



PLANNING COMMISSION

MINUTES

August 22, 2023

The Planning Commission convened in a meeting on August 22, 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 6:16 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
Candice Hunter – Ex-Officio

Absent

One vacancy

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 August 8, 2023.

Minutes of August 8, 2023 was approved on the consent agenda on the motion by Commissioner Azhar, seconded by Commissioner Woods on a vote of 12-0. One vacancy on the dais.

PUBLIC HEARINGS

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: Armbrust & Brown, PLLC (Michael J. Whellan)
Request: Commercial 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 October 10, 2023.

Motion to grant Staff's request for postponement of this item to October 10, 2023 was approved on the consent agenda on the motion by Commissioner Azhar, seconded by Commissioner Woods on a vote of 12-0. One vacancy on the dais.

3. (A) **Plan Amendment:** [NPA-2023-0013.02 - 700 Dawson; District 9](#)
Location: 700 Dawson Road, West Bouldin Creek Watershed; Bouldin Creek NP Area
Owner/Applicant: Dawson Overlook, LLC (Terry and Mark Black)
Agent: Armbrust & Brown, PLLC (Michael J. Whellan)
Request: Multifamily Residential to Mixed Use land use
Staff Rec.: **Not recommended**
Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov
Planning Department

Motion to grant Applicant's request for postponement of this item to September 26, 2023 was approved on the consent agenda on the motion by Commissioner Azhar, seconded by Commissioner Woods on a vote of 12-0. One vacancy on the dais.

- 3. (B) Rezoning:** [C14-2023-0064 - 700 Dawson; District 9](#)
Location: 700 Dawson Road, West Bouldin Creek Watershed; Bouldin Creek NP Area
Owner/Applicant: Dawson Overlook, LLC (Terry and Mark Black)
Agent: Armbrust & Brown, PLLC (Michael Whellan)
Request: SF-3-NP to CS-MU-NP
Staff Rec.: **Not Recommended**
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov
Planning Department

Motion to grant Applicant's request for postponement of this item to September 26, 2023 was approved on the consent agenda on the motion by Commissioner Azhar, seconded by Commissioner Woods on a vote of 12-0. One vacancy on the dais.

- 4. (A) Plan Amendment:** [NPA-2023-0016.01.SH - Lifeworks III at Tillery; District 3](#)
Location: 701 Tillery Street, Boggy Creek Watershed
Owner/Applicant: Ben Barlin
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 September 12, 2023.

Motion to grant Staff's request for postponement of this item to September 26, 2023 was approved on the consent agenda on the motion by Commissioner Azhar, seconded by Commissioner Woods on a vote of 12-0. One vacancy on the dais.

- 4. (B) 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 September 12, 2023.

Motion to grant Staff's request for postponement of this item to September 12, 2023 was approved on the consent agenda on the motion by Commissioner Azhar, seconded by Commissioner Woods on a vote of 12-0. One vacancy on the dais.

- 5. Rezoning:** [C14-2022-0163 - 10001 N. Capital of Texas Highway](#)
 Location: 10001 N. Capital of Texas Highway, Shoal Creek Watershed; North Burnet/Gateway NP
 Owner/Applicant: Austin H. Arboretum Propco, LP
 Agent: DuBois, Bryant & Campbell, L.L.P. (David Hartman)
 Request: NBG-CMU-NP to NBG-CMU (Gateway Zone)-NP
 Staff Rec.: **Pending**
 Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov
 Planning Department
Postponement Request: Postponement request by Staff to October 10, 2023.

Motion to grant Staff's request for postponement of this item to October 10, 2023 was approved on the consent agenda on the motion by Commissioner Azhar, seconded by Commissioner Woods on a vote of 12-0. One vacancy on the dais.

- 6. 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

Motion to grant Applicant's request for postponement of this item to September 12, 2023 was approved on the consent agenda on the motion by Commissioner Azhar, seconded by Commissioner Woods on a vote of 12-0. One vacancy on the dais.

- 7. Site Plan Extension:** [SP-2017-0387C\(XT2\) - Powell Lane Plaza Site Plan Extension; District 4](#)
 Location: 8240 Georgian Drive, Walnut Creek Watershed; Georgian Acres NP Area
 Owner/Applicant: Qulity Foundation Repair (Simon Wallace)
 Agent: Thrower Designs (Beth Turner)
 Request: Proposing a 3 year extension to the orginally approved site plan.
 Staff Rec.: **Recommended**
 Staff: Clarissa Davis, 512-974-1423, Clarissa.Davis@austintexas.gov
 Development Services Department

Public Hearing closed.

Motion to grant Staff's recommendation for SP-2017-0387C(XT2) - Powell Lane Plaza Site Plan Extension located at 8240 Georgian Drive was approved on the consent agenda on the motion by Commissioner Azhar, seconded by Commissioner Woods on a vote of 12-0. One vacancy on the dais.

8. Master Development Plan Ordinance [ABIA Update to the 2012 MDO](#)

update:

Location: 3600 Presidential Boulevard, Onion Creek, Colorado River, & Carson Creek Watersheds
Owner/Applicant: City of Austin (Aviation Dept)
Request: Discuss and consider a recommendation on the Austin-Bergstrom International Airport (AUS) update to the 2012 Master Development Plan Ordinance (MDO) (ordinance NO 20120628-014)
Staff Rec.: **Recommended**
Staff: Keith Mars, 512-466-4598, keith.mars@austintexas.gov
Development Services Department

Public Hearing closed.

Motion by Commissioner Azhar, seconded by Commissioner Anderson to grant Staff's recommendation on the Austin-Bergstrom International Airport (AUS) update to the 2012 Master Development Plan Ordinance (MDO) was approved on a vote of 11-0. Commissioner Cox recused due to a conflict of interest (*rendered professional services*). One vacancy on the commission.

9. ILA Amendment: [Amendment To AISD ILA](#)

Owner/Applicant: AISD (Frank Fuller)
Agent: Drenner Group (Charlie Dorsaneo)
Request: Discuss and consider a recommendation to amend the Austin Independent School District interlocal agreement.
Staff Rec.: **Recommended**
Staff: Keith Mars, 512-466-4598, keith.mars@austintexas.gov
Development Services Department

Public Hearing closed.

Motion by Commissioner Azhar, seconded by Commissioner Maxwel to recommend Staff's recommendation to amend the Austin Independent School District interlocal agreement, as amended, was approved on a vote of 11-0. Commissioner Cox off the dais. One vacancy on the Commission.

AMENDMENTS

ARTICLE II: DEFINITIONS

Educational Facility:

...this term includes facilities not located at preschool, primary, or secondary schools but used for extracurricular activities including athletic complexes, performing arts centers, and associated structures as long as not prohibited by state law.

4.5

There shall be no minimum setback for educational facility sites except for telecommunications towers as described in Section 6.6.

4.8 Compatibility Standards

Development pursuant to this Agreement is exempt from the Compatibility Standards of LDC Chapter 25-2, Subchapter C, Article 10.

Strike all other text in this section.

4.8 Compatibility Standards

Strike 4.8.1.2 and 4.8.2.2 entirely

4.10 Height Regulations

Except for telecommunications towers described in Section 6.6 of this Agreement, there is no maximum height of buildings or other structures constructed on Educational Facility sites irrespective of the zoning or use of neighboring properties.

6.6.3.2

Strike text entirely.

- | | |
|---------------------------|--|
| 10. LDC Amendment: | <u>Zoning Application Processes and Deadlines</u> |
| Request | Discuss and consider proposed code amendments to Title 25-2 to create a six-month pilot program modifying certain deadlines related to zoning and rezoning applications. |
| Staff Rec.: | Recommended |
| Staff: | Jordan Feldman, (512)974-7288, Jordan.Feldman@austintexas.gov
Planning Department |

Motion to grant Staff request for postponement of this item to September 26, 2023 was approved on the consent agenda on the motion by Commissioner Azhar, seconded by Commissioner Woods on a vote of 12-0. One vacancy on the dais.

- 11. LDC Amendment:** [UNO Sign Correction](#)
Request Discuss and consider a proposed code amendment to City Code Section 25-10-133(H) to remove the prohibition on illuminated signs.
Staff Rec.: **Recommended**
Staff: Mark Walters, 512-974-7695, Mark.Walters@austintexas.gov
 Planning Department

Public Hearing closed.

Motion to grant Staff's recommendation to amend City Code Section 25-10-133(H) to remove the prohibition on illuminated signs was approved on the consent agenda on the motion by Commissioner Azhar, seconded by Commissioner Woods on a vote of 12-0. One vacancy on the dais.

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)

Update provided by Vice-Chair Hempel

[Comprehensive Plan Joint Committee](#)

(Commissioners: Azhar, Connolly, Cox and Haynes)

No report provided.

[Joint Sustainability Committee](#)

(Commissioner Woods; alternate seat vacant)

No report provided.

[Small Area Planning Joint Committee](#)

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

No report provided.

[South Central Waterfront Advisory Board](#)

(Commissioner Maxwell)

Update provided by Commissioner Maxwell.

Accessory Dwelling Units and Duplexes Working Group

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

No report provided.

Design Guidelines Update Working Group

(Vice-Chair Hempel and Commissioner Cohen)

No report provided.

Chair Shaw adjourned the meeting without objection on Tuesday, August 22, 2023 at 8:34 p.m.

September 26, 2023 minutes of August 22, 2023 was approved on the consent agenda on the motion by Commissioner Azhar, seconded by Commissioner Maxwell on a vote of 10-0. Vice-Chair Hempel and Commissioners Howard and Mushtaler absent.

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