



## PLANNING COMMISSION AGENDA

**Tuesday, February 13, 2024**

The Planning Commission will convene at 6:00 PM on Tuesday, February 13, 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)

[Awais Azhar](#) – Vice-Chair (Mayor)

[Nadia Barrera-Ramirez](#) (District 3)

[Grayson Cox](#) (District 10)

[Adam Haynes](#) (Mayor)

[Claire Hempel](#) – Chair (District 8)

[Patrick Howard](#) (District 1)

[Ryan Johnson](#) (District 7)

[Felicity Maxwell](#) (District 5)

[Jennifer Mushtaler](#) (District 6)

[Alberta Phillips](#) (Mayor)

[Alice Woods – Parliamentarian](#) (District 2)

Vacancy (District 9)

### 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: Chrissy Mann, 512-974-2179  
Commission Liaison: [Andrew Rivera](#), 512-974-6508

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 January 26, 2023.

## **PUBLIC HEARING**

2. **Plan Amendment:** [\*\*NPA-2023-0002.01 - Christ Church Planning; District 3\*\*](#)  
Location: 112 and 206 Medina St., 1001, 1005, 1010 E. 2nd St. and 105 San Marcos St., Waller Creek Watershed; East Cesar Chavez NP Area  
Owner/Applicant: Christ Church of Central Austin  
Agent: Thrower Design, LLC (Victoria Haase and Ron Thrower)  
Request: Recreation and Open Space, Single Family and Civic 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 March 26, 2024**
3. **Plan Amendment:** [\*\*NPA-2022-0020.01 - 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: Industry 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 March 12, 2024**

Attorney: Chrissy Mann, 512-974-2179

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

4. **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** **Staff postponement request to March 12, 2024**
5. **Plan Amendment:** [NPA-2023-0015.04 - Heflin Housing; District 1](#)  
 Location: 5106 and 5108 Heflin Lane, Fort Branch Watershed; E. MLK Combined (MLK-183) NP Area  
 Owner/Applicant: Himount Partnership Group, LTD  
 Agent: Thrower Design, LLC (Victoria Haase and Ron Thrower)  
 Request: Single Family to Multifamily Residential land use  
 Staff Rec.: **Staff recommends Higher Density Single Family land use**  
 Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov  
 Planning Department
6. **Rezoning:** [C14-2023-0117 - Heflin Housing; District 1](#)  
 Location: 5106 and 5108 Heflin Lane, Fort Branch Watershed; E. MLK Combined (MLK-183) NP Area  
 Owner/Applicant: Himount Partnership Group, LTD  
 Agent: Thrower Design, LLC (Victoria Haase)  
 Request: SF-3-NP to MF-3-NP  
 Staff Rec.: **Staff Recommends SF-6-NP**  
 Staff: Jonathan Tomko, 512-974-1057, jonathan.tomko@austintexas.gov  
 Planning Department
7. **Plan Amendment:** [NPA-2023-0025.02 - 5524 W. US Hwy 290; District 8](#)  
 Location: 5524 W US 290 HWY WB, Barton Springs Zone Watershed; Oak Hill Combined (East Oak Hill) NP Area  
 Owner/Applicant: House of 8, LLC`  
 Agent: Armbrust & Brown, PLLC (Jewels Cain)  
 Request: Neighborhood Commercial to Mixed Use land use  
 Staff Rec.: **Pending**  
 Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov  
 Planning Department  
**Postponement Request** **Request for Indefinite Postponement by Applicant**

Attorney: Chrissy Mann, 512-974-2179

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

8. **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; South Lamar Combined (Zilker (Suspended)) Neighborhood Plan  
 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
9. **Rezoning:** [C14-2023-0114 - Toomey Road; District 9](#)  
 Location: 1725 Toomey Road, Lady Bird Lake Watershed; South Lamar Combined (Zilker (Suspended)) Neighborhood Plan  
 Owner/Applicant: Greg Smith  
 Agent: Drenner Group, P.C. (Amanda Swor)  
 Request: MF-6-CO to MF-6  
 Staff Rec.: **Recommended**  
 Staff: Cynthia Hadri, 512-974-7620, cynthia.hadri@austintexas.gov  
 Planning Department  
**Postponement Request** **Postponement request by Neighborhood to February 27, 2024**
10. **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  
 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
11. **Rezoning:** [C14-2023-0149 - Donely NBG Rezoning; District 4](#)  
 Location: 2101, 2105, 2111, & 2201 Donley Drive, Little Walnut Creek Watershed; North Burnet/Gateway Neighborhood Planning Area  
 Owner/Applicant: 2101-2105 Donley Drive Property LLC; BW 2115 Kramer LLC  
 Agent: Armbrust & Brown, PLLC (Richard T. Suttle, Jr.)  
 Request: NBG-WMU-NP to NBG-TOD(Gateway)-NP  
 Staff Rec.: **Recommended**  
 Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov  
 Planning Department

Attorney: Chrissy Mann, 512-974-2179

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

- 12. Rezoning:** [C14-2023-0150 - Kramer NBG Rezoning; District 4](#)  
 Location: 2111 and 2115 Kramer Lane; 2106 1/2 Donley Drive, Little Walnut Creek Watershed  
 Owner/Applicant: BW 2115 Kramer LLC  
 Agent: Armbrust & Brown, PLLC (Richard T. Suttle, Jr.)  
 Request: NBG-NMU-NP to NBG-TOD(Gateway)-NP  
 Staff Rec.: **Recommended**  
 Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov  
 Planning Department
- 13. Rezoning:** [C14-2023-0139 - Oak Creek Village - Phase 2; District 3](#)  
 Location: 2302 Durwood Street and 2324 Wilson Street, East Bouldin Creek Watershed; Bouldin Creek Neighborhood Plan  
 Owner/Applicant: 2018 Austin OCV , LLC (Rene Campos)  
 Agent: Armbrust & Brown, PLLC (Michael Gaudini)  
 Request: MF-6-CO-NP to MF-6-NP  
 Staff Rec.: **Recommended**  
 Staff: Cynthia Hadri, 512-974-7620, cynthia.hadri@austintexas.gov  
 Planning Department
- 14. 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
- 15. 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** **Postponement request by Staff to February 27, 2024**

Attorney: Chrissy Mann, 512-974-2179

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- 16. 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
- 17. Compatibility** [SP-2022-0491C - 1170 Webberville](#)  
**Waivers - site plan:**  
 Location: 1170 Webberville Road, Tannehill Branch and Fort Branch Watersheds  
 Owner/Applicant: Lynn House, LP  
 Agent: Civiltude LLC (Esteban Gonzalez)  
 Request: The applicant is proposing to develop five (5) condominium units with associated improvements. They are seeking the following compatibility waivers: 22-foot setback for parking (§25-2-1067H); 25-foot front building line setback (§25-2-1064); 25-foot no-build setback (§25-2-1063); and, a 50-foot setback for an intensive recreational use (§25-2-1067F).  
 Staff Rec.: **Recommended**  
 Staff: Heather Chaffin, 512-974-2140, heather.chaffin@austintexas.gov  
 Development Services Department
- 18. LDC Amendment:** [C20-2023-044 - Density Bonus Zoning District](#)  
 Request: Discussion and possible action to recommend amendments to Title 25 to create a new density bonus program zoning district that grants 30 feet in height above the base zone, to a maximum of 90 feet, and modifies site development regulations including compatibility standards.  
 Staff Rec.: **Recommended**  
 Staff: Paul Books, (512) 974-3173, Paul.Books@austintexas.gov, Joi Harden, AICP, (512) 974-1617  
 Planning Department
- 19. LDC Amendment:** [C20-2023-041 - Amendment to City Code Title 25 relating to the North Burnet/Gateway Regulating Plan; District 7](#)  
 Request: Conduct a public hearing and consider a recommendation for an ordinance amending the Regulating Plan for the North Burnet/Gateway Regulating Plan and City Code Chapter 25-2 (Zoning) to create a new subdistrict for research and science mixed uses.  
 Staff Rec.: **Pending**  
 Staff: Jorge E. Rousselin, 512-974-2975, jorge.rousselin@austintexas.gov  
 Planning Department  
**Postponement Request** **Postponement request by Staff to February 27, 2024**

Attorney: Chrissy Mann, 512-974-2179

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

## ITEMS FROM THE COMMISSION

20. Discussion and possible action to recommend updating the Austin Climate Equity Plan regarding telework policies. (Planning Commission)
21. Discussion and possible action regarding meetings pertaining to upcoming Land Development Code amendments. (Sponsors Chair Hempel and Vice-Chair Azhar)
22. Discussion and possible action appointing additional members to the Outreach and Procedure Working Group. (Sponsors Commissioners Phillips and Mushtaler)
23. Discussion and possible action appointing additional members to the City of Austin Buildings Working Group. (Sponsors: Chair Hempel and Vice-Chair Azhar)

## NOMINATIONS

24. Nominate a member to serve on the Comprehensive Plan Joint Committee.
25. Nominate a member to serve on the Small Area Planning Joint Committee.

## 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](#)

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

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

(Commissioners: Cox, Haynes and Phillips. vacancy)

### [Joint Sustainability Committee](#)

(Commissioner Woods; alternate seat Commissioner Phillips)

Attorney: Chrissy Mann, 512-974-2179

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[Small Area Planning Joint Committee](#)

(Commissioners: Barrera-Ramirez, Howard, Mushtaler, vacancy)

[South Central Waterfront Advisory Board](#)

(Commissioner Maxwell)

City of Austin Buildings Working Group

(Chair Hempel, Vice-Chair Azhar, Commissioners Cohen and Maxwell)

Outreach and Procedures Working Group

(Commissioners 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: 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, February 13, 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