



## PLANNING COMMISSION AGENDA

**Tuesday, January 9, 2024**

The Planning Commission will convene at 6:00 PM on Tuesday, January 9, 2024, 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>

<a href="#">Greg Anderson</a> – Secretary (District 4)	<a href="#">Patrick Howard</a> (District 1)
<a href="#">Awais Azhar</a> – Vice-Chair (Mayor)	<a href="#">Felicity Maxwell</a> (District 5)
<a href="#">Nadia Barrera-Ramirez</a> (District 3)	<a href="#">Jennifer Mushtaler</a> (District 6)
<a href="#">João Paulo Connolly</a> (District 9)	<a href="#">Alberta Phillips</a> (Mayor)
<a href="#">Grayson Cox</a> (District 10)	<a href="#">Alice Woods</a> (District 2)
<a href="#">Adam Haynes</a> (Mayor)	
<a href="#">Claire Hempel</a> – Chair (District 8)	Vacant (District 7)

### 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 listed on this agenda. The Commission may not conduct a closed meeting without the approval of the city attorney.

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 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 December 19, 2023.

## **PUBLIC HEARING**

2. **Plan Amendment:** [NPA-2023-0028.01 - 1200 Anderson; District 4](#)  
Location: 1200 E. Anderson Lane, Buttermilk Branch Watershed; Heritage Hills/Windsor Hills NP  
Owner/Applicant: Sentinel Austin I, LLC  
Agent: Dennis Cisterna  
Request: **Withdrawn by Applicant** - Industry to Mixed Use land use  
Staff Rec.: N/A  
Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov  
Planning Department
3. **Plan Amendment:** [NPA-2023-0014.03 - 4302 Nuckols Crossing; District 2](#)  
Location: 4302 Nuckols Crossing, Williamson Creek Watershed; Southeast Combined NP Area (Franklin Park) NP  
Owner/Applicant: Katherine Barnidge  
Agent: LOC Consultants – Civil Division (Sergio Lozano Sanchez)  
Request: Single Family to Multifamily Residential land use  
Staff Rec.: **Pending**  
Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov  
Planning Department  
**Postponement Request: Applicant postponement request to February 27, 2024**

4. **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 February 27, 2024**
5. **Plan Amendment:** [NPA-2023-0023.03 - 6304 Manor Road; District 4](#)  
Location: 6304 Manor Road, Little Walnut Creek Watershed; University Hills/Windsor  
Park (Windsor Park) Combined NP Area  
Owner/Applicant: Anmol Mehra  
Agent: Drenner Group, PC (Leah Bojo)  
Request: Single Family to Mixed Useland use  
Staff Rec.: **Pending**  
Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov  
Planning Department  
**Postponement Request: Applicant postponement request to February 27, 2024**
6. **Plan Amendment:** [NPA-2023-0015.03 - 6605 Regiene Road; District 1](#)  
Location: 6605 Regiene Road, Boggy Creek Watershed; E. MLK Combined (MLK-  
183) NP  
Owner/Applicant: Regiene Holdings, LLC  
Agent: Drenner Group, PC (Leah Bojo)  
Request: Industry to Major Planned Development land use  
Staff Rec.: **Pending**  
Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov  
Planning Department  
**Postponement Request: Applicant Indefinite Postponement request.**

7. **Plan Amendment:** [NPA-2023-0029.02 - Humane Society of Austin & Travis County; District 4](#)
- Location: 7600 - 7616 Bennett Ave, Buttermilk Branch Watershed; St. John/Coronado Hills (St. John) Combined NP
- Owner/Applicant: Humane Society of Austin & Travis County
- Agent: Bleyl Engineering (Robert Heil) (512) 705-1814
- Request: Neighborhood Mixed Use and 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 February 27, 2024**
8. **Rezoning:** [C14-2023-0144 - Domain Northside PDA Amendment; District 7](#)
- Location: 3210 Esperanza Crossing, Walnut Creek Watershed; North Burnet/Gateway NP
- Owner/Applicant: Domain Northside Retail Property Owner LP
- Agent: Armbrust & Brown, PLLC (Richard T. Suttle, Jr.)
- Request: MI-PDA to MI-PDA, to change a condition of zoning.
- Staff Rec.: **Recommended**
- Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov  
Planning Department
9. **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
10. **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

Attorney: Steven Maddoux, 512-974-6080

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

- 11. 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
- Postponement Request:** **Staff postponement request to February 27, 2024**
- 12. LDC Amendment:** [C20-2023-030 - Airole Way Site Specific SOS Amendment](#)
- Request: Discussion and possible action to recommend site specific amendments to City Code Chapter 25-8, Subchapter A, Article 13 (Save Our Springs Initiative), as minimally required to allow for proposed development of the lots located at 1905 and 1908 Airole Way.
- Staff Rec.: **Recommended**
- Staff: Leslie Lilly, Leslie.Lilly@austintexas.gov  
Watershed Protection Department
- 13. LDC Amendment:** [C20-2023-039 - Modify Minimum Bicycle Parking Requirements](#)
- Request: Discussion and possible action to recommend amendments to Title 25 to modify minimum bicycle parking requirements to be consistent with the Austin Strategic Mobility Plan (ASMP) mode split goals, per the Urban Transportation Commission (UTC) Recommendation.
- Staff Rec.: **Recommended**
- Staff: Dan Hennessey, Dan.Hennessey@austintexas.gov  
Transportation and Public Works Department

## ITEMS FROM THE COMMISSION

- 14.** Discussion and possible action establishing a working group tasked to provide recommendations regarding outreach and procedure. (Sponsors Commissioners Phillips and Mushtaler)
- 15.** Discussion and possible action initiating a code amendment amending Title 25 to remove building height limits for Inner West Campus. (Sponsors Commissioners Anderson, Connolly, and Howard)
- 16.** Discussion and possible action appointing additional members to the City of Austin Buildings Working Group. (Sponsors: Chair Hempel and Vice-Chair Azhar)

Attorney: Steven Maddoux, 512-974-6080

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## **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**

17. Nominate and elect an interim parliamentarian.

## **BOARDS, COMMITTEES & WORKING GROUPS UPDATES**

### [Codes and Ordinances Joint Committee](#)

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

### [Comprehensive Plan Joint Committee](#)

(Commissioners: Connolly, Cox, Haynes and Phillips)

### [Joint Sustainability Committee](#)

(Commissioner Woods; alternate seat Commissioner Phillips)

### [Small Area Planning Joint Committee](#)

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

### [South Central Waterfront Advisory Board](#)

(Commissioner Maxwell)

### [City of Austin Buildings Working Group](#)

(Chair Hempel, Vice-Chair Azhar and Commissioner Connolly)

## **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: 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, January 9, 2024 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](mailto: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](mailto: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.

## 2024 Planning Commission Meeting Dates

Tuesday, January 9, 2024	Tuesday, July 9, 202024
Tuesday, January 23, 2024	Tuesday, July 23, 2024
Tuesday, February 13, 2024	Tuesday, August 13, 2024
Tuesday, February 27, 2024	Tuesday, August 27, 2024
Tuesday, March 12, 2024	Tuesday, September 10, 2024
Tuesday, March 26, 2024	Tuesday, September 24, 2024
Tuesday, April 9, 2024	Tuesday, October 8, 2024
Tuesday, April 23, 2024	Tuesday, October 22, 2024
Tuesday, May 14, 2024	Tuesday, November 12, 2024
Tuesday, May 28, 2024	Tuesday, November 19, 2024, 5 PM
Tuesday, June 11, 2024	Tuesday, December 10, 2024
Tuesday, June 25, 2024	Tuesday, December 17, 2024, 5 PM