



PLANNING COMMISSION AGENDA

Tuesday, August 22, 2023

The Planning Commission will convene at 6:00 PM on Tuesday, August 22, 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

[Candace Hunter](#) – 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 August 8, 2023.

PUBLIC HEARINGS

2. **Plan Amendment:** [NPA-2022-0029.03 - Anderson Lane Mixed-Use; District 1](#)
Location: 1701 E. Anderson Lane, Buttermilk 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
Planning Department
Postponement Request: Postponement request by Staff to October 10, 2023.
3. (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.: **Not recommended**
Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov
Planning Department

Attorney: Steven Maddoux, 512-974-6080

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

- 3. (B) Rezoning:** [C14-2023-0064 - 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 Whellan)
Request: SF-3-NP to CS-MU-NP
Staff Rec.: **Not Recommended**
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov
Planning Department
- 4. (A) Plan Amendment:** [NPA-2023-0016.01.SH - Lifeworks III at Tillery; District 3](#)
Location: 701 Tillery Street, Boggy Creek Watershed
Owner/Applicant: Ben Barlin
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 September 12, 2023.
- 4. (B) 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 September 12, 2023.
- 5. 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
Planning Department
Postponement Request: Postponement request by Staff to October 10, 2023.

Attorney: Steven Maddoux, 512-974-6080

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

6. **Rezoning:** [C14-2023-0045 - 2404 Rutland Drive; District 7](#)
Location: 2404 Rutland Drive, Little Walnut Creek Watershed; North Burnet/Gateway NP
Owner/Applicant: Denton Rutland LLC (Lucien Morehead)
Agent: Drenner Group, PC (Amanda Swor)
Request: NBG-WMU-NP to NBG-CMU(Gateway zone)-NP
Staff Rec.: **Recommendation of NBG-CMU-NP**
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov
Planning Department
7. **Site Plan Extension:** [SP-2017-0387C\(XT2\) - Powell Lane Plaza Site Plan Extension; District 4](#)
Location: 8240 Georgian Drive, Walnut Creek Watershed; Georgian Acres NP Area
Owner/Applicant: Qulity Foundation Repair (Simon Wallace)
Agent: Thrower Designs (Beth Turner)
Request: Proposing a 3 year extension to the orginally approved site plan.
Staff Rec.: **Recommended**
Staff: Clarissa Davis, 512-974-1423, Clarissa.Davis@austintexas.gov
Development Services Department
8. **Master Development Plan Ordinance update:** [ABIA Update to the 2012 MDO](#)
Location: 3600 Presidential Boulevard, Onion Creek, Colorado River, & Carson Creek Watersheds
Owner/Applicant: City of Austin (Aviation Dept)
Request: Discuss and consider a recommendation on the Austin-Bergstrom International Airport (AUS) update to the 2012 Master Development Plan Ordinance (MDO) (ordinance NO 20120628-014)
Staff Rec.: **Recommended**
Staff: Keith Mars, 512-466-4598, keith.mars@austintexas.gov
Development Services Department
9. **ILA Amendment:** [Amendment To AISD ILA](#)
Owner/Applicant: AISD (Frank Fuller)
Agent: Drenner Group (Charlie Dorsaneo)
Request: Discuss and consider a recommendation to amend the Austin Independent School District interlocal agreement.
Staff Rec.: **Recommended**
Staff: Keith Mars, 512-466-4598, keith.mars@austintexas.gov
Development Services Department

Attorney: Steven Maddoux, 512-974-6080

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

- 10. LDC Amendment:** [Zoning Application Processes and Deadlines](#)
Request Discuss and consider proposed code amendments to Title 25-2 to create a six-month pilot program modifying certain deadlines related to zoning and rezoning applications.
Staff Rec.: **Recommended**
Staff: Jordan Feldman, (512)974-7288, Jordan.Feldman@austintexas.gov
Planning Department
- 11. LDC Amendment:** [UNO Sign Correction](#)
Request Discuss and consider a proposed code amendment to City Code Section 25-10-133(H) to remove the prohibition on illuminated signs.
Staff Rec.: **Recommended**
Staff: Mark Walters, 512-974-7695, Mark.Walters@austintexas.gov
Planning 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](#)

(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)

Attorney: Steven Maddoux, 512-974-6080

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

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)

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.

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 22, 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 |