



PLANNING COMMISSION AGENDA

Tuesday July 11, 2023

The Planning Commission will convene at 6:00 PM on
Tuesday, July 11, 2023 at City Hall, Council Chambers 1001
301 W. Second Street, Austin, TX.

Some members of the Planning Commission may be participating by videoconference. The meeting may be viewed online at: <http://www.austintexas.gov/page/watch-atxn-live>

[Greg Anderson](#) - 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 27, 2023.

PUBLIC HEARINGS

2. **Plan Amendment:** [NPA-2023-0030.01.SH - Mission South; District 2](#)
Location: 711 Eberhart Lane, Williamson Creek Watershed; South Austin Combined (Garrison Park) NP Area
Owner/Applicant: SVAG Amazon, LLC
Agent: Drenner Group, PC (Leah Bojo)
Request: Neighborhood Node to Mixed Use Activity HUB/Corridor character district
Staff Rec.: **Pending**
Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov
Planning Department
Postponement Request: Postponement request by Staff to August 8, 2023
3. **Rezoning:** [C14-2023-0007.SH - Mission South; District 2](#)
Location: 711 Eberhart Lane, Williamson Creek Watershed; South Austin Combined (Garrison Park) NP Area
Owner/Applicant: SVAG Amazon, LLC
Agent: Drenner Group, PC (Leah Bojo)
Request: LR-NP to GR-MU-V-NP
Staff Rec.: **Pending**
Staff: Nancy Estrada, 512-974-7617, nancy.estrada@austintexas.gov
Planning Department
Postponement Request: Postponement request by Staff to August 8, 2023

Attorney: Steven Maddoux, 512-974-6080

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

4. **Plan Amendment:** [NPA-2023-0016.01.SH - Lifeworks III at Tillery; District 3](#)
 Location: 701 Tillery Street, Boggy Creek Watershed; Govalle/Johnston Terrace (Govalle) NP Area
 Owner/Applicant: Ben Barline
 Agent: Capital A Housing (Conor Kenny)
 Request: Water to Mixed Use land use
 Staff Rec.: **Pending**
 Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov Planning Department
Postponement Request: Postponement request by Staff to August 22, 2023
5. **Rezoning:** [C14-2023-0018.SH - Lifeworks III at Tillery; District 3](#)
 Location: 701 Tillery Street, Boggy Creek Watershed; Govalle/Johnston Terrace (Govalle) NP Area
 Owner/Applicant: 3423 Holdings LLC
 Agent: Capital A Housing (Conor Kenny)
 Request: SF-3-NP to CS-MU-CO-NP
 Staff Rec.: **Pending**
 Staff: Jonathan Tomko, 512-974-1057, jonathan.tomko@austintexas.gov Planning Department
Postponement Request: Postponement request by Staff to August 22, 2023
6. **Plan Amendment:** [NPA-2023-0018.04 - 7009 Guadalupe ST- NPA; District 4](#)
 Location: 7009 Guadalupe Street, Waller Creek Watershed; Brentwood/Highland Combined (Highland) NP Area
 Owner/Applicant: Julian Partridge
 Agent: Permit Solutions (Crystal Lemus)
 Request: High Density Single Family to Multifamily Residential land use.
 Staff Rec.: **Recommended**
 Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov Planning Department
7. **Rezoning:** [C14-2023-0029 - 7009 Guadalupe ST- Rezoning](#)
 Location: 7009 Guadalupe Street, Waller Creek Watershed; Brentwood/Highland Combined (Highland) NP Area
 Owner/Applicant: Julian Partridge
 Agent: Permit Solutions (Crystal Lemus)
 Request: SF-6-NP To MF-2-NP
 Staff Rec.: **Recommended**
 Staff: Ricky Barba, 512-974-7740, ricky.barba@austintexas.gov Planning Department

8. **Plan Amendment:** [NPA-2021-0025.01 - Greystar 290 NPA; District 8](#)
Location: 8350 and 8328 1/2 W. U.S. Hwy 290 and 8110 1/2 Scenic Brook Dr., Williamson Creek Watershed; Oak Hill Combined (West Oak Hill) NP Area
Owner/Applicant: Schmidt Investments LTD (Robert Schmidt)
Agent: Armbrust & Brown, PLLC (Richard Suttle)
Request: Neighborhood Mixed Use and Single Family to Mixed Use land use
Staff Rec.: **Recommended**
Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov
Planning Department
9. **Restrictive Covenant Amendment:** [C14-85-288.79\(RCA\) - Greystar 290; District 8](#)
Location: 8112 Scenic Brook Drive, Williamson Creek Watershed; Brentwood/Highland Combined (Highland)
Owner/Applicant: Schmidt Investments LTD (Robert Schmidt)
Agent: Armbrust & Brown, PLLC (Richard Suttle)
Request: To amend a Restrictive Covenant.
Staff Rec.: **Recommended**
Staff: Nancy Estrada, 512-974-7617, nancy.estrada@austintexas.gov
Planning Department
10. **Rezoning:** [C14-2022-0160 - Greystar 290; District 8](#)
Location: 8112 Scenic Brook Drive & 8352 W US 290 Hwy, Williamson Creek Watershed; Oak Hill Combined (West Oak Hill) NP Area
Owner/Applicant: Schmidt Investments LTD (Robert Schmidt)
Agent: Armbrust & Brown, PLLC (Richard Suttle)
Request: LO-NP; LR-NP; LR-MU-NP; SF-1-NP to MF-5-NP for Tract 1 and LO-MU-NP for Tract 2
Staff Rec.: **MF-5-CO-NP Tract 1; LO-MU-CO-NP Tract 2**
Staff: Nancy Estrada, 512-974-7617, nancy.estrada@austintexas.gov
Planning Department
11. **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

- 12. Rezoning:** [C14-2023-0023 - W 5th Street Bank](#)
 Location: 1508 W 5th Street, Lady Bird Lake; Old West Austin NP Area
 Owner/Applicant: Griffith Partners
 Agent: Thower Design (Victoria Haase)
 Request: LO-V-CO-NP to CS-MU-V-CO-NP
 Staff Rec.: **Recommended**
 Staff: Ricky Barba, 512-974-7740, ricky.barba@austintexas.gov
 Planning Department
- 13. Rezoning:** [C14-2023-0022 - Tannehill Residences](#)
 Location: 3900 1/2 Tannehill Ln., Fort Branch Watershed; East MLK Combined NP Area (MLK-183)
 Owner/Applicant: Greater Works Baptist Church
 Agent: Thower Design (Victoria Haase)
 Request: SF-3 to SF-6
 Staff Rec.: **Recommended**
 Staff: Jonathan Tomko, 512-974-1057, jonathan.tomko@austintexas.gov
 Planning Department
- 14. Rezoning:** [C814-06-0106.03 - Hyatt West; District 9](#)
 Location: 151 South 1st Street, Lady Bird Lake; South River City NP Area
 Owner/Applicant: HHR Austin LLC
 Agent: Drenner Group, PC (Leah Bojo)
 Request: PUD to PUD-NP, to change a condition of zoning.
 Staff Rec.: **Pending**
 Staff: Nancy Estrada, 512-974-7617, nancy.estrada@austintexas.gov
 Planning Department
Postponement Request: Postponement request by Staff to August 8, 2023
- 15. Site Plan- EV Variance:** [SP-2021-0091C - Oltorf Site Plan; District 3](#)
 Location: 4544 E Oltorf Street, Country Club West Watershed; Pleasant Valley NP Area
 Owner/Applicant: Wickersham Enterprises LLC (Abdul Patel)
 Agent: Land Answers, Inc. (Jim Wittliff)
 Request: Request to vary from LDC 25-8-301 to allow driveways on slopes over 15%.
 Request to vary from LDC 25-8-341 to allow cut over 4 feet up to 8 feet.
 Request to vary from LDC 25-8-342 to allow fill over 4 feet up to 20.5 feet.
 Staff Rec.: **Staff and Environmental Commission recommended with conditions.**
 Staff: Mike McDougal, 512-974-6380, mike.mcdougal@austintexas.gov
 Rosemary Avila, 512-974-2784, rosemary.avila@austintexas.gov
 Development Services Department

- 16. 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.: **Pending**
 Staff: Jennifer Bennett, 512-974-9002, jennifer.bennett@austintexas.gov
 Development Services Department
Postponement Request: **Postponement request by Staff to July 25, 2023**
- 17. 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: SP Three-year extension
 Staff Rec.: **Recommended**
 Staff: Christine Barton-Holmes, 512-978-2788, christine.barton-holmes@austintexas.gov
 Development Services Department
- 18. Code Amendment:** [C20-2022-009 - Sixth St Height Exception and Design Standards](#)
 Owner/Applicant: City of Austin (Planning Department)
 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, 512-974-2727, Kalan.Contreras@austintexas.gov
 Joi Harden, Joi.Harden@austintexas.gov
 Planning Department

- 19. 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
- 20. 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
 Planning Department
- 21. Code Amendment:** [C20-2022-020A - Site Plan Lite Part 1](#)
 Request: Discuss and consider an ordinance to amend City Code Title 25 to add triplexes and fourplexes to residential review to establish that the City will review development of three or four residential units in the manner the City reviews developments of one or two residential units, where no site plan is required.
 Staff Rec.: **Recommended**
 Staff: Brent Lloyd, 512-974-2974, Brent.Lloyd@austintexas.gov
 Christopher Johnson, 512-97-2769 Christopher.Johnson@austintexas.gov
 Development Services Department

ITEMS FROM THE COMMISSION

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](#)

Attorney: Steven Maddoux, 512-974-6080

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

(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 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, July 11 2023 at 2:00 PM**. Teleconference code and additional information to be provided after the closing of the teleconference registration period.

In-Person Registration

While in-person registrants are encouraged to register in advance of the meeting, in-person registration closes at **6:00 p.m.** the day of the meeting utilizing a mobile device to scan the below QR code which will be displayed in Council chambers. Mobile devices will also be available at the meeting for public use for the purpose of speaker registration.

Click on link below or scan the QR code and submit the form to register to speak. Speakers should submit a separate registration form for each item of interest.

<https://forms.office.com/g/irmTaGAqPp>



Please contact Andrew Rivera, Commission Liaison, for questions regarding speaker registration at Andrew.rivera@austintexas.gov 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