



PLANNING COMMISSION AGENDA

Tuesday, March 12, 2024

The Planning Commission will convene at 6:00 PM on Tuesday, March 12, 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)

[Danielle Skidmore](#) (District 9)

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

Ex-Officio Members

[Jessica Cohen](#) – Chair of Board of Adjustment

[Jesús Garza](#) – Interim City Manager

[Candace Hunter](#) – AISD Board of Trustees

[Richard Mendoza](#) – Director of Transportation and Public Works

[Andrew Rivera](#) – Commission Liaison

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

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 February 13, 2024 and February 27, 2024.

PUBLIC HEARING

2. **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 26, 2024.**
3. **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 26, 2024.**

Attorney: Chrissy Mann 512-974-2179

4. **Rezoning:** [C14-2023-0109 - 4323 S Congress Avenue; District 3](#)
 Location: 4321 1/2, 4323 1/2, 4323, 4329 S Congress Ave, Williamson Creek Watershed; South Congress Combined (East Congress) NP Area
 Owner/Applicant: SE Austin Global Land, LLC
 Agent: Drenner Group, PC (Leah M. Bojo)
 Request: LI-PDA-NP to LI-PDA-NP, to change conditions of zoning
 Staff Rec.: **Pending**
 Staff: Nancy Estrada, 512-974-7617, nancy.estrada@austintexas.gov
 Planning Department
 Postponement Request: **Staff postponement request to March 26, 2024.**
5. **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 Whellan)
 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: **Staff postponement request to April 9, 2024.**
6. **Rezoning:** [C14-2023-0110 - 1230 E. 38th 1/2 Street; District 9](#)
 Location: 1230 E. 38th 1/2 St, 1400 E. 38th 1/2 St., 1402 E. 38th 1/2 St., 1406 E. 38th 1/2 St., 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 of a condition of zoning - height)
 Staff Rec.: **Recommended**
 Staff: Jonathan Tomko, (512) 974-1057, jonathan.tomko@austintexas.gov
 Planning Department

7. **Rezoning:** [C14-2023-0129 - Pinnacle Plaza; District 1](#)
 Location: 1617 and 1617 1/2 N. IH-35 Svrdr NB and 1002 East 16th Street, Waller Creek Watershed; Central East Austin Neighborhood Planning Area (OCEAN)
 Owner/Applicant: Pinnacle UT, LP
 Agent: Alice Glasco Consulting (Alice Glasco)
 Request: CH-V-CO-NP to CH-PDA-NP
 Staff Rec.: **Recommended**
 Staff: Jonathan Tomko, (512) 974-1057, jonathan.tomko@austintexas.gov
 Planning Department
8. **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 April 9, 2024**
9. **Historic Zoning:** [C14H-2023-0136 - Green & White Grocery](#)
 Location: 1201 E. 7th St., Waller Creek
 Owner/Applicant: Historic Landmark Commission, applicant (owner-agreed); John Cazares, owner
 Agent: Historic Landmark Commission
 Request: TOD-NP to TOD-H-NP
 Staff Rec.: **Recommend**
 Staff: Kalan Contreras, 974-2727, kalan.contreras@austintexas.gov
 Planning Department
10. **Site Plan:** [SP-2022-0536C - Kramer Condos](#)
 Location: 1517 Kramer Lane, Little Walnut Creek Watershed
 Owner/Applicant: David Elkins, Joseph Hood, Tina Hood
 Agent: Civilitude, LLC (Estaban Gonzales)
 Request: Compatibility Waiver - Reduce Setback for Intensive Recreation Use (Pool) from 50 feet to 25 feet
 Staff Rec.: **Recommended**
 Staff: Randall Rouda, (512) 974-3338, randall.rouda@austintexas.gov
 Development Services Department

- 11. Site Plan:** [SP-2022-0591C - Avalon Flats at Sixth](#)
Location: 1808 W 6th St, Johnson Creek
Owner/Applicant: Sudhakar Allada
Agent: Rivera Engineering (Michael Rivera)
Request: Compatibility Waiver - Reduce Setback for improvements adjacent to single family
Staff Rec.: **Recommended**
Staff: Christine Barton-Holmes, 512-974-2788, christine.barton-holmes@austintexas.gov
Development Services Department
- 12. Downtown Density Bonus:** [SP-2023-0437C - 506 West](#)
Location: 506, 508, and 508 ½ West Avenue, Lady Bird Lake Watershed
Owner/Applicant: 506 West Avenue LP
Agent: Armburst & Brown (Richard T. Suttle Jr.)
Request: Conduct a public hearing and consider a recommendation on a request to exceed administrative allowance of 15:1 FAR to 20:1 FAR through the Downtown Density Bonus Program
Staff Rec.: **Recommended**
Staff: Jorge E. Rousselin, 512-974-2975, jorge.rousselin@austintexas.gov
Planning Department
- 13. Right of Way Vacation:** [2020-19548 LM - Right of Way Vacation Middle Fiskville Rd.; District 4](#)
Location: 5600 Middle Fiskville Road.
Owner/Applicant: Johnson Special Land, LTD and TxDot
Agent: Christopher Bueckert
Request: Vacate a portion of Middle Fiskville Rd. approximately 13, 760 square feet.
Staff Rec.: **Recommended**
Staff: Christopher Buckert, 512-974-1780, christopher.bueckert@austintexas.gov
Transportation and Public Works
- 14. Right of Way Vacation:** [2023-131541 LM - Right of Way Alley Vacation 64 1/2 Rainey St.; District 9](#)
Location: 64 1/2 Rainey Street, Urban
Owner/Applicant: City of Austin (Parks and Recreation Department)
Agent: Joseph Fotinos
Request: Vacate approximately 1,074 square foot of paved developed alley.
Staff Rec.: **Recommended**
Staff: Joseph Fotinos, 512-978-4659, joseph.fotinos@austintexas.gov
Transportation and Public Works

- 15. Consent Agreement Amendment:** [C12M-2023-0157 - Moore's Crossing Consent Agreement Amendment; District 2 \(Limited Purpose\)](#)
 Location: Southeastern Travis County east of FM 973 at the intersection of FM 973 and Elroy Road., Rinard Creek, Plum Creek, and Onion Creek
 Owner/Applicant: SRMC Investment, MC Joint Venture
 Agent: Husch Blackwell LLP/Racy Haddad
 Request: The applicant requests five changes made to the Consent Agreement. Increase the amount of reimbursements to the Developer from 70% to 100% for water infrastructure.
 Staff: Sara Groff, (512) 974-8074, sara.groff@austintexas.gov
 Planning Department
- 16. Comprehensive Plan Amendment:** [Equitable Transit-Oriented Development \(ETOD\) Typologies](#)
 Request: Discussion and possible action recommending approval of the Equitable Transit Oriented Development Typologies as an attachment to the Imagine Austin Comprehensive Plan.
 Staff: Lucy Hall, (512) 978-1597, lucy.hall@austintexas.gov
 Planning
- 17. LDC Amendment:** [C20-2024-001 - Onsite Water Reuse](#)
 Request: Discussion and possible action to recommend amendments to City Code Title 25 (Land Development) to implement key conservation and reuse strategies from the Council-approved 2018 Water Forward, Integrated Water Resource Plan.
 Staff Rec.: No action required, Council waived Section 25-1-502 and approved the item as amended.
 Staff: Heather Cooke heather.cooke@austintexas.gov, 512-974-0083

ITEMS FROM THE COMMISSION

- 18.** Discussion pertaining to upcoming Land Development Code amendments meetings. (Sponsors Vice Chair Azhar and Commissioner Woods)
- 19.** Discussion and possible action appointing additional members to working group tasked with providing recommendations regarding South Central Waterfront Overlay. (Sponsors: Chair Hempel and Vice-Chair Azhar)
- 20.** Discussion and possible action appointing additional members to the Outreach and Procedure Working Group. (Sponsors Commissioners Phillips and Mushtaler)
- 21.** Discussion and possible action appointing additional members to the City of Austin Buildings Working Group. (Sponsors: Chair Hempel and Vice-Chair Azhar)

Attorney: Chrissy Mann 512-974-2179

22. Discussion and possible action establishing a working group tasked with providing Budget Fiscal Year 24 – 25 recommendations. (Sponsors: Vice-Chair Azhar and Commissioner Maxwell)

BRIEFING

23. [Equity-Based Preservation Plan](#)

Presenter: Cara Bertron, 512- 974-1446, cara.bertron@austintexas.gov, Planning Department

NOMINATIONS

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

BOARDS, COMMITTEES & WORKING GROUPS UPDATES

25. [Codes and Ordinances Joint Committee](#) – Update pertaining to recommendations to the Planning Commission regarding proposed amendments to the Land Development Code for which review is required under Section 25-1-502 (Amendment; Review); requests to initiate amendments to the Land Development Code under Section 25-1-501 (Initiation). (Sponsored by Chair Hempel, Vice-Chair Azhar and Commissioners: Anderson and Maxwell)
26. **Comprehensive Plan Joint Committee** – Update regarding recommendations to the Planning Commission on issues relating to the comprehensive plan, including proposed amendments to the Comprehensive Plan; and implementation of the Comprehensive Plan, including policy directives or initiatives of the city council or the Planning Commission. (Sponsored by Commissioners: Cox, Haynes, Phillips and Johnson)
27. **Joint Sustainability Committee** - Update regarding recommendation and matters related to conservation and sustainability; and review City policies and procedures relevant to the Austin Community Climate Plan and the Austin Climate Equity Plan, including planning, implementation, community engagement, goal setting, and progress monitoring; promote close cooperation between the council, City management, City boards, commissions, committees, and taskforces, and individuals, institutions, and agencies concerned with the politics, procedures, and implementation of the Austin Community Climate Plan and the Austin Climate Equity Plan with the goal of coordinating all similar activities within the City and the community in order to secure the greatest public benefit; and forward to the city manager all advisory material that the joint committee provides to the council, the Office of Sustainability, City departments and offices, or City boards, commissions, committees, and task forces. (Sponsored by Commissioners Woods and Phillips)
28. **Small Area Planning Joint Committee** – Update regarding recommendation and issues surrounding planning and zoning in areas such as downtown, corridors and centers, neighborhoods, the waterfront, planned unit developments, and transit oriented developments. (Sponsored by Commissioners: Barrera-Ramirez, Howard, Mushtaler)
29. [South Central Waterfront Advisory Board](#) - Update regarding continuity and communication among stakeholders and advocates as the South Central Waterfront Plan moves toward implementation and to provide recommendations to the city council regarding plan implementation. Section 2-1-172 of the City Code. (Sponsored by Chair Hempel and Commissioner Maxwell)

Attorney: Chrissy Mann 512-974-2179

- 30. City of Austin Buildings Working Group** – Update regarding possible recommendations in relation to evaluating City of Austin public buildings and related facilities. (Sponsored by Chair Hempel, Vice-Chair Azhar, and Maxwell)
- 31. Outreach and Procedures Working Group** - Update regarding possible recommendations to the in relation to outreach and procedure to better inform the public regarding matters reviewed and discussed by the Planning Commission. (Sponsored by Commissioners Haynes, Mushtaler and Phillips)
- 32. Land Development Code Amendments Working Group** – Update on recommendations pertaining to upcoming Land Development Code Amendments. (Sponsors: Commissioners Azhar, Cox, Johnson, Haynes, Phillips, and Maxwell)
- 33. South Central Waterfront Amendments Working Group** – Update regarding possible recommendations to the South Central Waterfront Plan. (Sponsored by Chair Hempel and Commissioners Howard, Skidmore, Hempel, Mushtaler)

FUTURE AGENDA ITEMS

Commissioner proposed future agenda items. Proposed item will not delve into the merits at the current meeting, but will be offered for initiation, discussion or possible recommendation at a future meeting. (Sponsored by Chair Hempel and Vice-Chair Azhar)

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.

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, March 12, 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