheds; Windsor Park NP Area
 Owner/Applicant: Leslie Elliott
 Agent: Keepers Land Planning (Ricca Keepers)
 Request: SF-3-NP to GR-NP
 Staff Rec.: **Pending**
 Staff: Jonathan Tomko, 512-974-1057, jonathan.tomko@austintexas.gov
 Planning Department
 Postponement Request: **Staff Postponement request until August 8, 2023**

- 15. Rezoning:** [C14-2022-0090 - 2239 Cromwell Circle; District 3](#)
 Location: 2239, 2239 1/2 and 2309 1/2 Cromwell Circle, Country Club West Watershed; East Riverside/Oltorf Combined (Pleasant Valley) NP Area
 Owner/Applicant: 2239 Cromwell Circle LLC
 Agent: Drenner Group, PC (Leah Bojo)
 Request: East Riverside Corridor (ERC-Urban Residential Subdistrict) to East Riverside Corridor (ERC-Neighborhood Mixed Use Subdistrict), and to amend Figure 1-6 (East Riverside Corridor Hub Map) to include the entire lot in the Hub boundary, and to Figure 1-8 (East Riverside Corridor Development Bonus Height Map), to increase the maximum building height up to 65 feet through participation in a density bonus program.
 Staff Rec.: **Pending**
 Staff: Nancy Estrada, 512-974-7617, nancy.estrada@austintexas.gov
 Planning Department
Postponement Request: Staff postponement request to August 8, 2023.
- 16. Rezoning:** [C14-2022-0172 - 2207 Wickersham Lane; District 3](#)
 Location: 2207 and 2301 Wickersham Lane, Country Club West Watershed; East Riverside/Oltorf Combined (Pleasant Valley) NP Area
 Owner/Applicant: WHC Lake Creek TIC, LLC and WHC Wickersham TIC, LLC
 Agent: Drenner Group, PC (Leah Bojo)
 Request: East Riverside Corridor (ERC-Urban Residential Subdistrict) to East Riverside Corridor (ERC-Neighborhood Mixed Use Subdistrict), and to amend Figure 1-6 (East Riverside Corridor Hub Map) to include the entire lot in the Hub boundary, and to Figure 1-8 (East Riverside Corridor Development Bonus Height Map), to increase the maximum building height up to 120 feet through participation in a density bonus program.
 Staff Rec.: **Pending**
 Staff: Nancy Estrada, 512-974-7617, nancy.estrada@austintexas.gov
 Planning Department
Postponement Request: Staff postponement request to August 8, 2023.
- 17. Rezoning:** [C14-2023-0039 - 1705 and 1707 Evergreen; District 5](#)
 Location: 1705 and 1707 Evergreen Avenue, West Bouldin Creek; South Lamar Combined NP Area – Zilker (Suspended)
 Owner/Applicant: Helsinki Partners LLC (Darius Fisher)
 Agent: Husch Blackwell LLP (Nikelle Meade)
 Request: SF-3 to CS-MU
 Staff Rec.: **Recommended**
 Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov
 Planning Department

- 18. Rezoning:** [C14-2023-0026 - Life Storage; District 4](#)
Location: 8227 North Lamar Boulevard, Little Walnut Creek; North Lamar Combined Neighborhood Plan NP Area
Owner/Applicant: Life Storage LP (Robert McGregor)
Agent: Bleyl Engineering (Jason Rodgers)
Request: LI-NP to CS-MU-NP
Staff Rec.: **Recommended**
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov
Planning Department
- 19. Right of Way** [2022 - 100931 - S. 3rd](#)
Vacation:
Location: 2408 S. 3rd Street, East Bouldin Creek NP Area
Owner/Applicant: Third Street Austin, LLC
Agent: Metcalfe Wolffe Stuart Williams, LLC (Michele R. Lynch)
Request: Right of Way Vacation of 4,572 square feet abutting 2408 S. 3rd Street - unpaved / undeveloped.
Staff Rec.: **Recommended**
Staff: Mashell Smith, 512-974-7191, mashell.smith@austintexas.gov
Transportation and Public Works Department
- 20. Conditional Use** [SPC-2021-0284C - St. Elmo Service Center](#)
Site Plan:
Location: 4411 Meinardus Dr, Williamson Creek Watershed
Owner/Applicant: Austin Energy
Agent: Dunaway (J Segura)
Request: Approval of conditional use site plan on site over 1 acre with P zoning.
Staff Rec.: **Recommended**
Staff: Meg Greenfield, 512-978-4663, meg.greenfield@austintexas.gov
Development Services
- 21. Site Plan:** [SP-2022-0518C - 415 Lavaca St. - Hilton Dual Brand Hotel](#)
Location: 415 Lavaca Street, 209 W 5th Street, and 213 W 5th Street, Lady Bird Lake Watershed
Owner/Applicant: PSOF Austin Hotel Owner, LLC
Agent: Armbrust & Brown, PLLC (Michael Whellan)
Request: FAR request of 26:1 to exceed 25:1 administrative allowance through the Downtown Density Bonus Program.
Staff Rec.: **Recommended**
Staff: Zack Lofton, 512-974-9363, zack.lofton@austintexas.gov
Planning Department

- 22. Final Plat:** [C8-2023-0077.0A - 1705 Cameron Road: District 4](#)
 Location: 1705 Cameron Road, Fort Branch Watershed
 Owner/Applicant: Sierra Cameron, LLC (Matthew Shaw)
 Agent: WGI (Justine Celentano)
 Request: Approval of a one lot subdivision on 2.413 acres
 Staff Rec.: **Approve with conditions per Exhibit C**
 Staff: Cesar Zavala, 512-974-3404, cesar.zavala@austintexas.gov
 Development Services Department
- 23. 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 647 total lots on 184.5 acres.
 Staff Rec.: **Disapproval with reasons per Exhibit C**
 Staff: Juan Enriquez, 512-974-2767, juan.enriquez@austintexas.gov
 Development Services Department
- 24. Subdivision Vacation:** [C8S-72-340\(VAC\) - Torino Plaze](#)
 Location: 629 E. Koeing Lane, Tannehill Branch
 Owner/Applicant: Johnson Special Land, Ltd. (Lee Raines)
 Agent: WGI (Rita Wershich)
 Request: Approve the total subdivision vacation of a one lot plat comprised of 3.370 acres.
 Staff Rec.: **Recommended**
 Staff: Cesar Zavala, 512-974-3404, cesar.zavala@austintexas.gov
 Development Services Department
- 25. Imagine Austin** [Imagine Austin PC FY23-24 CIP Memo](#)
 Request: Submit to the city manager, no later than June 30, 2023 the provided CPJC approved memo of recommended capital improvements, which in the opinion of the commission are necessary or desirable to implement the adopted comprehensive plan or element or portion thereof during the forthcoming five-year period.
 Staff Rec.: **Recommended**
 Staff: April Geruso, 512-974-9364, april.geruso@austintexas.gov
 Planning Department

ITEMS FROM THE COMMISSION

- 26.** Staff presentation and possible action regarding draft schedule for land development code amendments.
 Presenter: Stevie Greathouse, Planning Department, stevie.greathouse@austintexas.gov, 512-974-7226.
 (Sponsors Chair Shaw and Commissioners Azhar and Anderson)

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

27. Discussion and possible action establishing a working group tasked to provide a FY 2023-2024 Budget recommendation for Planning Commission consideration. (Sponsors: Commissioners Woods and Maxwell.)

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: Azhar, Connolly, Cox and Haynes)

[Joint Sustainability Committee](#)

(Commissioner Woods; alternate seat vacant)

[Small Area Planning Joint Committee](#)

(Commissioners: Barrera-Ramirez, 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 modifications and equal access to communications will be provided upon request. Meeting locations are

Attorney: Steven Maddoux, 512-974-6080

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

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, June 13, 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.

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.

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