



PLANNING COMMISSION

MINUTES

July 11, 2023

The Planning Commission convened in a meeting on July 11, 2023, in Council Chambers of City Hall, 301 W. 2nd Street, Austin, Texas and via videoconference @ <http://www.austintexas.gov/page/watch-atxn-live>

Chair Shaw called the Commission Meeting to order at 6:05 p.m.

Commission Members in Attendance:

**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
Todd Shaw – Chair
Alice Woods**

Jessica Cohen – Ex-Officio

One vacancy

**Arati Singh – Ex-Officio
Richard Mendoza – Ex-Officio
Jesús Garza– Ex-Officio**

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 June 27, 2023.

Approval of minutes of June 27, 2023 was approved on the consent agenda on the motion by Commissioner Connolly, seconded by Vice-Chair Hempel on a vote of 12-0. One vacancy on the dais.

PUBLIC HEARINGS

2. **Plan Amendment:** [NPA-2023-0030.01.SH - Mission South; District 2](#)
Location: 711 Eberhart Lane, Williamson Creek Watershed; South Austin Combined (Garrison Park) NP Area
Owner/Applicant: SVAG Amazon, LLC
Agent: Drenner Group, PC (Leah Bojo)
Request: Neighborhood Node 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: **Postponement request by Staff to August 8, 2023**

Motion to grant Staff's request for postponement of this item to August 8, 2023 was approved on the consent agenda on the motion by Commissioner Connolly, seconded by Vice-Chair Hempel on a vote of 12-0. One vacancy on the dais.

3. **Rezoning:** [C14-2023-0007.SH - Mission South; District 2](#)
Location: 711 Eberhart Lane, Williamson Creek Watershed; South Austin Combined (Garrison Park) NP Area
Owner/Applicant: SVAG Amazon, LLC
Agent: Drenner Group, PC (Leah Bojo)
Request: LR-NP to GR-MU-V-NP
Staff Rec.: **Pending**
Staff: Nancy Estrada, 512-974-7617, nancy.estrada@austintexas.gov Planning Department
Postponement Request: **Postponement request by Staff to August 8, 2023**

Motion to grant Staff's request for postponement of this item to August 8, 2023 was approved on the consent agenda on the motion by Commissioner Connolly, seconded by Vice-Chair Hempel on a vote of 12-0. One vacancy on the dais.

- 4. 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 Barline
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 August 22, 2023**

Motion to grant Staff's request for postponement of this item to August 22, 2023 was approved on the consent agenda on the motion by Commissioner Connolly, seconded by Vice-Chair Hempel on a vote of 12-0. One vacancy on the dais.

- 5. 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 August 22, 2023**

Motion to grant Staff's request for postponement of this item to August 22, 2023 was approved on the consent agenda on the motion by Commissioner Connolly, seconded by Vice-Chair Hempel on a vote of 12-0. One vacancy on the dais.

- 6. Plan Amendment:** [NPA-2023-0018.04 - 7009 Guadalupe ST- NPA; District 4](#)
Location: 7009 Guadalupe Street, Waller Creek Watershed; Brentwood/Highland
Combined (Highland) NP Area
Owner/Applicant: Julian Partridge
Agent: Permit Solutions (Crystal Lemus)
Request: High Density Single Family to Multifamily Residential land use.
Staff Rec.: **Recommended**
Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov
Planning Department

Public Hearing closed.

Motion by Commissioner Azhar, seconded by Commissioner Maxwell to grant Staff's recommendation of Multifamily Residential land use for NPA-2023-0018.04 - 7009 Guadalupe ST- NPA located at 7009 Guadalupe Street was approved on a vote of 12-0. One vacancy on the Commission.

Rezoning: [C14-2023-0029 - 7009 Guadalupe ST- Rezoning](#)
Location: 7009 Guadalupe Street, Waller Creek Watershed; Brentwood/Highland Combined (Highland) NP Area
Owner/Applicant: Julian Partridge
Agent: Permit Solutions (Crystal Lemus)
Request: SF-6-NP To MF-2-NP
Staff Rec.: **Recommended**
Staff: Ricky Barba, 512-974-7740, ricky.barba@austintexas.gov
Planning Department

Public Hearing closed.

Motion by Commissioner Azhar, seconded by Commissioner Maxwell to grant Staff's recommendation of MF-2-NP combining district zoning for C14-2023-0029 - 7009 Guadalupe ST- Rezoning located at 7009 Guadalupe Street was approved on a vote of 12-0. One vacancy on the Commission.

7. **Plan Amendment:** [NPA-2021-0025.01 - Greystar 290 NPA; District 8](#)
Location: 8350 and 8328 1/2 W. U.S. Hwy 290 and 8110 1/2 Scenic Brook Dr., Williamson Creek Watershed; Oak Hill Combined (West Oak Hill) NP Area
Owner/Applicant: Schmidt Investments LTD (Robert Schmidt)
Agent: Armbrust & Brown, PLLC (Richard Suttle)
Request: Neighborhood Mixed Use and Single Family to Mixed Use land use
Staff Rec.: **Recommended**
Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov
Planning Department

Public Hearing closed.

Motion to grant Staff's recommendation of Single Family to Mixed Use land use for NPA-2021-0025.01 - Greystar 290 NPA located at 8350 and 8328 1/2 W. U.S. Hwy 290 and 8110 1/2 Scenic Brook Dr. was approved on the consent agenda on the motion by Commissioner Connolly, seconded by Vice-Chair Hempel on a vote of 12-0. One vacancy on the dais

8. Restrictive Covenant [C14-85-288.79\(RCA\) - Greystar 290; District 8](#)

Amendment:

Location: 8112 Scenic Brook Drive, Williamson Creek Watershed; Brentwood/Highland Combined (Highland)
Owner/Applicant: Schmidt Investments LTD (Robert Schmidt)
Agent: Armbrust & Brown, PLLC (Richard Suttle)
Request: To amend a Restrictive Covenant.
Staff Rec.: **Recommended**
Staff: Nancy Estrada, 512-974-7617, nancy.estrada@austintexas.gov
Planning Department

Public Hearing closed.

Motion to grant Staff's recommendation for C14-85-288.79(RCA) - Greystar 290 located at 8112 Scenic Brook Drive was approved on the consent agenda on the motion by Commissioner Connolly, seconded by Vice-Chair Hempel on a vote of 12-0. One vacancy on the dais.

9. Rezoning: [C14-2022-0160 - Greystar 290; District 8](#)

Location: 8112 Scenic Brook Drive & 8352 W US 290 Hwy, Williamson Creek Watershed; Oak Hill Combined (West Oak Hill) NP Area
Owner/Applicant: Schmidt Investments LTD (Robert Schmidt)
Agent: Armbrust & Brown, PLLC (Richard Suttle)
Request: LO-NP; LR-NP; LR-MU-NP; SF-1-NP to MF-5-NP for Tract 1 and LO-MU-NP for Tract 2
Staff Rec.: **MF-5-CO-NP Tract 1; LO-MU-CO-NP Tract 2**
Staff: Nancy Estrada, 512-974-7617, nancy.estrada@austintexas.gov
Planning Department

Public Hearing closed.

Motion to grant Staff's recommendation of MF-5-CO-NP Tract 1, combining district zoning; LO-MU-CO-NP Tract 2 combining district zoning for C14-2022-0160 - Greystar 290 located at 8112 Scenic Brook Drive & 8352 W US 290 Hwy was approved on the consent agenda on the motion by Commissioner Connolly, seconded by Vice-Chair Hempel on a vote of 12-0. One vacancy on the dais.

- 10. Rezoning:** [C14-2023-0026 - Life Storage; District 4](#)
Location: 8227 North Lamar Boulevard, Little Walnut Creek; North Lamar Combined Neighborhood Plan NP Area
Owner/Applicant: Life Storage LP (Robert McGregor)
Agent: Bleyl Engineering (Jason Rodgers)
Request: LI-NP to CS-MU-NP
Staff Rec.: **Recommended**
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov
Planning Department

Public Hearing closed.

Motion by Commissioner Azhar, seconded by Commissioner Anderson to deny CS-MU-NP, combining district zoning for C14-2023-0026 - Life Storage located at 8227 North Lamar Boulevard was approved on a vote of 7-3. Commissioners Cox, Haynes and Howard voted nay. Commissioners Mushtaler and Barrera-Ramirez abstained. One vacancy on the dais.

- 11. Rezoning:** [C14-2023-0023 - W 5th Street Bank](#)
Location: 1508 W 5th Street, Lady Bird Lake; Old West Austin NP Area
Owner/Applicant: Griffith Partners
Agent: Thower Design (Victoria Haase)
Request: LO-V-CO-NP to CS-MU-V-CO-NP
Staff Rec.: **Recommended**
Staff: Ricky Barba, 512-974-7740, ricky.barba@austintexas.gov
Planning Department

Public Hearing closed.

Motion to grant Staff's recommendation of CS-MU-V-CO-NP combining district zoning for C14-2023-0023 - W 5th Street Bank located at 1508 W 5th Street was approved on the consent agenda on the motion by Commissioner Connolly, seconded by Vice-Chair Hempel on a vote of 12-0. One vacancy on the dais

- 12. Rezoning:** [C14-2023-0022 - Tannehill Residences](#)
Location: 3900 1/2 Tannehill Ln., Fort Branch Watershed; East MLK Combined NP Area (MLK-183)
Owner/Applicant: Greater Works Baptist Church
Agent: Throrer Design (Victoria Haase)
Request: SF-3 to SF-6
Staff Rec.: **Recommended**
Staff: Jonathan Tomko, 512-974-1057, jonathan.tomko@austintexas.gov
Planning Department

Public Hearing closed.

Motion to grant Staff's recommendation of SF-6 combining district zoning for fC14-2023-0022 - Tannehill Residences located at 3900 1/2 Tannehill Ln. was approved on the consent agenda on the motion by Commissioner Connolly, seconded by Vice-Chair Hempel on a vote of 12-0. One vacancy on the dais

- 13. Rezoning:** [C814-06-0106.03 - Hyatt West; District 9](#)
Location: 151 South 1st Street, Lady Bird Lake; South River City NP Area
Owner/Applicant: HHR Austin LLC
Agent: Drenner Group, PC (Leah Bojo)
Request: PUD to PUD-NP, to change a condition of zoning.
Staff Rec.: **Pending**
Staff: Nancy Estrada, 512-974-7617, nancy.estrada@austintexas.gov
Planning Department
Postponement Request: Postponement request by Staff to August 8, 2023

Motion to grant Staff's request for postponement of this item to August 8, 2023 was approved on the consent agenda on the motion by Commissioner Connolly, seconded by Vice-Chair Hempel on a vote of 12-0. One vacancy on the dais.

- 14. Site Plan- EV** [SP-2021-0091C - Oltorf Site Plan; District 3](#)
Variance:
Location: 4544 E Oltorf Street, Country Club West Watershed; Pleasant Valley NP Area
Owner/Applicant: Wickersham Enterprises LLC (Abdul Patel)
Agent: Land Answers, Inc. (Jim Wittliff)
Request: Request to vary from LDC 25-8-301 to allow driveways on slopes over 15%.
Request to vary from LDC 25-8-341 to allow cut over 4 feet up to 8 feet.
Request to vary from LDC 25-8-342 to allow fill over 4 feet up to 20.5 feet.
Staff Rec.: **Staff and Environmental Commission recommended with conditions.**
Staff: Mike McDougal, 512-974-6380, mike.mcdougal@austintexas.gov
Rosemary Avila, 512-974-2784, rosemary.avila@austintexas.gov
Development Services Department

Item postponed by Planning Commission to October 10, 2023 on the motion by Commissioner Cox, seconded by Commissioner Mushtaler was approved on a vote of 12-0. One vacancy on the dais

- 15. Site Plan Extension:** [SP-2015-0543C\(XT2\) - Green Pastures; District 3](#)
Location: 811 W Live Oak Street, East Bouldin Creek & West Bouldin Creek Watersheds; Bouldin Creek NP Area
Owner/Applicant: AC 811 Live Oak LLC, Mattie's at Green Pastures
Agent: Civil & Environmental Consultants (Chad Kimbell)
Request: Three-year extension to a previously approved site plan. The proposed development includes the construction of two hotel buildings, parking garages, and associated improvements.
Staff Rec.: **Pending**
Staff: Jennifer Bennett, 512-974-9002, jennifer.bennett@austintexas.gov
Development Services Department
Postponement Request: **Postponement request by Staff to July 25, 2023**

Motion to grant Staff's request for postponement of this item to July 25, 2023 was approved on the consent agenda on the motion by Commissioner Connolly, seconded by Vice-Chair Hempel on a vote of 12-0. One vacancy on the dais.

- 16. Site Plan Extension:** [SPC-2014-0442C\(XT3\) - Sunset Ridge; District 8](#)
Location: 8401 Southwest Pkwy, Williamson Creek & Barton Creek; West Oak Hill NP Area
Owner/Applicant: Los Indios Ventures (Tim Jamail)
Agent: Armbrust & Brown, PLLC (Michael J. Whellan)
Request: SP Three-year extension
Staff Rec.: **Recommended**
Staff: Christine Barton-Holmes, 512-978-2788, christine.barton-holmes@austintexas.gov
Development Services Department

Public Hearing closed.

Motion to grant Staff's recommendation for SPC-2014-0442C(XT3) - Sunset Ridge located 8401 Southwest Pkwy at was approved on the consent agenda on the motion by Commissioner Connolly, seconded by Vice-Chair Hempel on a vote of 12-0. One vacancy on the dais.

- 17. Code Amendment:** [C20-2022-009 - Sixth St Height Exception and Design Standards](#)
Owner/Applicant: City of Austin (Planning Department)
Request: Discuss and consider a recommendation for adoption of an ordinance, initiated under Council Resolution No. 20220609-124, amendments to Section 25-2-643 to allow a structure located on East Sixth Street and east of Neches Street and west of Sabine to have a maximum building height of 140 feet or that allowable under the Capitol View Corridor, whichever is less; and to create design standards, with specific guidelines for the preservation of facades on historic structures, to ensure any redevelopment is compatible with the character of the Sixth Street National Register Historic District.
- Staff Rec.: **Recommended**
Staff: Kalan Contreras, 512-974-2727, Kalan.Contreras@austintexas.gov
Joi Harden, Joi.Harden@austintexas.gov
Planning Department

Motion to grant Staff's recommendation for C20-2022-009 - Sixth St Height Exception and Design Standards with additional condition, rehabilitate and adaptively reuse contributing buildings, including at least 15 feet of contributing façades, was approved on the consent agenda on the motion by Commissioner Connolly, seconded by Vice-Chair Hempel on a vote of 12-0. One vacancy on the dais.

- 18. Imagine Austin Amendment:** [Austin Strategic Mobility Plan Update](#)
Request: Discussion and possible action recommending amending the Austin Strategic Mobility Plan (ASMP) element of the Imagine Austin Comprehensive Plan to update the ASMP and to adopt the Urban Trails Plan; Sidewalks, Crossings, and Shared Streets Plan; and Bicycle Plan.
- Staff Rec.: **Recommended**
Staff: Cole Kitten, 512-974-6442, cole.kitten@austintexas.gov
Transportation and Public Works Department
- 19. Imagine Austin Amendment:** [Palm District Plan](#)
Request: Discussion and possible action recommending approval of the Palm District Plan.
- Staff Rec.: **Recommended**
Staff: Stevie Greathouse, 512-974-7226, stevie.greathouse@austintexas.gov
Planning Department

- 20. Code Amendment:** [C20-2022-020A - Site Plan Lite Part 1](#)
Request: Discuss and consider an ordinance to amend City Code Title 25 to add triplexes and fourplexes to residential review to establish that the City will review development of three or four residential units in the manner the City reviews developments of one or two residential units, where no site plan is required.
- Staff Rec.: **Recommended**
Staff: Brent Lloyd, 512-974-2974, Brent.Lloyd@austintexas.gov
Christopher Johnson, 512-97-2769 Christopher.Johnson@austintexas.gov
Development Services 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)

Accessory Dwelling Units and Duplexes Working Group

(Commissioners Anderson, Azhar, Cox, Howard, Mushtaler and Cohen)

Austin Strategic Mobility Plan Working Group

(Commissioners Azhar, Connolly, Cox and Maxwell)

Design Guidelines Update Working Group
(Vice-Chair Hempel and Commissioner Cohen)

FY 23-24 Budget Working Group
(Commissioners Anderson, Cox, Cohen, Maxwell and Woods)

Palm District Working Group
(Chair Shaw, Vice-Chair Hempel and Commissioners Anderson, Cohen and Howard)

Chair Shaw adjourned the meeting without objection on Tuesday, July 11, 2023 at 6:45 p.m.

Minutes approved on August 8, 2023 on the consent agenda on the motion Commissioner Woods seconded by Commissioner Connolly on a vote of 11-0. Commissioner Mushtaler absent. One vacancy on the dais.

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 4 days before the meeting date. Please call Andrew Rivera at Planning Department, at 512-974-6508.