



PLANNING COMMISSION AGENDA

Tuesday, November 14, 2023

The Planning Commission will convene at 6:00 PM on Tuesday, November 14, 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](#)

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 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
Attorney: Steven Maddoux, 512-974-6080
Commission Liaison: [Andrew Rivera](#), 512-974-6508

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 the regular meeting of October 24, 2023 and October 26, 2023 Joint City Council and Planning Commission meeting.

PUBLIC HEARING

2. **Code Amendments:** [C20-2023-024 Changes to Residential Uses and Standards \(HOME Amendments\)](#)

Request: Discussion and possible action to recommend amendments to Title 25 that would allow up to three housing units, including tiny homes, on a single-family (SF) zoned property; revise regulations that apply to a property with two housing units; and remove restrictions on the number of unrelated adults living in a housing unit.

Staff: Jordan Feldman, (512) 974-7220, LDCUpdates@austintexas.gov
Planning Department

3. **Plan Amendment:** [NPA-2022-0010.02 - 2000 E. 6th Street and 2007 E. 7th Street; District 3](#)
Location: 1914, 2000 E 6TH ST and 1917, 1917 ½, 1923, 2007 E. 7th Street, Lady Bird Lake Watershed; Holly NP Area
Owner/Applicant: REG ATX 2000 E. 6th St., LTD
Agent: Armbrust & Brown, PLLC (Richard T. Suttle, Jr.)
Request: Mixed Use to Specific Regulating District land use
Staff Rec.: **Pending**
Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov
Planning Department
Postponement Request: Applicant indefinite postponement request.

Attorney: Steven Maddoux, 512-974-6080

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

4. **Plan Amendment:** [NPA-2023-0013.01 - 200 W. Mary; District 9](#)
 Location: 200 and 204 W. Mary St., East Bouldin Creek Watershed
 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: Applicant postponement request to December 12, 2023
5. **Rezoning:** [C14-2023-0021 - 200 W. Mary; District 9](#)
 Location: 200 and 204 W. Mary St., East Bouldin Creek Watershed; Bouldin Creek NP Area; Bouldin Creek NP Area
 Owner/Applicant: Herb Bar Soco, LLC
 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: Applicant postponement request to December 12, 2023
6. **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 January 9, 2024
7. **Plan Amendment:** [NPA-2022-0015.01 - Tracor Lane NPA; District 1](#)
 Location: 6211 ½, 6500, 6500 ½ 6502 ½, 6525 ½, 6540 Tracor Lane and 6515 ½, 6801, 6801 ½ FM 969 Road and 4209 1/2, 4525 Ed Bluestein Boulevard NB, Walnut Creek Watershed; E. MLK Combined NP Area
 Owner/Applicant: Karlin Tracor Lane, LLC
 Agent: Armbrust & Brown, PLLC (Richard T. Suttle, Jr.)
 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 indefinite postponement request.

Attorney: Steven Maddoux, 512-974-6080

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

- 8. Plan Amendment:** [NPA-2023-0020.02 - 106 and 118 Red Bird Lane; District 3](#)
 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.: **Recommended**
 Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov
 Planning Department
- 9. Rezoning:** [C14-2023-0034 - 5402 S. Congress Avenue; District 3](#)
 Location: 106, 116, and 118 Red Bird Lane; 5402, 5408, and 5412 South Congress Avenue; 111 West Mockingbird Lane, Williamson Creek Watershed; South Congress Combined (West Congress) NP Area
 Owner/Applicant: RPC 106 Red Bird Ln LLC; RPC 5402 South Congress LLC; 5412 South Congress LLC (Rastegar)
 Agent: Drenner Group, PC (Amanda Swor)
 Request: SF-2-NP; CS-MU-NP; CS-MU-CO-NP to CS-MU-V-NP
 Staff Rec.: **Recommendation of CS-MU-V-CO-NP**
 Staff: Nancy Estrada, 512-974-7617, nancy.estrada@austintexas.gov
 Planning Department
- 10. Rezoning:** [C14-2023-0040 - 10317 - 10423 McKalla Place; District 7](#)
 Location: 10315, 10317, 10401, 10423 and 10423 1/2 McKalla Place, Little Walnut Creek; North Burnet/Gateway NP
 Owner/Applicant: McKalla Station LP
 Agent: Drenner Group, PC (Amanda Swor)
 Request: NBG-WMU-NP to NBG-TOD(Gateway Zone)-NP
 Staff Rec.: **Pending**
 Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov
 Planning Department
Postponement Request: Staff postponement request to November 28, 2023.
- 11. Rezoning:** [C14-2023-0101 - 410 Pressler; District 9](#)
 Location: 410, 410 1/2, and 412 Pressler Street; 1401 1/2 and 1407 West 5th Street, Lady Bird Lake Watershed; Old West Austin NP Area
 Owner/Applicant: Duchy East, LLC; 5th & Pressler, LP
 Agent: Armbrust & Brown, PLLC (Amanda Hendrix)
 Request: LI-CO-NP to LI-PDA-NP
 Staff Rec.: **Recommended**
 Staff: Jonathan Tomko, 512-974-1057, jonathan.tomko@austintexas.gov
 Planning Department
Postponement Request: Neighborhood Postponement Request to December 12, 2023

Attorney: Steven Maddoux, 512-974-6080

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

- 12. Plan Amendment:** [NPA-2023-0015.01 - FM 969; District 1](#)
Location: 6314 and 6400 FM 969 Road, Walnut Creek Watershed; E. MLK Combined (MLK-183) NP Area
Owner/Applicant: 6400 FM 969, LLC, (Anthony Clark)
Agent: Alice Glasco Consulting (Alice Glasco)
Request: Mixed Residential to Mixed Use land use
Staff Rec.: **Recommended**
Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov
Planning Department
- 13. Rezoning:** [C14-2023-0087 - FM 969; District 1](#)
Location: 6314 and 6400 FM 969 Road, Walnut Creek Watershed; MLK-183 NP Area
Owner/Applicant: 6400 FM 969, LLC, (Anthony Clark)
Agent: Alice Glasco Consulting (Alice Glasco)
Request: CS-MU-CO-NP, CS-1-MU-CO-NP, LR-MU-NP, GO-MU-NP, GO-NP, and MF-2-NP to CS-MU-V-NP
Staff Rec.: **Recommended**
Staff: Jonathan Tomko, 512-974-1057, jonathan.tomko@austintexas.gov
Planning Department
- 14. 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.: **Recommended**
Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov
Planning Department
- 15. Rezoning:** [C14-2023-0044 - 300-440 Industrial Boulevard; District 3](#)
Location: 300, 400, 436 and 440 Industrial Boulevard and 4211 Willow Springs Rd, Blunn Creek Watershed; South Congress Combined (East Congress) NP Area
Owner/Applicant: LEIFINDUS300, LLC; LEIFINDUS440, LLC
Agent: Drenner Group, PC (Leah Bojo)
Request: LI-NP to LI-PDA-NP
Staff Rec.: **Recommended**
Staff: Nancy Estrada, 512-974-7617, nancy.estrada@austintexas.gov
Planning Department

Attorney: Steven Maddoux, 512-974-6080

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

- 16. Rezoning:** [C14-2023-0104 - North Burnet/Gateway CMU-Midway Rezoning; District 7](#)
- Location: Area bounded by Loop 1/Mopac Expy; US Hwy 183; Capital of Texas Hwy; Stonelake Blvd; York Blvd; Tudor Blvd., Shoal Creek Watershed; North Burnet/Gateway NP
- Owner/Applicant: City of Austin Planning Department
- Agent: Jorge E. Rousslein (Urban Design)
- Request: NBG-CMU-NP to NBG-CMU-M-NP
- Staff Rec.: **Recommended**
- Staff: Jorge E. Rousselin, 512-974-2975, jorge.rousselin@austintexas.gov
Planning Department
- 17. Rezoning:** [C14-00-2195 \(RCT\) - Waterline; District 9](#)
- Location: 92 Red River Street, Waller Creek Watershed
- Owner/Applicant: Waller Creek Owner, LLC
- Agent: Armbrust & Brown, PLLC (Richard T. Suttle, Jr.)
- Request: Amendment to the restrictive covenant.
- Staff Rec.: **Recommended**
- Staff: Jonathan Tomko, 512-974-1057, jonathan.tomko@austintexas.gov
Planning Department
- 18. Rezoning:** [C14-2023-0046 - 600 Industrial Boulevard; District 3](#)
- Location: 506 and 600 Industrial Boulevard and 4138 1/2 Terry O Lane, Blunn Creek Watershed; South Congress Combined (East Congress) NP Area
- Owner/Applicant: LEIDEV600 TIC, LLC; 728 Post Road, LLC; BMARS Holdings, LLC
- Agent: Drenner Group, PC (Leah Bojo)
- Request: LI-PDA-NP to LI-PDA-NP, with change in conditions
- Staff Rec.: **Recommended**
- Staff: Nancy Estrada, 512-974-7617, nancy.estrada@austintexas.gov
Planning Department
- 19. Rezoning:** [C14-2023-0056 - W US Hwy 290; District 8](#)
- Location: 5151 W. US 290 Hwy Eastbound, Williamson Creek and Barton Creek Watersheds; Oak Hill Combined (East Oak Hill) NP Area
- Owner/Applicant: Jimmy Nassour (Member)
- Agent: Drenner Group, PC (Leah Bojo)
- Request: DR-NP; LO-CO-NP; GO-CO-NP; GR-CO-NP; GR-MU-CO-NP to LI-PDA-NP
- Staff Rec.: **Pending**
- Staff: Nancy Estrada, 512-974-7617, nancy.estrada@austintexas.gov
Planning Department
- Staff Postponement:** **Staff postponement request to December 12, 2023**

- 20. Site Plan:** [SPC-2022-0484A - 1505 / 1209 Multi Family; District 9](#)
Location: 1505 W 13TH Street, Lady Bird Lake Watershed; Old West Austin
Owner/Applicant: 13th & Elm, LLC & Kimberlin Family Partnership LTD (Marissa Kimberlin)
Agent: Stansberry Engineering (Blayne Stansberry)
Request: Compatibility Waivers for Building and Pool.
Staff Rec.: **Recommended**
Staff: Randall Rouda, 512-974-3338, randall.rouda@austintexas.gov
Development Services Department (DSD)
- 21. Site Plan:** [SP-2023-0204D - Longhorn Dam Multimodal Improvements](#)
Location: 203 1/2 S Pleasant Valley Rd, Lady Bird Lake Watershed;
Holly NP Area
Owner/Applicant: City of Austin - Public Works
Agent: Lee Frieberg, HDR
Request: Conditional use site plan for public trail connections.
Staff Rec.: **Recommended**
Staff: Meg Greenfield, 512-978-4664, meg.greenfield@austintexas.gov
Development Services Department (DSD)
- 22. Site Plan:** [SPC-2023-0247C - Little Walnut Creek Greenbelt Park](#)
Location: 5401 Springdale Rd, Little Walnut Creek Watershed;
Pecan Springs-Springdale NP Area
Owner/Applicant: City of Austin - PARD
Agent: Meredith Kizewski, P.E.
360 Professional Services, Inc.
Request: Conditional use site plan for public park.
Staff Rec.: **Recommended**
Staff: Meg Greenfield, 512-978-4663, meg.greenfield@austintexas.gov
Development Services Department (DSD)
- 23. Site Plan:** [SP-2022-1387C - The Eddy](#)
Location: 6620 Ed Bluestein Blvd, SB, Walnut Creek Watershed;
University Hills NP Area
Owner/Applicant: PARADISA HOMES LLC (Luis Zaragoza)
Agent: LOC Consultants, Civil Division Inc, (Sergio Lozano-Sanches, P.E.)
Request: Compatibility Waiver for Fire Lane
Staff Rec.: **Recommended**
Staff: Randall Rouda, 512-974-3338, randall.rouda@austintexas.gov
Development Services Department (DSD)

Attorney: Steven Maddoux, 512-974-6080

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

- 24. Code Amendment:** [C20-2023-027 - Parkland Dedication Repeal and Replace](#)
Request: Discuss and consider amendments to Title 25 to repeal and replace Article 14 - Parkland Dedication as required by HB 1526.
Staff Rec.: **Recommended**
Staff: Scott Grantham, 512-974-9457, scott.grantham@austintexas.gov
Robynne Heymans, 512) 974-9549 robynne.heyman@austintexas.gov
Parks and Recreation Department

DISCUSSION AND POSSIBLE ACTION

- 25.** Discussion and possible action adopting the 2024 meeting calendar.

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 Planning Department, at 512-974-6508, for additional information; TTY users route through Relay Texas at 711. If we don't have an interpreter in your language, we encourage you to share your thoughts with the Planning Commission. Your testimony will be recorded, translated, and made available to the Planning Commission within 48 hours of their testimony.

La Ciudad de Austin se compromete a cumplir con la Ley de Estadounidenses con Discapacidades. Se proporcionarán modificaciones razonables y acceso igualitario a las comunicaciones mediante solicitud. Los lugares de reunión están planificados con acceso para sillas de ruedas. Si necesita intérpretes de lenguaje de señas o formatos alternativos, por favor avise con al menos 2 días (48 horas) de anticipación a la fecha de la reunión. Comuníquese con Andrew Rivera en el Departamento de Planificación al 512-974-6508 para obtener información adicional; los usuarios de TTY se comunican a través de Relay Texas llamando al 711. Si no contamos con un intérprete en su idioma, le animamos a compartir sus opiniones con la Comisión de Planificación. Su testimonio será grabado, traducido y puesto a disposición la Comisión de Planificación en un plazo de 48 horas después de su testimonio.

SPEAKER REGISTRATION INFORMATION

All participants wishing to address the commission must register to speak. Public participation is available by teleconference or in-person.

The commission will start with in-person speakers and then proceed to speakers participating via teleconference.

Registered speakers will be allotted 2 minutes to provide remarks.

Teleconference Registration

Registration for participation by teleconference closes on **Tuesday, November 14, 2023 at noon**. Teleconference code and additional information to be provided after the closing of the teleconference registration period. Speakers joining via teleconference are not required to be on the line at the beginning of the meeting. An email will be sent when the commission is approximately 30 minutes away from transitioning to teleconference participants.

In-Person Registration

While it's encouraged for attendees to register in advance, in-person registration ends at **4:00 p.m. on the day of the meeting**. In-person speakers can register by scanning the QR code provided in Council chambers using their mobile devices. Additionally, public-use mobile devices will be available at the meeting for speaker registration.

Donation of Time – Available for In-Person Speakers only.

Speaking time donations are limited to in-person registered speakers. A registered in-person speaker can donate their allotted 2 minutes to another in-person registered speaker. The recipient of donated time can receive up to 4 additional minutes, allowing a total of six minutes for their remarks. Both the speaker donating the time and the one giving the remarks must be present in chambers. Speakers donating their time will be asked to confirm their presence and state their name.

Click on link below or scan the QR code and submit the form to register to speak.

<https://forms.office.com/g/KAC62sZXTR>



Speakers who provide an e-mail address will receive updates about the speaker order throughout the evening.

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. Validation ticket provided at the meeting.