



PLANNING COMMISSION AGENDA

Tuesday, December 12, 2023

The Planning Commission will convene at 6:00 PM on Tuesday, December 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](#) – Chair

[Patrick Howard](#)
[Felicity Maxwell](#)
[Jennifer Mushtaler](#)
[Alberta Phillips](#)
[Todd Shaw](#)
[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](#) – 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 closure of speaker registration 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 October 24, 2023, October 26, 2023 Joint City Council and Planning Commission meeting and November 28, 2023.

PUBLIC HEARING

2. **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

3. **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

Attorney: Chrissy Mann, 512-974-2179

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

4. **Plan Amendment:** [NPA-2023-0005.01 - Montopolis-Fairway Mixed Use; District 3](#)
 Location: 6202, 6204 Caddie Street; 1600, 1604, 1606, 1608, 1610, 1612, and 1614 Montopolis Drive; 6205, 6211, 6215 Fairway Street, Country Club East Watershed; Montopolis NP Area
 Owner/Applicant: 3rd Angle Developments, LLC
 Agent: Thrower Design, LLC (Ron Thrower & Victoria Haase)
 Request: Single Family and Civic to Mixed Use
 Staff Rec.: **Pending**
 Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov
 Planning Department
 Postponement Request: **Applicant postponement request to January 23, 2024**
5. **Plan Amendment:** [NPA-2023-0010.01 - 518 N. Pleasant Valley Road; District 3](#)
 Location: 518 N. Pleasant Valley Road and 507 Calles Street, Boggy Creek Watershed; Holly NP Area
 Owner/Applicant: 507 Calles St. Austin Owner, LLC
 Agent: Armbrust & Brown, PLLC (Richard T. Suttle, Jr.)
 Request: Industry to Mixed Use land use
 Staff Rec.: **Recommended**
 Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov
 Planning Department
6. **Rezoning:** [C14-2023-0111 - 518 North Pleasant Valley; District 3](#)
 Location: 518 North Pleasant Valley Road; 507 Calles Street, Boggy Creek and Lady Bird Lake Watersheds; Holly Neighborhood Planning Area
 Owner/Applicant: 507 Calles St. Austin Owner, LLC
 Agent: Armbrust & Brown, PLLC (Richard T. Suttle, Jr.)
 Request: LI-CO-NP to CS-MU-V-NP
 Staff Rec.: **Recommended**
 Staff: Jonathan Tomko, 512-974-1057, jonathan.tomko@austintexas.gov
 Planning Department
7. **Plan Amendment:** [NPA-2023-0010.02 - East 2nd Street - 2300 Block; District 3](#)
 Location: 109, 111, 113 Mildred Street and 2305, 2307 E. 2nd Street (Unit A), 2307 E. 2nd Street (Unit B), 2311 E. 2nd Street, Lady Bird Lake Watershed; Holly NP Area
 Owner/Applicant: Patrica Ann Pope; LaFayette 2109, LLC; and Isdale Investments, LLC; and Emily Kolb Isdale
 Agent: Armbrust & Brown, PLLC (Michael Gaudini)
 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 January 23, 2024**

- 8. Plan Amendment:** [NPA-2023-0013.01 - 200 W. Mary; District 9](#)
Location: 200 and 204 W. Mary St., 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: **Applicant postponement request for Indefinite Postponement**
- 9. Rezoning:** [C14-2023-0021 - 200 W. Mary; District 9](#)
Location: 200 and 204 W. Mary St., East Bouldin Creek Watershed; 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 for Indefinite Postponement**
- 10. 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
- 11. 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

- 12. Plan Amendment:** [NPA-2023-0015.02 - Delano Street Residential; District 1](#)
Location: 1331 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: Single Family to Higher Density Single Family land use
Staff Rec.: **Recommended**
Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov
Planning Department
- 13. Rezoning:** [C14-2023-0108 - Delano Street Residential; District 1](#)
Location: 1331 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.: **Recommended**
Staff: Jonathan Tomko, 512-974-1057, jonathan.tomko@austintexas.gov
Planning Department
- 14. 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.: **Recommended**
Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov
Planning Department
- 15. 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

- 16. Plan Amendment:** [NPA-2023-0023.02 - Berkman Mixed Use; District 4](#)
 Location: 6405 Berkman Drive, Fort Branch Watershed; University Hills/Windsor Park
 Neighborhood Planning Area (Windsor Park)
 Owner/Applicant: 6405 Berkman TX LLC
 Agent: Thrower Design, LLC (Victoria Haase and Ron Thrower)
 Request: Higher Density Single Family to Mixed Use land use
 Staff Rec.: **Staff recommends Neighborhood Mixed Use**
 Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov
 Planning Department
- 17. Rezoning:** [C14-2023-0107 - Berkman Mixed Use; District 4](#)
 Location: 6405 Berkman Drive, Fort Branch Watershed; University Hills/Windsor Park
 Neighborhood Planning Area (Windsor Park)
 Owner/Applicant: 6405 Berkman TX LLC
 Agent: Thrower Design LLC (Ron Thrower)
 Request: SF-6-NP to GR-MU-NP
 Staff Rec.: **Staff Recommends LR-MU-CO-NP**
 Staff: Jonathan Tomko, 512-974-1057, jonathan.tomko@austintexas.gov
 Planning Department
- 18. 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.: **Recommended**
 Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@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
 Postponement Request **Staff postponement request to December 19, 2023**

- 20. Rezoning:** [C14-2023-0089 - 4619 S Congress Ave; District 3](#)
Location: 4619 South Congress Avenue, Williamson Creek Watershed; East Congress
Owner/Applicant: Sultan and Rozina Momin
Agent: Prolific Commercial Realty (Robert Santos)
Request: CS-MU-NP to CS-1-CO-NP
Staff Rec.: **Recommended**
Staff: Cynthia Hadri, 512-974-7620, cynthia.hadri@austintexas.gov
Planning Department
- 21. Rezoning:** [C14-2023-0096 - Ben White Boulevard Medical Office; District 3](#)
Location: 4007 James Casey Street, West Bouldin Creek Watershed; South Austin
Combined (South Menchaca) NP Area
Owner/Applicant: St. David's HealthCare Partnership, LP, LLP; Kenneth B. Ferguson
Investments, Inc.; KBF Jacs South Austin, LLC
Agent: Armbrust & Brown, PLLC (Michael J. Whellan)
Request: GR-V-NP to CH-NP
Staff Rec.: **Recommended**
Staff: Nancy Estrada, 512-974-7617, nancy.estrada@austintexas.gov
Planning Department
- 22. 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
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
- 23. Site Plan:** [SP-2022-0550C - 14th and Lavaca](#)
Location: 303 and 301 W. 14th St. and 1304 and 1308 Lavaca St., Lady Bird Lake
Watershed; Downtown Austin Plan
Owner/Applicant: Pearlstone Partners, LLC
Agent: Drenner Group (Leah M. Bojo)
Request: Request to exceed administrative allowance of 15:1 FAR to 17:1 FAR
through the Downtown Density Bonus Program
Staff Rec.: **Recommended**
Staff: Jorge E. Rousselin, 512-974-2975, jorge.rousselin@austintexas.gov
Planning Department
Rosemary Avila, 512- 974-2784, rosemary.avila@austintexas.gov
Development Services Department.

Attorney: Chrissy Mann, 512-974-2179

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

24. **Conditional Use** [SP-2023-0248C - Montopolis Pool Renovations](#)
Site Plan:
Location: 1200 Montopolis Blvd, Country Club East; Montopolis
Owner/Applicant: Patrick Beyer, PARD
Agent: Zach Munoz, MarmonMok
Request: Development over 1 acre is P zoning
Staff Rec.: **Recommended**
Staff: Meg Greenfield, 512-978-4663, meg.greenfield@austintexas.gov
Development Services Department
25. **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

ITEMS FROM THE COMMISSION

26. Discussion and possible action to establish a working group tasked with evaluating City of Austin public buildings and related facilities and provide recommendations to be considered by the Planning Commission. (Sponsors Commissioner Azhar and Commissioner Connolly)
27. Discussion and possible action initiating code amendments to Title 25 of the City Code to modify downtown parking requirements. (Sponsors Commissioner Azhar and Commissioner Connolly)

SPECIAL ELECTION

28. Nomination and election of interim Vice-Chair.

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: Connolly, Cox, Haynes and Phillips)

[Joint Sustainability Committee](#)

(Commissioner Woods; alternate seat Phillips)

[Small Area Planning Joint Committee](#)

(Commissioners: Barrera-Ramirez, Howard, Mushtaler and Phillips)

[South Central Waterfront Advisory Board](#)

(Commissioner Maxwell)

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, December 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 **5:30 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.

Speaker Donation of Time

For discussion cases, speaker donation of time is an available option for in-person participants. Both the registered speaker donating time and the speaker recipient must be present when the public hearing is conducted. See chart below regarding speaker time allotments.

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.

Speaker Testimony Time Allocation

Public Hearing Cases

Primary speaker in favor and primary speaker opposed	5 minutes each, up to 8 minutes total with donated time.
3 speakers in favor and 3 speakers opposed	3 minutes each, up to 6 minutes total with donated time.
All other speakers in favor or opposed	1 minute each, up to 2 minutes total with donated time.

DISCUSSION POSTPONEMENT

Primary speaker in favor and primary speaker opposed	3 minutes.
All other speakers in favor or opposed	2 minutes.

Donation of time is not an option for discussion postponement.

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 and 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