



PLANNING COMMISSION

MINUTES

January 9, 2024

The Planning Commission convened in a meeting on January 9, 2024, in Council Chambers of City Hall, 301 W. 2nd Street, Austin, Texas and via videoconference @ <http://www.austintexas.gov/page/watch-atxn-live>

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

Commission Members in Attendance:

Awais Azhar -Vice-Chair

Nadia Barrera-Ramirez

João Paulo Connolly

Grayson Cox

Adam Haynes

Claire Hempel - Chair

Patrick Howard

Felicity Maxwell

Jennifer Mushtaler

Alberta Phillips

Jessica Cohen – Ex-Officio

Candice Hunter - Ex-Officio

Absent

Greg Anderson- Secretary

Alice Woods

1 vacancy on the dais.

Richard Mendoza – Ex-Officio

Jesús Garza– Ex-Officio

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.

Mr. Stuard Hirsh addressed the commission regarding matters related to affordable housing.

APPROVAL OF MINUTES

1. Approve the minutes of December 19, 2023.

Motion to approve the minutes of December 19, 2023 was approved on the consent agenda on the motion Commissioner Maxwell seconded by Vice-Chair Azhar on a vote of 10-0. Commissioners Anderson and Woods absent. One vacancy on the dais.

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Request: **Withdrawn by Applicant** - Industry to Mixed Use land use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

Item withdrawn by Applicant; disposed without action.

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**

Motion to grant Applicant's request for postponement of this item to February 27, 2024 was approved on the consent agenda on the motion Commissioner Maxwell seconded by Vice-Chair Azhar on a vote of 10-0. Commissioners Anderson and Woods absent. One vacancy on the dais.

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

Motion to grant Staff's request for postponement of this item to February 27, 2024 was approved on the consent agenda on the motion Commissioner Maxwell seconded by Vice-Chair Azhar on a vote of 10-0. Commissioners Anderson and Woods absent. One vacancy on the dais.

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

Motion to grant Applicant's request for postponement of this item to February 27, 2024 was approved on the consent agenda on the motion Commissioner Maxwell seconded by Vice-Chair Azhar on a vote of 10-0. Commissioners Anderson and Woods absent. One vacancy on the dais.

- 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.**

Motion to grant Applicant’s request for indefinite postponement of this item was approved on the consent agenda on the motion Commissioner Maxwell seconded by Vice-Chair Azhar on a vote of 10-0. Commissioners Anderson and Woods absent. One vacancy on the dais.

- 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**

Motion to grant Applicant’s request for postponement of this item to February 27, 2024 was approved on the consent agenda on the motion Commissioner Maxwell seconded by Vice-Chair Azhar on a vote of 10-0. Commissioners Anderson and Woods absent. One vacancy on the dais.

- 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

Public Hearing closed.

Motion to grant Staff’s recommendation of MI-PDA, to change a condition of zoning, combining district zoning for C14-2023-0144 - Domain Northside PDA Amendment located at 3210 Esperanza Crossing was approved on the consent agenda on the motion Commissioner Maxwell seconded by Vice-Chair Azhar on a vote of 10-0. Commissioners Anderson and Woods absent. One vacancy on the dais.

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

Motion to grant Applicant's request for postponement of this item to January 23, 2024 was approved on the consent agenda on the motion Commissioner Maxwell seconded by Vice-Chair Azhar on a vote of 10-0. Commissioners Anderson and Woods absent. One vacancy on the dais.

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

Public Hearing closed.

Motion to grant Staff's recommendation of NBG-CMU-M-NP, combining district zoning for C14-2023-0104 - North Burnet/Gateway CMU-Midway Rezoning located at Area bounded by Loop 1/Mopac Expy; US Hwy 183; Capital of Texas Hwy; Stonelake Blvd; York Blvd; Tudor Blvd., was approved on the motion by Commissioner Cox, seconded by Vice-Chair Hempel approved on a vote of 10-0. Commissioners Anderson and Woods absent. One vacancy on the dais.

- 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**

Motion to grant Staff's request for postponement of this item to February 27, 2024 was approved on the consent agenda on the motion Commissioner Maxwell seconded by Vice-Chair Azhar on a vote of 10-0. Commissioners Anderson and Woods absent. One vacancy on the dais.

- 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

Public Hearing closed.

Motion to grant Staff's recommendation for C20-2023-030 - Airole Way Site Specific SOS Amendment located 1905 and 1908 Airole Way was approved on the consent agenda on the motion Commissioner Maxwell seconded by Vice-Chair Azhar on a vote of 10-0. Commissioners Anderson and Woods absent. One vacancy on the dais.

- 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

Motion to postpone the item by the Planning Commission to January 23, 2024 was approved on the motion by Chair Hempel, seconded by Vice-Chair Azhar approved on a vote of 10-0. Commissioners Anderson and Woods absent. One vacancy on the dais.

ITEMS FROM THE COMMISSION

- 14.** Discussion and possible action establishing a working group to provide recommendations regarding outreach and procedure. (Sponsors Commissioners Phillips and Mushtaler)

Motion by Commissioner Mushtaler, seconded by Vice-Chair Azhar to establish a working group to provide recommendations regarding outreach and procedure consisting of Commissioners Cohen, Cox, Haynes, Mushtaler and Phillips of was approved on a vote of 10-0. Commissioners Anderson and Woods absent. One vacancy on the dais.

- 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)

Motion to approve initiating a code amendment amending Title 25 to remove building height limits for Inner West Campus was approved on the consent agenda on the motion Commissioner Maxwell seconded by Vice-Chair Azhar on a vote of 10-0. Commissioners Anderson and Woods absent. One vacancy on the dais.

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

Motion by Chair Hempel, seconded by Commissioner Maxwell to include Commissioner Maxwell and Commissioner Phillips to the City of Austin Buildings Working Group was approved on a vote 10-0. Commissioners Anderson and Woods absent. One vacancy on the dais.

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.

Motion by Commissioner Maxwell, seconded by Vice-Chair Azhar to postpone the election of interim parliamentarian to January 23, 2024 was approved on a vote of 7-0. Commissioner Mushtaler abstained.

Commissioners Anderson and Woods absent. One vacancy on the dais. Commissioner Connolly and Commissioner Haynes off the dais.

BOARDS, COMMITTEES & WORKING GROUPS UPDATES

[Codes and Ordinances Joint Committee](#)

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

Update provided by Chair Hempel.

[Comprehensive Plan Joint Committee](#)

(Commissioners: Connolly, Cox, Haynes and Phillips)

No report provided.

[Joint Sustainability Committee](#)

(Commissioner Woods; alternate seat Commissioner Phillips)

No report provided.

[Small Area Planning Joint Committee](#)

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

No report provided.

[South Central Waterfront Advisory Board](#)

(Commissioner Maxwell)

No report provided.

City of Austin Buildings Working Group

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

No report provided.

Chair Hempel adjourned the meeting without objection at 8:16 PM on Tuesday, January 9, 2024

On January 23, 2024 motion to approve the minutes of January 9, 2024 was approved on the motion by Commissioner Anderson, seconded by Commissioner Maxwell on a vote of 12-0. Commissioner Connolly absent.

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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.