



PLANNING COMMISSION

MINUTES

June 27, 2023

The Planning Commission convened in a meeting on June 27, 2023, in Council Chambers of City Hall, 301 W. 2nd Street, Austin, Texas and via videoconference @ <http://www.austintexas.gov/page/watch-atxn-live>

Chair Shaw called the Commission Meeting to order at 6:05 p.m.

Commission Members in Attendance:

Awais Azhar - Parliamentarian

João Paulo Connolly

Grayson Cox

Adam Haynes

Claire Hempel – Vice-Chair

Felicity Maxwell

Jennifer Mushtaler

Todd Shaw – Chair

Alice Woods

Jessica Cohen – Ex-Officio

One vacancy

Absent:

Greg Anderson- Secretary

Nadia Barrera-Ramirez

Patrick Howard

Arati Singh – Ex-Officio

Richard Mendoza – Ex-Officio

Jesús Garza– Ex-Officio

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.

Mr. Carlos A Soto – Provided remarks and an update on the work being done by Community Advancement Network.

APPROVAL OF MINUTES

1. Approve the minutes of June 13, 2023.

Minutes of June 13, 2024 was approved on the consent agenda on the motion by Commissioner Azhar, seconded by Commissioner Maxwell on a vote of 9-0. Commissioner Barrera-Ramirez, Howard and Anderson absent.

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.**

Motion to grant Applicant's request for postponement of this item to August 22, 2023 was approved on the consent agenda on the motion by Commissioner Azhar, seconded by Commissioner Maxwell on a vote of 9-0. Commissioner Barrera-Ramirez, Howard and Anderson absent.

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
Planning Department

Motion to grant Staff's request for postponement of this item to August 8, 2023 was approved on the consent agenda on the motion by Commissioner Azhar, seconded by Commissioner Maxwell on a vote of 9-0. Commissioner Barrera-Ramirez, Howard and Anderson absent.

- 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.

Motion to grant Staff's request for postponement of this item to August 8, 2023 was approved on the consent agenda on the motion by Commissioner Azhar, seconded by Commissioner Maxwell on a vote of 9-0. Commissioner Barrera-Ramirez, Howard and Anderson absent.

- 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

Public Hearing closed.

Motion to grant Staff's recommendation of Mixed Use land use for NPA-2022-0021.02 - Burleson & Ben White located at 3507 Burleson Road was approved on the consent agenda on the motion by Commissioner Azhar, seconded by Commissioner Maxwell on a vote of 9-0. Commissioner Barrera-Ramirez, Howard and Anderson absent.

- 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

Public Hearing closed.

Motion to grant Staff's recommendation of CS-MU-V-CO-NP combining district zoning for C14-2023-0052 - Burleson & Ben White located at 3507 Burleson Road was approved on the consent agenda on the motion by Commissioner Azhar, seconded by Commissioner Maxwell on a vote of 9-0. Commissioner Barrera-Ramirez, Howard and Anderson absent.

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.**

Motion to grant Staff's request for postponement of this item to August 8, 2023 was approved on the consent agenda on the motion by Commissioner Azhar, seconded by Commissioner Maxwell on a vote of 9-0. Commissioner Barrera-Ramirez, Howard and Anderson absent.

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.**

Motion to grant Staff's request for postponement of this item to August 8, 2023 was approved on the consent agenda on the motion by Commissioner Azhar, seconded by Commissioner Maxwell on a vote of 9-0. Commissioner Barrera-Ramirez, Howard and Anderson absent.

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

Motion to grant Neighborhood's request for postponement of this item to July 11, 2023 was approved on the consent agenda on the motion by Commissioner Azhar, seconded by Commissioner Maxwell on a vote of 9-0. Commissioner Barrera-Ramirez, Howard and Anderson absent.

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.**

Motion to grant Staff's request for postponement of this item to July 25, 2023 was approved on the consent agenda on the motion by Commissioner Azhar, seconded by Commissioner Maxwell on a vote of 9-0. Commissioner Barrera-Ramirez, Howard and Anderson absent.

- 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.**

Motion to grant Staff's request for postponement of this item to July 25, 2023 was approved on the consent agenda on the motion by Commissioner Azhar, seconded by Commissioner Maxwell on a vote of 9-0. Commissioner Barrera-Ramirez, Howard and Anderson absent.

- 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**

Motion to grant Staff's request for postponement of this item to August 22, 2023 was approved on the consent agenda on the motion by Commissioner Azhar, seconded by Commissioner Maxwell on a vote of 9-0. Commissioner Barrera-Ramirez, Howard and Anderson absent.

- 13. Conditional Use Site Plan:** [SPC-2021-0284C - St. Elmo Service Center](#)
Location: 4411 Meinardus Drive, 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

Public Hearing closed.

Motion to grant Staff's recommendation for SPC-2021-0284C - St. Elmo Service Center located at 4411 Meinardus Drive was approved on the consent agenda on the motion by Commissioner Azhar, seconded by Commissioner Maxwell on a vote of 9-0. Commissioner Barrera-Ramirez, Howard and Anderson absent.

14. Site Plan- EV

[SP-2021-0091C - Oltorf Site Plan; District 3](#)

Variance:

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**

Motion to grant Staff's request for postponement of this item to July 11, 2023 was approved on the consent agenda on the motion by Commissioner Azhar, seconded by Commissioner Maxwell on a vote of 9-0. Commissioner Barrera-Ramirez, Howard and Anderson absent.

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.

Motion to grant Staff's request for postponement of this item to July 11, 2023 was approved on the consent agenda on the motion by Commissioner Azhar, seconded by Commissioner Maxwell on a vote of 9-0. Commissioner Barrera-Ramirez, Howard and Anderson absent.

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

Motion to grant Staff's request for postponement of this item to July 11, 2023 was approved on the consent agenda on the motion by Commissioner Azhar, seconded by Commissioner Maxwell on a vote of 9-0. Commissioner Barrera-Ramirez, Howard and Anderson absent.

- 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

Motion to grant Staff's request for postponement of this item to July 11, 2023 was approved on the consent agenda on the motion by Commissioner Azhar, seconded by Commissioner Maxwell on a vote of 9-0. Commissioner Barrera-Ramirez, Howard and Anderson absent.

- 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

Motion to grant Planning Commission – Working Group request for postponement of this item to July 11, 2023 was approved on the consent agenda on the motion by Commissioner Azhar, seconded by Commissioner Maxwell on a vote of 9-0. Commissioner Barrera-Ramirez, Howard and Anderson absent.

19. Imagine Austin **[Palm District Plan](#)**
Amendment:

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

Motion to grant Planning Commission – Working Group request for postponement of this item to July 11, 2023 was approved on the consent agenda on the motion by Commissioner Azhar, seconded by Commissioner Maxwell on a vote of 9-0. Commissioner Barrera-Ramirez, Howard and Anderson absent.

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 Economic Development Department

Motion to grant Staff’s request for postponement of this item to July 11, 2023 was approved on the consent agenda on the motion by Commissioner Azhar, seconded by Commissioner Maxwell on a vote of 9-0. Commissioner Barrera-Ramirez, Howard and Anderson absent.

21. LDC Amendment **[Barton Springs Bathhouse](#)**
Initiation:

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 Capital Delivery Services
Leslie Lilly, 512-535-8914, leslie.lilly@austintexas.gov Watershed Protection Department

Public Hearing closed.

Motion to grant Staff’s recommendation 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 for Barton Springs Bathhouse was approved on the consent agenda on the motion by Commissioner Azhar, seconded by Commissioner Maxwell on a vote of 9-0. Commissioner Barrera-Ramirez, Howard and Anderson absent.

- 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 Development Services Department

Public Hearing closed.

Motion to grant Staff's recommendation for C8-2022-0180.0A - Resubdivision of a Portion of Lots 8, 9 and 10, John M. Edwards Subd; District 3 located at 6201 Clovis Street was approved on the consent agenda on the motion by Commissioner Azhar, seconded by Commissioner Maxwell on a vote of 9-0. Commissioner Barrera-Ramirez, Howard and Anderson absent.

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)

Update provided Vice-Chair Hempel and Commissioner Azhar.

[Comprehensive Plan Joint Committee](#) (Commissioners:

Azhar, Connolly, Cox and Haynes)

Update provided by Commissioner Azhar.

[Joint Sustainability Committee](#) (Commissioner

Woods; alternate seat vacant)

No report provided.

[Small Area Planning Joint Committee](#)

(Commissioners: Barrera-Ramirez, Howard, Mushtaler and Shaw)

No report provided.

[South Central Waterfront Advisory Board](#) (Commissioner

Maxwell)

No report provided.

Accessory Dwelling Units and Duplexes Working Group (Commissioners

Anderson, Azhar, Cox, Howard, Mushtaler and Cohen)

Update provided by Commissioner Mushtaler.

Austin Strategic Mobility Plan Working Group

(Commissioners Azhar, Connolly, Cox and Maxwell)

Update provided by Commissioner Maxwell.

Design Guidelines Update Working Group (Vice-

Chair Hempel and Commissioner Cohen)

Update provided by Vice-Chair Hempel.

FY 23-24 Budget Working Group

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

Update provided by Commissioner Maxwell.

Palm District Working Group

(Chair Shaw, Vice-Chair Hempel and Commissioners Anderson, Cohen and Howard)

Update provided by Commissioner Cohen.

Chair Shaw adjourned the meeting without objection on Tuesday, June 27, 2023 at 6:45 p.m.

Minutes approved on July 11, 2023 on the consent agenda, motion by Commissioner Connolly, seconded by Vice-Chair Hempel on a vote of 12-0. One vacancy on the Commission.

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