



PLANNING COMMISSION AGENDA

Tuesday, March 26, 2024

The Planning Commission will convene at 6:00 PM on Tuesday, March 26, 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

Commission Liaison: Andrew Rivera, 512-974-6508

Attorney: Steven Maddoux, 512-974-6080

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.

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 27, 2024 and March 12, 2024.

PUBLIC HEARING

2. **Plan Amendment:** [NPA-2018-0021.02 - Skyline Oltorf Mixed Use; District 3](#)
Location: 5100, 5208 & 5010 E OLTORF ST and 2424 & 2424 ½ RIVERSIDE FARMS RD, Country Club Creek Watershed; East Riverside/Oltorf Combined NP Area
Owner/Applicant: ADD Land, Ltd. and Charitable Holdings II
Agent: Armbrust & Brown, PLLC (Richard T. Suttle, Jr.)
Request: Office and Rural Residential to Mixed Use
Staff Rec.: **Pending**
Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov
Planning Department
Postponement Request: **Applicant request for indefinite postponement.**
3. **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
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: **Staff postponement request to April 23, 2024**

Commission Liaison: Andrew Rivera, 512-974-6508
Attorney: Steven Maddoux, 512-974-6080

4. **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: **Staff postponement request to April 23, 2024**
5. **Plan Ammdement:** [NPA-2023-0015.05.SH - 1702 Deloney Street; District 1](#)
 Location: 1702 Deloney Street, Tannehill Branch Watershed; East MLK Combined
 Owner/Applicant: 1702 Deloney, LLC
 Agent: Drenner Group, P.C. (Leah Bojo)
 Request: Single Family to Multifamily Residential
 Staff Rec.: **Recommended**
 Staff: Tyler Tripp, 512-974-3362, Tyler.Tripp@AustinTexas.gov
 Planning Department
6. **Rezoning:** [C14-2023-0141.SH - 1702 Deloney Street; District 1](#)
 Location: 1702 Deloney Street, Tannehill Branch Watershed
 Owner/Applicant: 1702 Deloney, LLC
 Agent: Drenner Group, P.C. (Leah Bojo)
 Request: SF-3-NP to MF-2-NP
 Staff Rec.: **Recommended**
 Staff: Jonathan Tomko, 512-974-1057, jonathan.tomko@austintexas.gov
 Planning Department
7. **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.: **Recommended**
 Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov
 Planning Department

- 8. 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.: **Recommended**
 Staff: Nancy Estrada, 512-974-7617, nancy.estrada@austintexas.gov
 Planning Department
- 9. 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
- 10. Rezoning:** [C814-06-0109.03 - Lakeshore PUD Amendment #3](#)
 Location: 2101-2407 1/2 South Lakeshore Blvd; 1201-1401 1/2 Tinnin Ford Rd; 2200-2518 Elmont Dr; 2200-2300 1/2 Waterloo City Ln; 1401-1405 1/2 Violet Crown Ln; 2300-2316 1/2 Oracle Way, 1201 and 1201 1/2 Lady Bird Ln, Lady Bird Lake and Country Club West Watersheds; Riverside NPA
 Owner/Applicant: Oracle America, Inc.
 Agent: Armbrust & Brown, PLLC (Richard T. Suttle, Jr.)
 Request: PUD-NP to PUD-NP (change conditions of zoning, including permitted uses, and site development regulations)
 Staff Rec.: **Pending**
 Staff: Jonathan Tomko, 512-974-1057, jonathan.tomko@austintexas.gov
 Planning Department
 Postponement Request: **Applicant Indefinite Postponement Request**
- 11. 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.: **Recommended**
 Staff: Nancy Estrada, 512-974-7617, nancy.estrada@austintexas.gov
 Planning Department

- 12. Rezoning:** [C14-2023-0119 - 600 Kemp Street; District 3](#)
 Location: 600 Kemp Street, Country Club East Watershed; Montopolis NPA
 Owner/Applicant: 600 Kemp Street Property, LLC
 Agent: Drenner Group, P.C. (Leah Bojo)
 Request: SF-3-NP to SF-6-NP and MF-2-NP
 Staff Rec.: **Pending**
 Staff: Jonathan Tomko, 512-974-1057, jonathan.tomko@austintexas.gov
 Planning Department
 Postponement Request: **Staff Postponement Request to April 23, 2024**
- 13. Restrictive Covenant Amendment:** [C14-85-288.166\(RCA2\) - Sunset Ridge; District 8](#)
 Location: 8401 and 8401 1/2 Southwest Parkway, Williamson Creek Watershed - Barton Springs Zone (Contributing Zone); Oak Hill Combined (West Oak Hill); Old West Austin
 Owner/Applicant: Los Indios Ventures, Inc.
 Agent: Armbrust & Brown, PLLC (Richard T. Suttle, Jr.)
 Request: Amendment to a restrictive covenant.
 Staff Rec.: **Recommended**
 Staff: Jonathan Tomko, 512-974-1057, jonathan.tomko@austintexas.gov
 Planning Department
- 14. Site Plan:** [SP-2022-0591C - Avalon Flats at Sixth](#)
 Location: 1808 W 6th St, Johnson Creek; Old West Austin
 Owner/Applicant: Sudhakar Allada
 Agent: Rivera Engineering (Michael Rivera)
 Request: Compatibility Waiver - Reduce Setback for improvements adjacent to single family.
 Staff Rec.: **Recommend approval.**
 Staff: Christine Barton-Holmes, 512-974-2788, christine.barton-holmes@austintexas.gov
 Development Services Department
- 15. Comprehensive Plan Amendment:** [Equitable Transit Oriented Development 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 Rec.: **Recommended**
 Staff: Lucy Hall, (512) 978-1597, lucy.hall@austintexas.gov
 Planning Department

ITEMS FROM THE COMMISSION

Commission Liaison: Andrew Rivera, 512-974-6508
 Attorney: Steven Maddoux, 512-974-6080

16. Discussion and possible action to initiate rezoning for property locally known as 7600 - 7616 Bennett Avenue. (Sponsors: Vice-Chair Azhar and Commissioner Woods)
17. Discussion and possible action to initiate an amendment to the Imagine Austin Comprehensive Plan, neighborhood plan amendment, and rezoning for property generally located in the vicinity of the corner of Hudson Street and Hibbetts Road. (Sponsors: Commissioner Phillips and Commissioner Haynes)
18. Discussion pertaining to upcoming Land Development Code amendments meetings. (Sponsors Chair Hempel and Vice-Chair Azhar)
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)
22. Discussion and possible action appointing additional members to the Budget Fiscal Year 24 – 25 recommendations Working Group. (Sponsors: Vice-Chair Azhar and Commissioner Maxwell)

BOARDS, COMMITTEES & WORKING GROUPS UPDATES

23. **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). (Sponsors: Chair Hempel, Vice-Chair Azhar and Commissioners: Anderson and Maxwell)
24. **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. (Sponsors: Commissioners: Cox, Haynes, Phillips and Johnson)
25. **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. (Sponsors:

Commissioners Woods and Phillips)

26. **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. (Sponsors Commissioners: Barrera-Ramirez, Howard, Mushtaler and Skidmore)
27. **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. (Sponsors: Chair Hempel and Commissioner Maxwell)
28. **City of Austin Buildings Working Group** – Update regarding possible recommendations in relation to evaluating City of Austin public buildings and related facilities.(Sponsors: Chair Hempel, Vice-Chair Azhar, and Maxwell)
29. **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. (Sponsors: by Commissioners Haynes, Mushtaler and Phillips)
30. **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)
31. **South Central Waterfront Amendments Working Group** – Update regarding possible recommendations to the South Central Waterfront Plan. (Sponsors: by Chair Hempel and Commissioners Howard, Skidmore, Hempel, Mushtaler)
32. **Budget Working Group** – Update on recommendation for the 24-25 Budget Working Group. (Sponsors: Commissioner Maxwell and Woods)

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.

Commission Liaison: Andrew Rivera, 512-974-6508
Attorney: Steven Maddoux, 512-974-6080

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 26 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