



PLANNING COMMISSION AGENDA

Tuesday, January 23, 2024

The Planning Commission will convene at 6:00 PM on Tuesday, January 23, 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>

Greg Anderson – Secretary (District 4)	Patrick Howard (District 1)
Awais Azhar – Vice-Chair (Mayor)	* Ryan Johnson (District 7)
Nadia Barrera-Ramirez (District 3)	Felicity Maxwell (District 5)
João Paulo Connolly (District 9)	Jennifer Mushtaler (District 6)
Grayson Cox (District 10)	Alberta Phillips (Mayor)
Adam Haynes (Mayor)	Alice Woods (District 2)
Claire Hempel – Chair (District 8)	

**Pending completion of membership eligibility requirements.*

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 January 9, 2023.

PUBLIC HEARING

2. **Plan Amendment:** [NPA-2023-0005.02 - 600 Kemp; District 3](#)
Location: 600 Kemp Street, Country Club East Watershed; Montopolis NP Area
Owner/Applicant: 600 Kemp Street Property LLC
Agent: Drenner Group, PC (Leah M. Bojo, AICP)
Request: Single Family to Mixed Residential land use
Staff Rec.: **Pending**
Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov
Planning Department
Postponement Request: Postponement request by Applicant to February 27, 2024
3. **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: Postponement request by Applicant to March 12, 2024

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: Postponement request by Applicant to February 27, 2024
5. **Plan Amendment:** [NPA-2022-0020.01 - Industrial Blvd and Terry O Ln; District 3](#)
Location: 439-511& 515 INDUSTRIAL BLVD (odd #s only) & 4208 Terry O Lane, Blunn Creek and Williamson Creek Watersheds; South Congress Combined (East Congress) NP Area
Owner/Applicant: Basalt Cannon LLC, Delwau LLC, Jasdayal LLC, Lunar Y LLC, Ungar Holdings LLC.
Agent: Civiltude, LLC (Nhat Ho)
Request: Industry 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 Applicant to February 13, 2024
6. **Rezoning:** [C14-2022-0062 - Industrial Blvd and Terry O Ln; District 3](#)
Location: 439-511 Industrial Blvd (odd #s only), 515 Industrial Blvd & 4208 Terry O Lane, Blunn Creek and Williamson Creek Watersheds; South Congress Combined (East Congress) NP Area
Owner/Applicant: Basalt Cannon LLC, Delwau LLC, Jasdayal LLC, Lunar Y LLC, Ungar Holdings LLC.
Agent: Civiltude, LLC (Nhat Ho)
Request: LI-NP to LI-PDA-NP
Staff Rec.: **Pending**
Staff: Nancy Estrada, 512-974-7617, nancy.estrada@austintexas.gov
Planning Department
Postponement Request: Postponement request by Applicant to February 13, 2024

7. **Plan Amendment:** [NPA-2023-0018.05 - Kenniston Residential; District 4](#)
Location: 410 and 412 Kenniston Drive, Waller Creek Watershed; Brentwood/Highland Combined NP
Owner/Applicant: Bethby LLC and Lewgun LLC
Agent: Thrower Design, LLC (Ron Thrower and Victoria Haase)
Request: Higher-Density Single Family to Multifamily Residential land use
Staff Rec.: **Recommended**
Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov
Planning Department
8. **Rezoning:** [C14-2023-0122 - Kenniston Residential; District 4](#)
Location: 410 and 412 Kenniston Drive, Waller Creek Watershed; Brentwood/Highland Combined Neighborhood Plan
Owner/Applicant: Bethby LLC and Lewgun LLC
Agent: Thrower Design, LLC (Ron Thrower and Victoria Haase)
Request: SF-6-NP to MF-6-NP
Staff Rec.: **Staff Recommendation MF-3-NP**
Staff: Cynthia Hadri, 512-974-7620, cynthia.hadri@austintexas.gov
Planning Department
9. **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
Request: Single Family to Commercial land use
Staff Rec.: **Recommended for Mixed Use land use**
Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov
Planning Department
10. **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
Request: SF-3-NP to LR-MU-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

- 11. Rezoning:** [C14-2023-0110 - 1230 E. 38th 1/2 Street; District 9](#)
Location: 1230 E. 38th 1/2 Street, 1400 E. 38th 1/2 Street, 1402 E. 38th 1/2 Street, and 1406 E. 38th 1/2 Street, Boggy Creek Watershed; Upper Boggy Creek Neighborhood Planning Area
Owner/Applicant: 38th Half St Holding LLC, 1230 E. 38th Half St Holding 2 LLC, Cherrywood Austin LLC, 706 W 34th LLC, Nasteb Keystone Family LTD
Agent: Drenner Group, P.C. (Amanda Swor)
Request: CS-MU-V-CO-NP to CS-MU-V-CO-NP (change a condition of zoning)
Staff Rec.: **Recommended**
Staff: Jonathan Tomko, 512-974-1057, jonathan.tomko@austintexas.gov
Planning Department
Postponement Request: **Neighborhood postponement request to February 27, 2024**
- 12. Rezoning:** [C14-2023-0096 - Ben White Boulevard Medical Office; District 3](#)
Location: 4007 James Casey Street, West Bouldin Creek Watershed
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-PDA-NP
Staff Rec.: **Recommended**
Staff: Nancy Estrada, 512-974-7617, nancy.estrada@austintexas.gov
Planning Department
- 13. 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 Area
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
- 14. Rezoning:** [C14-2023-0123 - 1900 Burton Drive; District 3](#)
Location: 1900 Burton Drive, Lady Bird Lake Watershed
Owner/Applicant: Flats on Burton, LLC
Agent: Metcalfe Wolff Stuart and Williams, LLP (Michele Rogerson Lynch)
Request: MF-4-CO to GR-V-CO
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

15. **Rezoning:** [C14-2023-0133 - 5555 N. Lamar Rezoning; District 4](#)
Location: 5555 North Lamar Boulevard, Waller Creek Watershed
Owner/Applicant: Link Logistics Real Estate (Andrew Beck)
Agent: Metcalfe Wolff Stuart and Williams (Michele R. Lynch)
Request: CS-CO-NP & CS-1-CO-NP to CS-V-CO-NP & CS-1-V-CO-NP
Staff Rec.: **Recommended**
Staff: Cynthia Hadri, 512-974-7620, cynthia.hadri@austintexas.gov
Planning Department
16. **Rezoning:** [C14-2023-0131 - E5ATX Rezone; District 3](#)
Location: 2613-2619 E. 5th Street, Lady Bird Lake Watershed; Holly Neighborhood Plan
Owner/Applicant: E5ATX LLC
Agent: Thrower Design, LLC (Victoria Haase)
Request: LR-MU-CO-NP and GR-MU-CO-NP to CS-MU-CO-NP
Staff Rec.: **Recommended**
Staff: Jonathan Tomko, 512-974-1057, jonathan.tomko@austintexas.gov
Planning Department
17. **Rezoning:** [C14-2023-0138 - Enfield; District 10](#)
Location: 1106 Enfield Rd, Shoal Creek Watershed; Old West Austin Neighborhood Plan
Owner/Applicant: Carlson Caryn Leigh
Agent: Keepers Land Planning (Ricca Keepers)
Request: SF-3-NP to MF-3-NP
Staff Rec.: **Recommended**
Staff: Cynthia Hadri, 512-974-7620, cynthia.hadri@austintexas.gov
Planning Department
18. **Rezoning:** [C14-2023-0130 - Manor Road CS-1; District 9](#)
Location: 2200 Manor Road and 2801 Breeze Terrace, Boggy Creek Watershed; Upper Boggy Creek Neighborhood Planning Area
Owner/Applicant: McElroy Building Company, Inc.
Agent: Thrower Design, LLC (Ron Thrower)
Request: CS-MU-V-NP to CS-1-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

- 19. 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 March 12, 2024**
- 20. 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 February 13, 2024**
- 21. Historic zoning:** [C14H-2023-0105 - State Theatre; District 9](#)
 Location: 719 Congress Avenue, Lady Bird Lake Watershed
 Owner/Applicant: Historic Landmark Commission-initiated, owner (Live Oak Productions) in favor
 Request: CBD to CBD-H
 Staff Rec.: **Recommended**
 Staff: Kalan Contreras, 512-974-2727, kalan.contreras@austintexas.gov
 Planning Department
- 22. Historic zoning:** [C14H-2023-0143 - Deep Eddy Grocery/Deep Eddy Cabaret; District 10](#)
 Location: 2315 Lake Austin Boulevard, Lady Bird Lake Watershed; West Austin Neighborhood Group NP
 Owner/Applicant: Will Bridges
 Agent: Rebecca Wallisch (Post Oak Preservation, LLC)
 Request: CHANGE: LR-NP to LR-H-NP
 Staff Rec.: **Recommended**
 Staff: Kalan Contreras, 512-974-2727, kalan.contreras@austintexas.gov
 Planning Department

Attorney: Steven Maddoux, 512-974-6080

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

23. **Conditional Use (Late Hours Permit):** [SPC-2023-0280A - Axis; District 9](#)
 Location: 519 W 37th Street, Walnut Creek Watershed; North University Neighborhood
 Owner/Applicant: Arturo Veliz
 Agent: LBE Ventures Group LLC
 Request: Requesting a late hours permit for a cocktail lounge.
 Staff Rec.: **Recommended**
 Staff: Clarissa Davis, 512-974-1423, Clarissa.Davis@gmail.com
 Development Services Department
24. **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
25. **LDC Amendment:** [Austin Strategic Mobility Plan – City of Austin Telework Policy](#)
 Request: Discussion and possible action to recommend amendments to the Austin Strategic Mobility Plan in reference to Telework policies.
 Staff Rec.: **Recommended**
 Staff: Kelsey Vizzard, 512 974-7983, kelsey.vizzard@austintexas.gov
 Transportation and Public Works Department

ITEMS FROM THE COMMISSION

26. Discussion and possible action appointing additional members to the Outreach and Procedure Working Group. (Sponsors: Chair Hempel and Vice-Chair Azhar)
27. Discussion and possible action appointing additional members to the City of Austin Buildings Working Group. (Sponsors: Chair Hempel and Vice-Chair Azhar)

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

28. 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)

Public Outreach and Procedures Working Group

(Commissioners Cox, Cohen, Haynes, Mushtaler, and Phillips)

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 23, 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 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.

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