



PLANNING COMMISSION AGENDA

Tuesday, April 9, 2024

The Planning Commission will convene at 6:00 PM on Tuesday, April 9, 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

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

Executive Liaison: Joi Harden 512-974-1617

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 March 26, 2024

PUBLIC HEARING

2. **Plan Amendment:** [NPA-2023-0014.03 - 4302 Nuckols Crossing; District 2](#)
Location: 4302 Nuckols Crossing, Williamson Creek Watershed
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: **Staff postponement request to May 28, 2024.**
3. **Plan Amendment:** [NPA-2023-0018.06 - 6725 Shirley Avenue](#)
Location: 6719, 6725 Shirley Ave and 605 William Street, Waller Creek Watershed
Owner/Applicant: 6725 Shirley Avenue, LLC
Agent: Drenner Group, PC (Leah M. Bojo)
Request: To change the base maximum building height from 60 feet to 120 feet with participation in the density bonus program. The land use on the future land use map is Specific Regulating District. There is no proposed change to the future land use map.
Staff Rec.: **Pending**
Staff: Tyler Tripp, 512-974-3362, tyler.tripp@austintexas.gov
Planning Department
Postponement Request: **Staff postponement request to May 28, 2024**

Attorney: Chrissy Mann, 512-974-2179
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4. **Plan Amendment:** [NPA-2023-0017.01 - Anderson Square, District 4](#)
 Location: 910, 912, 914 & 916, 1012 & 1012 ½, 1100, 1100 ½ & 1102 ½ W. Anderson Lane, 7905 ½ 8003, & 8005 Anderson Square and 7940, 7950, 8000, 8000 1/2 & 8002 Research Boulevard Service Road South Bound, Little Walnut Creek
 Owner/Applicant: Anderson Square Investments, LLC & C2G, LLC
 Agent: Alice Glasco Consulting (Alice Glasco)
 Request: Mixed Use to Higher Density 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 May 28, 2024
5. **Rezoning:** [C14-2023-0080 - Anderson Square, District 4](#)
 Location: 910, 912, 914 & 916, 1012 & 1012 ½, 1100, 1100 ½ & 1102 ½ W. Anderson Lane, 7905 ½ 8003, & 8005 Anderson Square and 7940, 7950, 8000, 8000 1/2 & 8002 Research Boulevard Service Road South Bound, Little Walnut Creek
 Owner/Applicant: Anderson Square Investments, LLC & C2G, LLC
 Agent: Alice Glasco Consulting (Alice Glasco)
 Request: CS-MU-NP, CS-1-NP to CH-PDA-NP
 Staff Rec.: **Pending**
 Staff: Sherri Sirwaitis, 512-974-3057, sherri,sirwaitis@austintexas.gov
 Planning Department
Postponement Request: Staff postponement request to May 28, 2024
6. **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
 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: Staff postponement request to May 28, 2024

Attorney: Chrissy Mann, 512-974-2179
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7. **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 May 28, 2024
8. **Rezoning:** [C814-2023-0057 - 200 E. Riverside PUD; District 9](#)
 Location: 200 East Riverside Drive, East Bouldin Creek and Lady Bird Lake Watersheds
 Owner/Applicant: Garwald Company, Inc. (Rogan Giles, President)
 Agent: Armbrust & Brown, PLLC (Richard T. Suttle, Jr.)
 Request: L-NP to PUD-NP
 Staff Rec.: **Pending**
 Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov
 Planning Department
Postponement Request: Staff request for Indefinite Postponement
9. **Plan Amendment:** [NPA-2023-0020.02 - 106 and 118 Red Bird Lane; District 3](#)
 Location: 106 and 118 Red Bird Lane, Williamson Creek Watershed
 Owner/Applicant: RPC 106 Red Bird Ln LLC
 Agent: Drenner Group, PC (Amanda Swor)
 Request: Single Family to Mixed Use land use
 Staff Rec.: **Recommended**
 Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov
 Planning Department
10. **Rezoning:** [C14-2023-0034 - 5402 S. Congress Avenue; District 3](#)
 Location: 106, 116, and 118 Red Bird Lane; 5402, 5408, and 5412 South Congress Avenue; 111 West Mockingbird Lane, Williamson Creek Watershed
 Owner/Applicant: RPC 106 Red Bird Ln LLC; RPC 5402 South Congress LLC; 5412 South Congress LLC (Rastegar)
 Agent: Drenner Group, PC (Amanda Swor)
 Request: SF-2-NP; CS-MU-NP; CS-MU-CO-NP to CS-MU-V-DB90-CO-NP
 Staff Rec.: **Recommended**
 Staff: Nancy Estrada, 512-974-7617, nancy.estrada@austintexas.gov
 Planning Department

Attorney: Chrissy Mann, 512-974-2179
 Executive Liaison: Joi Harden 512-974-1617
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- 11. Rezoning:** [C14-2022-0162 - 10601 N Lamar Blvd.; District 4](#)
 Location: 10601 and 10601 1/2 N Lamar Boulevard, Little Walnut Creek Watershed;
 North Austin Civic Association NP
 Owner/Applicant: CSW 10601 N Lamar, LP
 Agent: Drenner Group, PC (Amanda Swor)
 Request: CS-NP, LO-NP and SF-3-NP to CS-V-CO-NP
 Staff Rec.: **Recommended**
 Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov
 Planning Department
- 12. Rezoning:** [C14-2023-0139 - Oak Creek Village - Phase 2; District 3](#)
 Location: 2302 Durwood Street and 2324 Wilson Street, East Bouldin Creek Watershed
 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
Postponement Request: Applicant postpone request to May 28, 2024
- 13. Conditional Use Site Plan:** [SPC-2022-0162C - Dougherty Arts Center Replacement; District 9](#)
 Location: 148 S Lamar Boulevard, Lady Bird Lake Watershed
 Owner/Applicant: Parks and Recreation Department
 Agent: GarzaEMC (Mauricio Silveya, P.E.)
 Request: Grant building a new facility in P zone.
 Staff Rec.: **Pending**
 Staff: Christine Barton-Holmes, 512-974-2788, christine.barton-holmes@austintexas.gov
 Development Services Department
Postponement Request: Indefinite Postponement request by Staff.
- 14. Conditional Use Permit and Compatibility Waiver:** [SP-2023-0311C - 2711 Cesar Chavez; District 3](#)
 Location: 2711 East Cesar Chavez Street, Lady Bird Lake Watershed
 Owner/Applicant: Austin EV Holdings III, LLC
 Agent: Kimley Horn (Anthony Ennis)
 Request: To allow Commercial Off-Street Parking as a Conditional Use and reduce Compatibility Setback from 25 feet to 16 feet.
 Staff Rec.: **Recommended**
 Staff: Heather Chaffin, 512-974-2140, Heather.chaffin@austintexas.gov
 Development Services Department

Attorney: Chrissy Mann, 512-974-2179
 Executive Liaison: Joi Harden 512-974-1617
 Commission Liaison: Andrew Rivera, 512-974-6508

- 15. Conditional Use Permit:** [SP-2023-0310C - 2730 Cesar Chavez; District 3](#)
 Location: 2730 East Cesar Chavez Street, Lady Bird Lake Watershed
 Owner/Applicant: Austin EV Holdings III, LLC
 Agent: Kimley Horn (Anthony Ennis)
 Request: To allow Commercial Off-Street Parking as a Conditional Use.
 Staff Rec.: **Recommended**
 Staff: Heather Chaffin, 512-974-2140, Heather.chaffin@austintexas.gov
 Development Services Department
- 16. ILA:** [City of Austin - Del Valle ISD Interlocal Development Agreement; Districts 2 & 3](#)
 Owner/Applicant: Del Valle ISD
 Request: Adoption of School District Land Development Standards Agreement between the City of Austin and Del Valle ISD
 Staff Rec.: **Recommended**
 Staff: Keith Mars, 512-466-4598, keith.mars@austintexas.gov
 Development Services Department
- 17. ILA:** [City of Austin - Pflugerville ISD Interlocal Development Agreement; Districts 1 & 7](#)
 Owner/Applicant: Pflugerville ISD
 Request: Adoption of School District Land Development Standards Agreement between the City of Austin and Pflugerville ISD
 Staff Rec.: **Recommended**
 Staff: Keith Mars, 512-466-4598, keith.mars@austintexas.gov
 Development Services Department
- 18. LDC Amendment:** [C20-2022-003 - South Central Waterfront Combining District and Density Bonus Program](#)
 Request: Discussion and possible action to recommend amendments to City Code Title 25 (Land Development Code) to a create a new zoning district and modify related site development regulations and compatibility standards; and create a new zoning district for density bonus that includes granting additional floor-to-area ratio in exchange for providing community benefits; and establish boundaries for the new zoning districts located in the vicinity commonly known as the South Central Waterfront.
 Staff Rec.: **Recommended**
 Staff: April Geruso, 512-974-9364, april.geruso@austintexas.gov
 Mark Walters, 512-974-7695, mark.walters@austintexas.gov
 Planning Department

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BRIEFING

19. Briefing regarding the Public Information Act including point of when a document is considered public information, confidential, draft, and work product. Presenter: Law Department. (Sponsors: Commissioners Cox, Mushtaler and Phillips)

ITEMS FROM THE COMMISSION

20. Discussion pertaining to upcoming Land Development Code amendments meetings. (Sponsors Chair Hempel and Vice Chair Azhar)
21. Discussion and possible action appointing additional members to the Outreach and Procedure Working Group. (Sponsors Commissioners Phillips and Mushtaler)
22. Discussion and possible action appointing additional members to the City of Austin Buildings Working Group. (Sponsors: Chair Hempel and Vice-Chair Azhar)

ELECTIONS

23. Nomination and election of officers.

FUTURE AGENDA ITEMS

24. 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)

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

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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)
- 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 Cox, 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. Budget Working Group** – Update on recommendation for the FY 24-25 Budget Working Group.
(Sponsors: Commissioner Maxwell and Woods)

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.

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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, April 9, 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