



## PLANNING COMMISSION AGENDA

**Tuesday June 27, 2023**

The Planning Commission will convene at 6:00 PM on Tuesday, June 27, 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 June 13, 2023.

## **PUBLIC HEARINGS**

2. **Plan Amendment:** [NPA-2022-0029.03 - Anderson Lane Mixed-Use; District 1](#)  
Location: 1701 E. Anderson Lane, Buttermilk Branch Creek and Little Walnut Creek Watersheds; St. John / Coronado Hills Combined (Coronado Hills) NP Area  
Owner/Applicant: 183 Apartments Site, LTD (JDB Real Properties, Inc.) (John D. Byram)  
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  
**Postponement Request: Applicant postponement request to August 22, 2023.**
3. **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  
**Postponement Request: Staff postponement request to August 8, 2023.**

Attorney: Steven Maddoux, 512-974-6080

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

4. **Rezoning:** [C14-2022-0035 - 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: TOD-NP to TOD-NP (increased height)  
 Staff Rec.: **Pending**  
 Staff: Jonathan Tomko, 512-974-1057, jonathan.tomko@austintexas.gov  
 Planning Department  
**Postponement Request: Staff postponement request to August 8, 2023.**
5. **Plan Amendment:** [NPA-2022-0021.02 - Burleson & Ben White; District 3](#)  
 Location: 3507 Burleson Road, Country Club West Watershed; East Riverside / Oltorf Combined (Parker Lane) NP Area  
 Owner/Applicant: Stoneridge Capital Partners, LTD  
 Agent: Armbrust & Brown, PLLC (Michael J. Whellan, April Brown, and Michael Gaudini)  
 Request: Office, Commercial and Single Family to Mixed Use land use  
 Staff Rec.: **Recommended**  
 Staff: Kathleen Fox, 512-974-7877, kathleen.fox@austintexas.gov  
 Planning Department
6. **Rezoning:** [C14-2023-0052 - Burleson & Ben White; District 3](#)  
 Location: 3507 Burleson Road, Country Club West Watershed; East Riverside / Oltorf Combined (Parker Lane) NP Area  
 Owner/Applicant: Stoneridge Capital Partners, LTD (Michael Wong)  
 Agent: Armbrust & Brown, PLLC (Michael J. Whellan)  
 Request: LO-CO-NP; SF-3-NP; SF-2-NP to CS-MU-V-CO-NP  
 Staff Rec.: **Recommended**  
 Staff: Nancy Estrada, 512-974-7617, nancy.estrada@austintexas.gov  
 Planning Department
7. **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 August 8, 2023.**

- 8. Rezoning:** [C14-2023-0003 - E. 51st and Cameron; District 4](#)  
 Location: 1122-1218 E. 51st; 1125 1/2-1205 E. 52nd St.; 1209 E. 52nd St.; 1215 E. 52nd St.; 5106-5114 Lancaster Ct., 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: GR-V-CO-NP; GR-MU-V-CO-NP; MF-2-NP; GR-MU-CO-NP and CS-CO-NP to CS-V-CO-NP  
 Staff Rec.: **Pending**  
 Staff: Jonathan Tomko, 512-974-1057, jonathan.tomko@austintexas.gov  
 Planning Department  
 Postponement Request: **Staff postponement request to August 8, 2023.**
- 9. Rezoning:** [C14-2023-0022 - Tannehill Residences](#)  
 Location: 3900 1/2 Tannehill Lane, Fort Branch Watershed; East MLK Combined NP Area (MLK-183)  
 Owner/Applicant: Greater Works Baptist Church  
 Agent: Thrower Design (Victoria Haase)  
 Request: SF-3-NP to SF-6-NP  
 Staff Rec.: **Recommended**  
 Staff: Jonathan Tomko, 512-974-1057, jonathan.tomko@austintexas.gov  
 Planning Department
- 10. Rezoning:** [C14-2023-0001 - University Park North; District 9](#)  
 Location: 3800,3808,3810 N IH 35; 1017 & 1015 E 38th Half St.; 1014 & 1016 E 38th St., Boggy Creek Watershed; Central Austin Combined (Hancock) NP Area  
 Owner/Applicant: GDC-NRG IH35, LLC  
 Agent: Land Use Solutions (Michele Haussmann)  
 Request: CS-MU-CO-NP; CS-MU-NP to CS-MU-V-CO-NP  
 Staff Rec.: **Pending**  
 Staff: Nancy Estrada, 512-974-7617, nancy.estrada@austintexas.gov  
 Planning Department  
 Postponement Request: **Staff postponement request to July 25, 2023.**
- 11. Rezoning:** [C14-2023-0012 - University Park South; District 9](#)  
 Location: 1015 E 38th St.; 3703 Harmon Ave., Boggy Creek Watershed; Central Austin Combined (Hancock) NP Area  
 Owner/Applicant: GDC-NRG IH35, LLC; 3703 Harmon LP  
 Agent: Land Use Solutions (Michele Haussmann)  
 Request: CS-MU-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 request to July 25, 2023.**

- 12. Rezoning:** [C14-2022-0163 - 10001 N. Capital of Texas Highway](#)  
 Location: 10001 N. Capital of Texas Highway, Shoal Creek Watershed; North Burnet/Gateway NP  
 Owner/Applicant: Austin H. Arboretum Propco, LP  
 Agent: DuBois, Bryant & Campbell, L.L.P. (David Hartman)  
 Request: NBG-CMU-NP to NBG-CMU (Gateway Zone)-NP  
 Staff Rec.: **Pending**  
 Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov  
**Postponement Request:** **Staff postponement request to August 22, 2023**
- 13. Conditional Use Site Plan:** [SPC-2021-0284C - St. Elmo Service Center](#)  
 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 Department
- 14. Site Plan- EV Variance:** [SP-2021-0091C - Oltorf Site Plan; District 3](#)  
 Location: 4544 E Oltorf Street, Country Club West Watershed; Pleasant Valley NP  
 Owner/Applicant: Wickersham Enterprises LLC (Abdul Patel)  
 Agent: Land Answers, Inc. (Jim Wittliff)  
 Request: Environmental Variances: 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 with Staff and Environmental Commission Conditions**  
 Staff: Mike McDougal, 512-974-6380, mike.mcdougal@austintexas.gov  
 Rosemary Avila, 512-974-2784, rosemary.avila@austintexas.gov  
 Development Services Department

- 15. Site Plan Extension:** [SP-2015-0543C\(XT2\) - Green Pastures; District 3](#)  
 Location: 811 W Live Oak Street, East Bouldin Creek & West Bouldin Creek Watersheds; Bouldin Creek NP Area  
 Owner/Applicant: AC 811 Live Oak LLC, Mattie’s at Green Pastures  
 Agent: Civil & Environmental Consultants (Chad Kimbell)  
 Request: Three-year extension to a previously approved site plan. The proposed development includes the construction of two hotel buildings, parking garages, and associated improvements.  
 Staff Rec.: **Recommended**  
 Staff: Jennifer Bennett, 512-974-9002, jennifer.bennett@austintexas.gov  
 Development Services Department  
**Postponement Request:** **Staff postponement request to July 11, 2023.**
- 16. Site Plan Extension:** [SPC-2014-0442C\(XT3\) - Sunset Ridge; District 8](#)  
 Location: 8401 Southwest Pkwy, Williamson Creek & Barton Creek; West Oak Hill NP Area  
 Owner/Applicant: Los Indios Ventures (Tim Jamail)  
 Agent: Armbrust & Brown, PLLC (Michael J. Whellan)  
 Request: Approval of Site Plan Three-year extension.  
 Staff Rec.: **Recommended**  
 Staff: Christine Barton-Holmes, 512-978-2788, christine.barton-holmes@austintexas.gov  
 Development Services Department
- 17. LDC Amendment:** [Sixth St Height Exception and Design Standards](#)  
 Request: Discuss and consider a recommendation for adoption of an ordinance, initiated under Council Resolution No. 20220609-124, amendments to Section 25-2-643 to allow a structure located on East Sixth Street and east of Neches Street and west of Sabine to have a maximum building height of 140 feet or that allowable under the Capitol View Corridor, whichever is less; and to create design standards, with specific guidelines for the preservation of facades on historic structures, to ensure any redevelopment is compatible with the character of the Sixth Street National Register Historic District.  
 Staff Rec.: **Recommended**  
 Staff: Kalan Contreras, , Kalan.Contreras@austintexas.gov  
 Planning Department
- 18. 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

- 19. Imagine Austin Amendment:** [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](mailto:stevie.greathouse@austintexas.gov)  
Planning Department
- 20. LDC Amendment:** [Live Music and Creative Spaces Definitions](#)  
Request: Discuss and consider a recommendation for adoption of an ordinance amending Title 25 of the City Code to add land use definitions for live music venues and broadly defined creative spaces.  
Staff Rec.: **Recommended**  
Staff: Donald Jackson, 512-974-2214, [donalde.jackson@austintexas.gov](mailto:donalde.jackson@austintexas.gov)  
Economic Development Department
- 21. LDC Amendment Initiation:** [Barton Springs Bathhouse](#)  
Owner/Applicant: City of Austin (Capital Delivery Services)  
Request: Discuss and consider initiation of site specific amendments to Title 25 (Land Development Code) as necessary to implement capital improvements to the Barton Springs Bathhouse and associated improvements.  
Staff Rec.: **Recommended**  
Staff: Riley Triggs, 512-974-7747 , [Riley.Triggs@austintexas.gov](mailto:Riley.Triggs@austintexas.gov)  
Capital Delivery Services  
Leslie Lilly, 512-535-8914, [leslie.lilly@austintexas.gov](mailto:leslie.lilly@austintexas.gov)  
Watershed Protection Department
- 22. Resubdivision:** [C8-2022-0180.0A - Resubdivision of a Portion of Lots 8, 9 and 10, John M. Edwards Subd; District 3](#)  
Location: 6201 Clovis Street, Country Club East Watershed  
Owner/Applicant: Gary O'Dell  
Agent: Thrower Design LLC (Ron Thrower)  
Request: Approval of a resubdivision application to create 7 lots on a 1.16-acre property.  
Staff Rec.: **Disapproval for Reasons, per Exhibit C**  
Staff: Juan Enriquez, 512-974-2767, [juan.enriquez@austintexas.gov](mailto:juan.enriquez@austintexas.gov)  
Development Services Department

## ITEMS FROM THE COMMISSION

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: 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)

#### FY 23-24 Budget Working Group

(Commissioners Anderson, Cox, Cohen, Maxwell and Woods)

#### 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

Attorney: Steven Maddoux, 512-974-6080

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



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 27, 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