



PLANNING COMMISSION AGENDA

Tuesday, September 12, 2023

The Planning Commission will convene at 6:00 PM on Tuesday, September 12, 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 22, 2023 and special called August 29, 2023.

PUBLIC HEARINGS

2. **Plan Amendment:** [**NPA-2023-0018.03 - Roosevelt Avenue Multifamily; 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.: **Recommended**
Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov Planning Department
3. **Rezoning:** [**C14-2023-0065 - Roosevelt Avenue Multifamily; District 7**](#)
Location: 5506 & 5514 Grover Avenue; 5515 Roosevelt Ave, 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: MF-4-NP and SF-3-NP to MF-6-NP
Staff Rec.: **Recommending MF-6-CO-NP**
Staff: Dana Moses, 512-974-8008, dana.moses@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

4. **Plan Amendment:** [NPA-2023-0023.01 - Sheridan; District 4](#)
Location: 6103 Sheridan Ave, Fort Branch and Tannehill Branch; University Hills/Windsor Park Combined (Windsor Park) NP Area
Owner/Applicant: Leslie Elliott
Agent: Keepers Land Planning (Ricca Keepers)
Request: Single Family to Commercial land use
Staff Rec.: Pending
Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov
Planning Department
5. **Rezoning:** [C14-2023-0035 - Sheridan; District 4](#)
Location: 6103 Sheridan Avenue, Fort Branch and Tannehill Branch Watersheds; University Hills/Windsor Park Combined (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: **Postponement request by Staff to October 10, 2023**
6. **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
7. **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 Whellan)
Request: TOD-NP to TOD-NP (increased height)
Staff Rec.: Pending
Staff: Jonathan Tomko, 512-974-1057, jonathan.tomko@austintexas.gov
Planning Department

Attorney: Steven Maddoux, 512-974-6080

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

Postponement
Request:

Postponement request by Staff to October 10, 2023

8. 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 Barlin

Agent: Capital A Housing (Conor Kenny)

Request: Water to Mixed Use land use

Staff Rec.: **Recommended**

Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov
Planning Department

9. 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 (Ben Barlin)

Agent: Capital A Housing (Conor Kenny)

Request: SF-3-NP to CS-MU-CO-NP

Staff Rec.: **Recommended**

Staff: Jonathan Tomko, 512-974-1057, jonathan.tomko@austintexas.gov
Planning Department

10. 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 October 10, 2023

11. Rezoning:

[C14-2023-0051 - 7938 Great Northern Rezoning; District 7](#)

Location: 7934, 7938, 7940, 7942, 7944, 7946, 7948, and 7950 Great Northern Boulevard, Shoal Creek Watershed; North Shoal Creek Neighborhood Plan NP Area

Owner/Applicant: 7938 Great Northern, LP

Agent: Armbrust & Brown PLLC (Richard T. Suttle, Jr., Kelly Wright)

Request: GR, CS-1 to GR-MU-V

Staff Rec.: **Recommended**

Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov
Planning Department

Attorney: Steven Maddoux, 512-974-6080

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

12. **Rezoning:** [C14-2023-0034 - 5402 South Congress Avenue; District 3](#)
 Location: 106, 116, 118 Red Bird Ln; 5402, 5408, 5412 S. Congress Ave; 111 W. Mockingbird Ln, Williamson Creek Watershed; South Congress Combined (West Congress) NP Area
 Owner/Applicant: RPC 5402 South Congress LLC; 5412 South Congress LLC; RPC 106 Red Bird Ln LLC (Rastegar)
 Agent: Drenner Group, PC (Amanda Swor)
 Request: SF-2-NP, CS-MU-NP, & CS-MU-CO-NP to CS-MU-V-CO-NP
 Staff Rec.: Pending
 Staff: Nancy Estrada, 512-974-7617, nancy.estrada@austintexas.gov
 Planning Department
Postponement Request: Postponement request by Staff to October 10, 2023
13. **Rezoning:** [C814-06-0106.03 - Hyatt West PUD Amendment](#)
 Location: 151 South 1st Street, Lady Bird Lake Watershed; Bouldin Creek NP Area
 Owner/Applicant: River South Venture, 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.: **Recommended with conditions**
 Staff: Nancy Estrada, 512-974-7617, nancy.estrada@austintexas.gov
 Planning Department
14. **Rezoning:** [C14-2023-0020 - Morelos-Webberville CS-1; District 3](#)
 Location: 2304, 2308 and 2312 Morelos Street and 2237 Webberville Road, Lady Bird Lake Watershed; Central East Austin Neighborhood Combined Planning Area
 Owner/Applicant: Flying X Investments, LLC
 Agent: Thrower Design (Ron Thrower)
 Request: CS-MU-CO-NP to CS-1-CO-NP
 Staff Rec.: **Recommended with conditions**
 Staff: Jonathan Tomko, 512-974-1057, jonathan.tomko@austintexas.gov
 Planning Department
15. **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

Attorney: Steven Maddoux, 512-974-6080

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

16. **Rezoning:** [C14-2023-0038.SH - 4106 1/2, 4120, 4122, 4122 1/2 E. 12th St; District 1](#)
 Location: 4106 1/2, 4120, 4122, 4122 1/2 E. 12th Street, Tannehill Branch Watershed; East MLK Combined Neighborhood Planning Area NP Area
 Owner/Applicant: 4120 E 12th Street Partners LP
 Agent: Drenner Group, PC (Leah Bojo)
 Request: SF-3-NP to MF-2-NP
 Staff Rec.: **Recommended**
 Staff: Jonathan Tomko, 512-974-1057, jonathan.tomko@austintexas.gov
 Planning Department
Postponement Request: **Postponement request by Neighborhood to October 10, 2023**
17. **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
18. **Historic Zoning:** [C14H-2023-0079 - Griffin House, 2502 Jarratt Avenue; District 10](#)
 Location: 2502 Jarratt Avenue, Shoal Creek Watershed; Central West Austin Combined (Windsor Road) NP
 Owner/Applicant: Katherine Goering
 Agent: H-H-M, Inc. (Kristina Kupferschmid)
 Request: SF-3-NP to SF-3-H-NP
 Staff Rec.: **Recommended**
 Staff: Kalan Contreras, 512-974-2727, kalan.contreras@austintexas.gov
 Planning Department
19. **Conditional Use Site Plan:** [SPC-2023-0051C - Scenic Brook Pocket Park](#)
 Location: 7300 Oak Meadow Drive, Williamson Creek Watershed; West Oak Hill NP Area
 Owner/Applicant: PARD
 Agent: Meredith Kizewski, P.E.
 360 Professional Services, Inc.
 Request: Approval of a neighborhood park, which is a conditional use in the SF-1 zone.
 Staff Rec.: **Recommended**
 Staff: Meg Greenfield, 512-978-4663, meg.greenfield@austintexas.gov
 Development Services Department

- 20. Code Amendment:** [C20-2022-012 - Amendments to the Regulating Plan for the North Burnet/Gateway Zoning District; District 7](#)
- Request: Conduct a public hearing and consider a recommendation for an ordinance amending City Code Title 25 to modify the Regulating Plan for the North Burnet/Gateway Zoning District (North Burnet/Gateway Regulating Plan)
- Staff Rec.: **Recommended**
- Staff: Jorge E. Rousselin, 512-974-2975, jorge.rousselin@austintexas.gov
Planning Department
- 21. Imagine Austin:** [Imagine Austin Year 10 Report](#)
- Request: Memo and supporting documentation transmittal to Council of the Imagine Austin Year 10 Report and Executive Summary.
- Staff Rec.: **Recommended**
- Staff: April Geruso, 512-974-9364, april.geruso@austintexas.gov
Planning Department

BRIEFING

22. Briefing regarding code amendment Child Care Services 1.

Presenters: Paul Books, 512- 974-3173, paul.books@austintexas.gov; Jordan Feldman, 512- 974-7288, jordan.feldman@austintexas.gov
Planning Department

ITEMS FROM THE COMMISSION

- 23.** Discuss and consider establishing a telework policy working group tasked with providing the Planning Commission Imagine Austin Comprehensive Plan amendments and code amendments for Council consideration. (Sponsor: Planning Commission)
- 24.** Discussion and possible action to forward a referral to both the Council Mobility Committee and Housing and Planning Committee, accompanied by a recommendation to the council, urging a pause in the implementation of any proposed telework policy until after public hearing and consideration of Imagine Austin Comprehensive Plan amendments and or code amendments to be provided by the Planning Commission. (Sponsors: Commissioners Anderson, Azhar, Connolly, Maxwell and Woods)
- 25.** Discuss and consider initiating a code amendment to remove the February deadline for requesting parking restrictions in § 12-5-29 Front or Side Yard Parking. (Sponsors: Commissioners Azhar and Vice-Chair Hempel)
- 26.** Discuss and consider initiating a code amendment to remove the February deadline for requesting additional distance requirements in § 25-2-812 – Mobile Food Establishments. (Sponsors: Commissioners Azhar and Vice-Chair Hempel)

27. Discussion and possible action regarding special called meetings to entertain code amendment briefings. (Sponsors: Chair Shaw and Vice-Chair Hempel)

28. Discussion and possible action forwarding a recommendation to Council for a Regulatory Plan for the area generally bounded to the east by Capital of Texas Hwy 360, to the south by the north shoreline of Lake Austin, to the west by 620 and to the north by Boulder Lane and Bull Creek. (Sponsors: Commissioners Mushtaler and Cox).

29. Discussion and possible action concerning amending Planning Commission Rules and Procedures and By-laws pertaining to agenda format. (Co-Sponsors: Chair Shaw and Vice-Chair Hempel).

COMMITTEE MEMBER RECOMMENDATIONS

30. Discuss and consider recommending a member to serve on the Comprehensive Plan Joint Committee.

31. Discuss and consider recommending a member to serve on the Joint Sustainability Committee.

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)

Accessory Dwelling Units and Duplexes Working Group

Attorney: Steven Maddoux, 512-974-6080

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

(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 at711.

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, September 12, 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