



PLANNING COMMISSION AGENDA

Tuesday July 25, 2023

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

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

**Pending completion of membership requirements.*

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 July 11, 2023.

PUBLIC HEARINGS

2. **Plan Amendment:** [NPA-2023-0018.01 - 7002, 7004, and 7006 Guadalupe Street; District 4](#)
Location: 7002, 7004, 7006 Guadalupe Street, Waller Creek Watershed;
Brentwood/Highland (Highland) Combined NP Area
Owner/Applicant: JLCC Interests, LLC
Agent: Drenner Group, PC (Leah M. Bojo)
Request: The Applicant requests the Base Maximum Building Height be amended from a maximum of 35 feet to a maximum of 40 feet and allow for the participation in the Development Bonus program for the properties listed above. The 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
Planning Department
Postponement Request: **Staff postponement request to August 8, 2023**

Attorney: Steven Maddoux, 512-974-6080

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

3. **Plan Amendment:** [NPA-2023-0018.02 - Koenig; District 7](#)
 Location: 1911, 2001, 2003, 2005 and 2007 W KOENIG LN and 1902, 1904, 1906 Ullrich Avenue, Shoal Creek Watershed; Brentwood/Highland (Highland) Combined NP Area
 Owner/Applicant: GDC-NRG, LLC (Adam Moore)
 Agent: Alice Glasco Consulting (Alice Glasco)
 Request: Mixed Use/Office and Single Family to Multifamily Residential 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
4. **Plan Amendment:** [NPA-2022-0026.01 - Georgian Drive Quality Foundation; District 4](#)
 Location: 8226-8240 Georgian Drive; North Lamar Combined NP (Georgian Acres), Little Walnut Creek
 Owner/Applicant: Georgian Drive Quality Foundation (Simon A. Wallace)
 Agent: Thrower Design, LLC (Victoria Haase and A. Ron Thrower)
 Request: Neighborhood Commerical to Mixed Use land use
 Staff Rec.: **Neighborhood Mixed**
 Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov
 Planning Department
5. **Rezoning:** [C14-2022-0166 - Georgian Drive Quality Foundation; District 4](#)
 Location: 8226-8240 Georgian Drive; North Lamar Combined NP (Georgian Acres), 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.: **LR-MU-NP**
 Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov
 Planning Department
6. **Rezoning:** [C14-2023-0030 - 2555 Western Trails Boulevard; District 5](#)
 Location: 2555 Western Trails Boulevard, Williamson Creek; South Austin Combined NP Area
 Owner/Applicant: Western Will Properties LLC (Ian Alward)
 Agent: Drenner Group, PC (Amanda Swor)
 Request: LO-NP to LR-NP
 Staff Rec.: **Recommending LR-CO-NP**
 Staff: Dana Moses, 512-974-8008, dana.moses@austintexas.gov
 Planning Department

7. **Rezoning:** [C14-2022-0174 - 2700 S. Lamar Follow-Up, District 5](#)
 Location: 2800 and 2801 Skyway Circle, Barton Creek Watershed; Zilker (suspended)
 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.: **Recommended**
 Staff: Jonathan Tomko, 512-974-1057, jonathan.tomko@austintexas.gov
 Planning Department
8. **Rezoning:** [C14-2023-0036 - 2700 S. Lamar Follow-Up 2, District 5](#)
 Location: 2800, 2802 S. Lamar Blvd. and 2805, 2807 Skyway Cir., Barton Creek Watershed ; Zilker (suspended)
 Owner/Applicant: 2800 Skyway, LLC and Seamless LMA, Ltd.
 Agent: Armbrust & Brown, PLLC (Richard T. Suttle, Jr.)
 Request: GR-V-CO and GR-MU-CO to GR-V-MU and CS-MU-V
 Staff Rec.: **Recommended**
 Staff: Jonathan Tomko, 512-974-1057, jonathan.tomko@austintexas.gov
 Planning Department
9. **Rezoning:** [C14-2023-0015 - 200 S Congress Avenue; District 9](#)
 Location: 200, 208, 210, and 220 ½ S Congress Avenue, Lady Bird Lake Watershed; Bouldin Creek Neighborhood Planning Area
 Owner/Applicant: Rivian Lone Star Holdings, LLC
 Agent: Drenner Group, PC (Leah M. Bojo)
 Request: LI-PDA-NP to LI-PDA-NP, to change a condition of zoning
 Staff Rec.: **Recommended**
 Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov
 Planning Department
10. **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

- 11. 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.: **Recommending CS-MU-V-CO-NP**
Staff: Nancy Estrada, 512-974-7617, nancy.estrada@austintexas.gov
Planning Department
- 12. 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.: **Recommending CS-MU-V-CO-NP**
Staff: Nancy Estrada, 512-974-7617, nancy.estrada@austintexas.gov
Planning Department
- 13. Site Plan Extension:** [SP-2015-0543C\(XT2\) - Green Pastures; District 3](#)
Location: 811 W Live Oak Street, East Bouldin Creek & West Bouldin Creek Watersheds; ouldin 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
- 14. Preliminary Plan:** [C8-2022-0146 - Side Section 2 at Wildhorse Ranch; District 1](#)
Location: 9936-1/2 Lindell Lane, Gilleland Creek Watershed
Owner/Applicant: Forestar USA Real Estate (Jeff Scott)
Agent: BGE, Inc. (Pablo Martinez)
Request: Approval of a preliminary plan of 42.3 acres within the Wildhorse Ranch PUD consisting of 169 single family lots with ROW, open space, water quality, drainage, and SER for water and wastewater.
Staff Rec.: **Disapproval for reasons listed in Exhibit C**
Staff: Nicholas Coussoulis, 512-978-1769, Nicholas.Coussoulis@austintexas.gov
Development Services Department

- 15. Resubdivision:** [C8-2019-0065.0A - Sankofa Subdivision; District 1](#)
Location: 2208 E 13th St, Boggy Creek; Chestnut NP Area
Owner/Applicant: Brenda R. Blair and Larry W. Yarak
Agent: Southwest Engineers (Henry Juarez)
Request: Approval of Sankofa Subdivision, a resubdivision of previously platted property consisting of two residential lots on 0.19 acres.
Staff Rec.: **Recommended**
Staff: Joey de la Garza, 512-974-2664, joey.delagarza@austintexas.gov
Development Services Department
- 16. Subdivision out of previously approved Preliminary Plan:** [C8-2020-0112.1A - Braker Valley Phase 1; District 1](#)
Location: 4806 Blue Goose Rd, Walnut Creek Watershed
Owner/Applicant: RR Braker Valley, LP (Donald J. Reese)
Agent: BGE, Inc. (Chris Rawls)
Request: Approval of Braker Valley Phase 1 consisting of 196 single-family lots and 12 greenbelt lots on 68.82 acres with all associated improvements.
Staff Rec.: **Disapproval for Reasons listed in Exhibit C**
Staff: Joey de la Garza, 512-974-2664, joey.delagarza@austintexas.gov
Development Services Department
- 17. Final Plat:** [C8-2022-0112.0A - Velocity Phase 2](#)
Location: 3848 1/2 E SH 71 Service Road, Onion Creek
Owner/Applicant: VC HOLDINGS QOZ LP(Mark Bulmash)
Agent: KFM(Chris Allen)
Request: Approval of final plat application from velocity preliminary plan case number C8-2022-0112
Staff Rec.: **Approve with Conditions**
Staff: Amy Combs, 512-974-2786, amy.combs@austintexas.gov
Development Services Department
- 18. Final Plat:** [C8-2023-0067.0A - Poss-Laitner Subdivision; District 1](#)
Location: 10500 E Parmer Lane, Gilleland Creek Watershed
Owner/Applicant: Poss Holdings, LLC (Jeff Poss)
Agent: Mahoney Engineering, LLC (Tyler Boykin)
Request: Approval of a service extension request for 1,200, 2,350, or 3,000 feet of 8 inch gravity wastewater main and a service extension request for approximately 250 feet of 8 inch water main.
Staff Rec.: **Disapproval for reasons listed in Exhibit C**
Staff: Nicholas Coussoulis, 512-978-1769, Nicholas.Coussoulis@austintexas.gov
Development Services Department

19. **Final Plat from Approved Preliminary Plan:** [C8J-2022-0273.1A - Lagos Austin Section Two Phase One, ETJ](#)
Location: 11215 N FM 973, Gilleland Creek
Owner/Applicant: GG Lagos, LP (Thomas Griffiths)
Agent: Kimley-Horn and Associates, Inc. (Jacob Kondo)
Request: Approval with conditions of Lagos Austin Section Two Phase One Subdivision consisting of 113 lots on 30.665 acres. Water provided by Manville Water Supply Corporation and wastewater will be provided by the City of Austin.
Staff Rec.: **Recommended**
Staff: Sarah Sumner, 512-854-7687, sarah.sumner@traviscountytexas.gov
Single Office
20. **LDC Amendment:** [C20-2023-022 - SOS Site Specific Barton Springs Bathhouse](#)
Owner/Applicant: City of Austin (Watershed Protection)
Request: Discuss and consider 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: Leslie Lilly, leslie.lilly@austintexas.gov
Watershed Protection Department
21. **LDC Amendment:** [C20-2023-009 - Little Bear Aquifer Recharge Enhancement Site Specific SOS Amendment](#)
Owner/Applicant: City of Austin (Watershed Protection)
Request: Site-specific amendments to Title 25, including Chapter 25-8, Subchapter A, Article 13 (Save Our Springs Initiative), as necessary to allow for completion of the Little Bear Aquifer Recharge Enhancement Project, located within the Barton Springs Zone.
Staff Rec.: **Recommended**
Staff: Scott Hiers, 512-974-1916, Scott.Hiers@austintexas.gov
Watershed Protection Department
22. **LDC Amendment:** [C20-2022-022 - Live Music and Creative Spaces Definitions](#)
Owner/Applicant: City of Austin (Economic Development Department)
Request: Discuss and consider amendments to City Code Title 25 to modify land use definitions related to theater and personal improvement services, modify regulations applicable to home occupations, and add performance venues and related alcohol sales.
Staff Rec.: **Recommended**
Staff: Donald Jackson, 512-974-2214, donalde.jackson@austintexas.gov
Economic Development Department

- 23. 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
- 24. 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

ITEMS FROM THE COMMISSION

- 25.** Discussion and possible action to submit a memorandum to the city manager requiring information regarding City of Austin proposed telework policy. (Sponsors: Chair Shaw, Vice-Chair Hempel and Commissioners Anderson, Azhar, and Woods)

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)

Attorney: Steven Maddoux, 512-974-6080

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

[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 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