



## PLANNING COMMISSION AGENDA

**Tuesday, August 8, 2023**

The Planning Commission will convene at 6:00 PM on Tuesday, August 8, 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: Chrissy Mann, 512-974-2179  
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 and July 25, 2023.

## **PUBLIC HEARINGS**

2. **Plan Amendment:** [NPA-2023-0020.02 - 106 and 118 Red Bird Lane](#)  
Location: 106 and 118 Red Bird Lane, Williamson Creek Watershed; South Congress Combined (West Congress) NP Area  
Owner/Applicant: RPC 106 Red Bird Ln LLC  
Agent: Drenner Group, PC (Amanda Swor)  
Request: Single Family 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 September 26, 2023**
3. **Plan Amendment:** [NPA-2023-0025.02 - 5524 W. US Hwy 290; District 8](#)  
Location: 5524 W. US Hwy 290, Barton Creek - Barton Springs Zone Watershed; Oak Hill Combined (East Oak Hill) NP Area  
Owner/Applicant: House of 8 LLC  
Agent: Armbrust & Brown, PLLC (Jewels Cain)  
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:** **Applicant request for Indefinite Postponement**

Attorney: Chrissy Mann, 512-974-2179

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

4. **Plan Amendment:** [NPA-2023-0025.01 - 5725 W. US Hwy 290 Eastbound; District 8](#)  
 Location: 5725 W. US Hwy 290 Eastbound, Barton Creek Watershed; Oak Hill Combined (East Oak Hill) NP Area  
 Owner/Applicant: Cheryl Ogle  
 Agent: DuBois Bryant & Campbell, LLP (David Hartman)  
 Request: Neighborhood Mixed Use 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 September 26, 2023.**
5. **Plan Amendment:** [NPA-2023-0024.01 - Radius at the Domain; District 7](#)  
 Location: 11900 and 11901 Hobby Horse Court and 11945 ½ and 11947 ½ Burnet Road, Walnut Creek Watershed; North Burnet/Gateway 2035 Master Plan & Neighborhood Plan  
 Owner/Applicant: Arelano Holdings, LLC  
 Agent: Drenner Group, PC (David J. Anderson)  
 Request: Mixed Use to High Density Mixed Use land use  
 Staff Rec.: **Recommended**  
 Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov  
 Planning Department
6. **Plan Amendment:** [NPA-2023-0020.03 - 300-400 Industrial Blvd. NPA; District 3](#)  
 Location: 300, 400, 436 and 400 Industrial Blvd and 4211 Willow Springs Rd, Blunn Creek Watershed; South Congress Combined (East Congress) NP Area  
 Owner/Applicant: 300 Industrial: LEIFINDUS300, LLC; 436 and 440 Industrial:LEIFINDUS440, LLC  
 Agent: Drenner Group, PC (Leah M. Bojo)  
 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 September 26, 2023.**
7. **Plan Amendment:** [NPA-2023-0020.01 - 4201 S. Congress; District 3](#)  
 Location: 4201 S. Congress Ave (a portion of), Williamson Creek Watershed and Blunn Creek Watershed; South Congress Combined (East Congress) NP Area  
 Owner/Applicant: 4201 S Congress Ave Owner, LLC a Delaware limited liability company  
 Agent: Armbrust & Brown, PLLC (Ferris Clements)  
 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 September 26, 2023**

8. **Plan Amendment:** [NPA-2023-0018.03 - 5514 Grover and 5515 Roosevelt Avenue; District 7](#)  
 Location: 5514 Grover Avenue and 5515 Roosevelt Avenue, Shoal Creek Watershed; Brentwood/Highland (Brentwood) Combined NP Area  
 Owner/Applicant: Biagini, LP, a Texas limited partnership and Laura A. and Steve D. Beuerlein  
 Agent: DuBois, Bryant & Campbell, L.L.P. (David Hartman)  
 Request: Single Family to Multifamily Residential land use  
 Staff Rec.: **Staff postponement request to September 12, 2023.**  
 Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov  
 Planning Department
9. **Plan Amendment:** [NPA-2023-0030.02 - 714 Turtle Creek Multifamily; District 2](#)  
 Location: 714 Turtle Creek Blvd., Williamson Creek Watershed; South Austin Combined (Garrison Park) NP Area  
 Owner/Applicant: 714 Turtle Creek LP, a Texas limited partnership  
 Agent: DuBois Bryant & Campbell, LLP (David Hartman)  
 Request: Neighborhood Transition 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: Staff postponement request to September 12, 2023**
10. (a) **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.  
 Agent: Civilitude, 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: Applicant request for Indefinite Postponement**

- 10. (b) 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  
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: Applicant request for Indefinite Postponement**
- 11. (a) Plan Amendment:** [NPA-2023-0013.02 - 700 Dawson; District 9](#)  
Location: 700 Dawson Road, West Bouldin Creek Watershed; Bouldin Creek NP Area  
Owner/Applicant: Dawson Overlook, LLC (Terry and Mark Black)  
Agent: Armbrust & Brown, PLLC (Michael J. Whellan)  
Request: Multifamily Residential 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 22, 2023**
- 11. (b) Rezoning:** [C14-2023-0064 - 700 Dawson; District 9](#)  
Location: 700 Dawson Road, West Bouldin Creek; Bouldin Creek NP Area  
Owner/Applicant: Dawson Overlook, LLC (Terry and Mark Black)  
Agent: Armbrust & Brown, PLLC (Michael Whellan)  
Request: SF-3-NP to CS-MU-NP  
Staff Rec.: **Pending**  
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov  
Planning Department  
**Postponement Request: Staff postponement request to August 22, 2023**

- 12. (a) Plan Amendment:** [NPA-2022-0017.01 - Crestview Village; District 7](#)  
Location: 6916, 6926, 6928 N. Lamar Boulevard and 808, 810, 812, 906 Justin Lane, 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  
**Postponement Request: Staff postponement request to September 12, 2023**
- 12. (b) Rezoning:** [C14-2022-0035 - Crestview Village; District 7](#)  
Location: 6916, 6926, 6928 N. Lamar Boulevard and 808, 810, 812, 906 Justin Lane, 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 Whellan)  
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 September 12, 2023**
- 13. (a) Plan Amendment:** [NPA-2023-0013.01 - 200 W. Mary; District 9](#)  
Location: 200 and 204 W. Mary Street, East Bouldin Creek Watershed; Bouldin Creek NP Area  
Owner/Applicant: Herb Bar Soco, LLC  
Agent: Husch Blackwell, LLP (Nikelle Meade)  
Request: Single Family 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 September 26, 2023**

- 13. (b) Rezoning:** [C14-2023-0021 - 200 W. Mary; District 9](#)  
Location: 200 and 204 W. Mary Street, East Bouldin Creek Watershed; Bouldin Creek NP Area  
Owner/Applicant: Herb Bar Soco, LLC (River Sharpe)  
Agent: Husch Blackwell, LLP (Nikelle Meade)  
Request: SF-3-NP to CS-MU-NP  
Staff Rec.: **Pending**  
Staff: Jonathan Tomko, 512-974-1057, jonathan.tomko@austintexas.gov  
Planning Department  
**Postponement Request:** **Staff postponement request to September 26, 2023**
- 14. (a) 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:** **Staff postponement request to September 26, 2023**
- 14. (b) 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:** **Staff postponement request to September 26, 2023**

- 15. (a) Plan Amendment:** [NPA-2023-0018.02 - Koenig; District 7](#)  
 Location: 1911, 2001, 2003, 2005 and 2007 West Koenig Lane and 1902, 1904, 1906 Ullrich Avenue, Shoal Creek Watershed; Brentwood/Highland (Brentwood) 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 September 26, 2023**
- 15. (b) Rezoning:** [C14-2023-0019 - Koenig; District 7](#)  
 Location: 1911, 2001, 2003, 2005 and 2007 West Koenig Lane and 1902, 1904, and 1906 Ullrich Avenue, Shoal Creek Watershed; Brentwood/Highland (Brentwood) Combined NP Area  
 Owner/Applicant: GDC-NRG, LLC (Adam Moore)  
 Agent: Alice Glasco Consulting (Alice Glasco)  
 Request: LO-MU-NP, SF-3-NP to MF-6-NP  
 Staff Rec.: **Pending**  
 Staff: Jonathan Tomko, 512-974-1057, jonathan.tomko@austintexas.gov  
 Planning Department  
**Postponement Request:** **Staff postponement request to September 26, 2023**
- 16. (a) Plan Amendment:** [NPA-2023-0022.01 - 821 Woodward Street; District 3](#)  
 Location: 703 1/2, 801/805 and 821 Woodward Street, Blunn Creek Watershed; Greater South River City Combined (St. Edwards)  
 Owner/Applicant: SACHEM, Inc.  
 Agent: Drenner Group, PC (Amanda Swor)  
 Request: Industry to Mixed Use land use  
 Staff Rec.: **Recommended**  
 Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov  
 Planning Department
- 16. (b) Rezoning:** [C14-2023-0025 - 821 Woodward Street; District 3](#)  
 Location: 703 1/2, 801/805 and 821 Woodward Street, Blunn Creek Watershed; Greater South River City Combined (St. Edwards)  
 Owner/Applicant: SACHEM, Inc. (John Mooney)  
 Agent: Drenner Group, PC (Amanda Swor)  
 Request: LI-PDA-NP and LI-NP to GR-V-CO-NP  
 Staff Rec.: **Recommended**  
 Staff: Jonathan Tomko, 512-974-1057, jonathan.tomko@austintexas.gov  
 Planning Department



- 17. (a) Plan Amendment:** [NPA-2022-0023.02 - E. 51st and Cameron; District 4](#)  
 Location: 1127, 1205, 1209, 1215 E. 52ND Street and 5106 – 5114 Lancaster Court (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.: **Recommended**  
 Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov  
 Planning Department
- 17. (b) Rezoning:** [C14-2023-0003 - E. 51st and Cameron; District 4](#)  
 Location: 1122-1218 East 51st Street; 1125 1/2 -1205 East 52nd Street; 1209 East 52nd Street; 1215 East 52nd Street; 5106-5114 Lancaster Court, 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; CR-MU-V-CO-NP; MF-2-NP; GR-MU-CO-NP and CS-CO-NP to CS-V-CO-NP  
 Staff Rec.: **Recommended**  
 Staff: Jonathan Tomko, 512-974-1057, jonathan.tomko@austintexas.gov  
 Planning Department
- 18. (a) 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.  
 Staff Rec.: **Recommended**  
 Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov  
 Planning Department
- 18. (b) Rezoning:** [C14-2023-0017 - 7002, 7004, 7006 Guadalupe St; 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: TOD-NP (Medium Density Residential Subdistrict) to TOD-NP (Mixed-Use Subdistrict) and other changes.  
 Staff Rec.: **Recommended**  
 Staff: Jonathan Tomko, 512-974-1057, jonathan.tomko@austintexas.gov  
 Planning Department

- 19. 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 to September 12, 2023**
- 20. 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
- 21. 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.: **Recommended**  
 Staff: Nancy Estrada, 512-974-7617, nancy.estrada@austintexas.gov  
 Planning Department

- 22. 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.: **Recommended**  
 Staff: Nancy Estrada, 512-974-7617, nancy.estrada@austintexas.gov  
 Planning Department
- 23. Rezoning:** [C814-06-0106.03 - Hyatt West PUD Amendment](#)  
 Location: 151 South 1st Street, Lady Bird Lake Watershed; Bouldin Creek NP Area  
 Owner/Applicant: HHR Austin, LLC  
 Agent: Drenner Group, PC (Leah Bojo)  
 Request: Amendment to PUD-NP zoning to remove the minimum parking requirement for Lot 1, the West Parcel, consisting of 3.321 acres of land.  
 Staff Rec.: **Pending**  
 Staff: Nancy Estrada, 512-974-7617, nancy.estrada@austintexas.gov  
 Planning Department  
**Postponement Request: Staff postponement request to September 12, 2023.**
- 24. Historic Zoning:** [C14H-2023-0074 - Augusta Adams-Ziller House; District 9](#)  
 Location: 1306 Guadalupe Street, Shoal Creek NP Area  
 Owner/Applicant: W. Amon Burton, Jr. and Carol C. Burton  
 Agent: O'Connell Architecture (Lori Martin)  
 Request: DMU to DMU-H  
 Staff Rec.: **Recommended**  
 Staff: Kalan Contreras, 512-974-2727, kalan.contreras@austintexas.gov  
 Planning Department
- 25. Environmental Variance:** [SP-2022-0197D - Country Club Creek Trail](#)  
 Location: 2511 1/2 E Oltorf Street, Country Club West; Pleasant Valley NP Area  
 Applicant: City of Austin - Transportation Public Works Department  
 Request: Requesting a variance from LDC 25-8-341 to allow cut over 4 feet to 10 feet.  
 Staff Rec.: **Recommended**  
 Staff: Meg Greenfield, 512-978-4663, meg.greenfield@austintexas.gov  
 Development Services Department  
 Ana Seivert, 512-974- 3566, ana.seivert@austintexas.gov, Transportation and Public Works,

26. **Conditional Use Permit:** [SPC-2023-0183A - East Austin 7th Street Hotel](#)  
Location: 1612 E 7TH Street, Lady Bird Lake; Central East Austin NP Area  
Owner/Applicant: Mahoney Engineering - 1610 JFH LLC  
Agent: Drenner Group, PC (Dan Anderson)  
Request: Conditional Use for Cocktail Lounge in Corridor Mix Use of Plaza Saltillo TOD  
Staff Rec.: **Recommended**  
Staff: Chris Sapuppo, 512-978-4665, chris.sapuppo@austintexas.gov  
Development Services Department
27. **Final Plat from Approved Preliminary Plan:** [C8J-2018-0065.3A - Lagos Austin Section 1 Phase 2A Murchison Street Subdivision, ETJ](#)  
Location: 11215 N FM 973, Gilleland Creek  
Owner/Applicant: 706 Investment Partnership, LTD (Pete Dwyer)  
Agent: Kimley-Horn and Associates, Inc. (Jacob Kondo)  
Request: Approval with conditions of Lagos Austin Section 1 Phase 2A Murchison Street Subdivision consisting of 1 public street on 4.249 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
28. **Final Plat from Approved Preliminary Plan:** [C8J-2018-0091.5A - Turners Crossing South Phase 3](#)  
Location: Approx. 13023 N Turnersville Road, Rinard Creek  
Owner/Applicant: Meritage Homes of Texas, LLC (Matthew Scrivener)  
Agent: Kimley-Horn and Associates, Inc. (Gabriel Bermudez)  
Request: Approval with conditions of Turners Crossing South Phase Three Subdivision consisting of 267 lots on 41.498 acres. Water 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
29. **LDC Amendment:** [C20-2023-015 - Eliminate NPA Filing Deadlines](#)  
Request: Discuss and consider an amendment to allow applicants to request changes to Future Land Use Maps (FLUM) at any time.  
Staff Rec.: **Recommended**  
Staff: Mark Walters, (512) 974-7695, Mark.Walters@austintexas.gov  
Planning Department

Attorney: Chrissy Mann, 512-974-2179

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

- 30. LDC Amendment:** [C20-2022-017 - Tenant Notification and Relocation](#)  
 Request: Discuss and consider an amendment to Title 25 to create tenant notification and relocation protections.  
 Staff Rec.: **Recommended**  
 Staff: Susan Watkins, (512) 978-1725, Susan.Watkins@austintexas.gov  
 Housing Department
- 31. Rezoning:** [C14-2023-0043 - 4201 South Congress; District 3](#)  
 Location: 4201 S. Congress Avenue, Williamson Creek Watershed and Blunn Creek Watershed  
 Owner/Applicant: 4201 S Congress Ave Owner, LLC (Gavin Greenblum)  
 Agent: Armbrust & Brown, PLLC (Ferris Clements)  
 Request: LI-CO-NP & LI-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 September 26, 2023**

## 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](#)

(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](#)

Attorney: Chrissy Mann, 512-974-2179

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

(Commissioner Maxwell)

Accessory Dwelling Units and Duplexes Working Group

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

Design Guidelines Update Working Group

(Vice-Chair Hempel and Commissioner Cohen)

FY 23-24 Budget Working Group

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

## **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: Chrissy Mann, 512-974-2179

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, August 8, 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**

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## **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