



PLANNING COMMISSION AGENDA

Tuesday, November 28, 2023

The Planning Commission will convene at 6:00 PM on Tuesday, November 28, 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 registered to speak under this item 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 November 14, 2023.

PUBLIC HEARING

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: HELM Corporate Real Estate Strategy (Conley A. Covert)
Request: **Withdrawn by Applicant**
Staff Rec.: N/A
Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov
Planning Department
3. **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
4. **Rezoning:** [C14-2023-0087 - 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: 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

Attorney: Steven Maddoux, 512-974-6080

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

5. **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
6. **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-CO-NP
Staff Rec.: **Recommended**
Staff: Nancy Estrada, 512-974-7617, nancy.estrada@austintexas.gov
Planning Department
7. **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
8. **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

9. **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
10. **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)
 Owner/Applicant: Leslie Elliott
 Agent: Leslie Elliot
 Request: Single Family to Commercial land use
 Staff Rec.: **Pending**
 Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov
 Planning Department
 Postponement Request: **Applicant Request for Postponement to January 23, 2024**
11. **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 LR-MU-NP
 Staff Rec.: **Pending**
 Staff: Jonathan Tomko, 512-974-1057, jonathan.tomko@austintexas.gov
 Planning Department
 Postponement Request: **Applicant Request for Postponement to January 23, 2024**
12. **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 December 12, 2023.**

- 13. 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-NP & LI-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
- 14. Rezoning:** [C14-2023-0047 - 1911 Willow Creek Drive; District 3](#)
 Location: 1911 Willow Creek Drive, Lady Bird Lake and Country Club West Watersheds; Riverside NP
 Owner/Applicant: 1911 Willow L.P. (Anthony Clarke)
 Agent: Drenner Group, P.C. (Amanda Swor)
 Request: ERC-UR to ERC-CMU
 Staff Rec.: **Recommended**
 Staff: Jonathan Tomko, 512-974-1057, jonathan.tomko@austintexas.gov
 Planning Department
 Postponement Request: **Postponement request by Neighborhood to January 23, 2024.**
- 15. Rezoning:** [C14-2023-0072 - Hyde Park High Street; District 9](#)
 Location: 4221 Avenue H, Waller Creek Watershed; Hyde Park Neighborhood Planning Area
 Owner/Applicant: Hyde Park High Street, LLC (Jesse Lunsford)
 Agent: Winstead PC (Micah King)
 Request: GR-HD-NCCD-NP and MF-3-HD-NCCD-NP to GR-HD-NCCD-NP
 Staff Rec.: **Recommended**
 Staff: Jonathan Tomko, 512-974-1057, jonathan.tomko@austintexas.gov
 Planning Department
- 16. Rezoning:** [C14-2023-0108 - Delano Street Residential; District 1](#)
 Location: 1331-1327 Delano Street, Fort Branch Watershed ; East MLK Combined Neighborhood Planning Area (MLK-183)
 Owner/Applicant: 5600 Jackie Robinson Investments, LP (Michael Bernstein)
 Agent: Thrower Design, LLC (Ron Thrower)
 Request: SF-3-NP to SF-6-NP
 Staff Rec.: **Pending**
 Staff: Jonathan Tomko, 512-974-1057, jonathan.tomko@austintexas.gov
 Planning Department
 Postponement Request: **Staff postponement requested to December 12, 2023**

- 17. Rezoning:** [C14-2023-0116 - 1317 Morgan Lane; District 5](#)
 Location: 1317 Morgan Lane, West Bouldin Creek Watershed; South Lamar Combined Neighborhood Planning Area
 Owner/Applicant: Grace Dorris Scott
 Agent: Drenner Group, P.C. (Amanda Swor)
 Request: SF-3 to LR-MU
 Staff Rec.: **Recommendation of LR-MU-CO**
 Staff: Nancy Estrada, 512-974-7617, nancy.estrada@austintexas.gov
 Planning Department
- 18. Historic Zoning:** [C14H-2023-0115 - Mitchell House; District 1](#)
 Location: 1193 San Bernard Street, Boggy Creek Watershed; Central East Austin NP Area
 Owner/Applicant: Trace Tankersley
 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. Historic Zoning:** [C14H-2023-0137 - 1100 E. 2nd St. A; District 3](#)
 Location: 1100 E. 2nd St. Unit A, Waller Creek Watershed; East Cesar Chavez NP Area
 Owner/Applicant: Applicant: Historic Landmark Commission (Commission-initiated, owner-opposed); Owner: Joshua Brunsmann
 Request: SF-3-NP to SF-3-H-NP
 Staff Rec.: **Recommended**
 Staff: Kalan Contreras, 512-974-2727, Kalan.Contreras@austintexas.gov
 Planning Department
- 20. Conditional Use Site Plan:** [SPC-2022-0162C - Dougherty Arts Center Replacement; District 9](#)
 Location: 148 S Lamar Blvd, Lady Bird Lake Watershed; Zilker Neighborhood Plan (Suspended)
 Owner/Applicant: PARD
 Agent: GarzaEMC (Mauricio Silveya, P.E.)
 Request: Approval of the construction of a replacement building for the Dougherty Arts Center, located on P-zoned land over one acre
 Staff Rec.: **Recommended**
 Staff: Christine Barton-Holmes, 512-974-2788, christine.barton-holmes@austintexas.gov
 Development Services Department

- 21. PUD Amendment:** [C814-2014-0083.01 - Sunfield PUD](#)
 Location: 1901 Turnersville Road, Rinard Creek, Onion Creek, Plum Creek Watershed
 Owner/Applicant: Sunfield Investments LLC; Sunfield Development LLC (Ryan Burkhardt)
 Agent: Jackson Walker LLP (Pamela Madere)
 Request: Amendment to permit industrial uses, reconfigure the location & massing of affordable housing units within residential portions of the PUD, increase impervious cover, request modifications to cut & fill requirements, and update provisions for water service
 Staff Rec.: **Pending**
 Staff: Nancy Estrada, 512-974-7617, nancy.estrada@austintexas.gov
 Planning Department
 Postponement Request: **Staff postponement request to January 23, 2024**
- 22. Rezoning:** [C814-2022-0095 - 517 South Lamar PUD, District 9](#)
 Location: 517 South Lamar Boulevard, West Bouldin Creek ; Zilker NP Area (suspended)
 Owner/Applicant: Murphey-Gray Properties, a 50/50 Joint Venture of Dhanis, LLC & M & B Investment Company
 Agent: Armbrust & Brown, PLLC (Richard T. Suttle, Jr.)
 Request: CS-V to PUD
 Staff Rec.: **Pending**
 Staff: Jonathan Tomko, 512-974-1057, jonathan.tomko@austintexas.gov
 Planning Department
 Postponement Request: **Indefinite Postponement Request by Staff**
- 23. Code Amendment:** [C20-2023-029 - Eliminate Station Area Plan Filing Deadlines](#)
 Request: Request to allow amendments to Station Area Plans at any time.
 Staff Rec.: **Recommended**
 Staff: Chad Sharrard, 512-974-8033, Chad.Sharrard@austintexas.gov
 Planning Department
- 24. Final Plat:** [C8-2023-0149.0A - Eastside Commerce Subdivision; District 3](#)
 Location: 1312 Dalton Ln, Carson Creek Watershed
 Owner/Applicant: SRPF C/Dalton Lane, L.P. (David M. Blackbird)
 Agent: Kimley-Horn (Thomas Lombardi, Jr.)
 Request: Approval of 12 lot subdivision on 59.859 acres of previously unplatted land.
 Staff Rec.: **Approve with Conditions, per Exhibit C**
 Staff: Joey de la Garza, 512-974-2664, joey.delalgarza@austintexas.gov
 Development Services Department

- 25. Right of Way** [2023-00982 LM - 1514 W. 35th; District 10](#)
Vacation:
Location: 1514 W. 35th Street, Shoal Creek Watershed Boundaries
Owner/Applicant: Cedar Building, LLC, Safi Kaskas
Request: Vacate approximate 3,855 square foot portion of W. 35th Street adjoining
 3503 Kerbey Lane, retaining a PUE and a wastewater line easement

Staff Rec.: **Recommended**
Staff: Mashell Smith, 512-974-7191, mashell.smith@austintexas.gov
 Transportation and Public Works

ITEMS FROM THE COMMISSION

- 26.** Discussion and possible action to adopt a rule regarding registered speaker donation of time during public hearings. (Sponsors: Chair Shaw and Vice-Chair Hempel)

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.

SPECIAL ELECTION & NOMINATION

- 27.** Election of interim chair.
- 28.** Nomination of a member to serve on the Small Area Planning Joint Committee.

BOARDS, COMMITTEES & WORKING GROUPS UPDATES

[Codes and Ordinances Joint Committee](#)

(Vice-Chair Hempel and Commissioners: Anderson, Azhar and Maxwell)

[Comprehensive Plan Joint Committee](#)

(Commissioners: Connolly, Cox, Haynes, *Phillips)

**Pending Council confirmation.*

[Joint Sustainability Committee](#)

(Commissioner Woods; Commissioner Phillips, alternate)

[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)

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.

Attorney: Steven Maddoux, 512-974-6080
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, November 28, 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.

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	Unlimited	2 min.
Primary Speaker Opposing Postponement	1	3 min.
Secondary Speaker Opposing Postponement	Unlimited	2 min.

PARKING & VALIDATION

Parking is available at the City Hall parking garage and is free with validation.

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