



PLANNING COMMISSION AGENDA

Tuesday, April 23, 2024

The Planning Commission will convene at 4:00 PM on Tuesday, April 23, 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: Steven Maddoux 512-974-6080

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 12, 2024 and April 9, 2024.

PUBLIC HEARING

2. **LDC Amendments** [Land Development Code Amendments: Citywide Compatibility, Electric Vehicle Charging and HOME Phase 2](#)
Request: Discussion and possible action to recommend amendments to City Code Title 25 (Land Development) that would: revise height, building placement, and other related regulations that apply to property and are in addition to the base zoning regulations (also known as Compatibility Standards); create regulations that allow properties to be used for charging electric vehicles and revise regulations that apply to lots with one housing unit and regulations that apply to flag lots.
Staff Rec.: **Recommended**
Staff: Citywide Compatibility - Johnathan Lee 512-974-7232; Electric Vehicle Charging - Eric Thomas, 512-974-7940; HOME Phase 2 - Laura Keating 512-978-1584.

3. **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 May 28, 2023.**

Attorney: Steven Maddoux 512-974-6080

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Commission Liaison: Andrew Rivera, 512-974-6508

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 May 14, 2023.**
5. **Plan Amendment:** [NPA-2022-0010.02 - 2000 E. 6th Street and 2007 E. 7th Street; District 3](#)
 Location: 1914, 2000 E 6TH ST and 1917, 1917 ½, 1923, 2007 E. 7th Street, Lady Bird Lake Watershed; Holly NP Area
 Owner/Applicant: REG ATX 2000 E. 6th St., LTD
 Agent: Armbrust & Brown, PLLC (Richard T. Suttle, Jr.)
 Request: Mixed Use to Specific Regulating District land use
 Staff Rec.: **Pending**
 Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov
 Planning Department
 Postponement Request: **Applicant request for indefinite postponement.**
6. **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; Montopolis NP Area
 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 May 28, 2023.**

7. **Plan Amendment:** [NPA-2022-0015.01 - Tracor Lane NPA; District 1](#)
 Location: 6211 ½, 6500, 6500 ½ 6502 ½, 6525 ½, 6540 Tracor Lane and 6515 ½, 6801, 6801 ½ FM 969 Road and 4209 1/2, 4525 Ed Bluestein Boulevard NB, Walnut Creek Watershed; E. MLK Combined NP Area
 Owner/Applicant: Karlin Tracor Lane, LLC
 Agent: Armbrust & Brown, PLLC (Richard T. Suttle, Jr.)
 Request: Industry to Mixed Use land use
 Staff Rec.: **Pending**
 Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov
 Planning Department
 Postponement Request: **Applicant request for indefinite postponement.**
8. **Plan Amendment:** [NPA-2023-0023.03.SH - 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 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 14, 2023.**
9. **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: **Staff postponement request to June 11, 2023.**
10. **Plan Amendment:** [NPA-2024-0025.02 - W US Hwy 290; District 8](#)
 Location: 5151 W US 290 Hwy, Williamson Creek and Barton Springs Watersheds
 Owner/Applicant: Jimmy Nassour (Member)
 Agent: Drenner Group, PC (Leah M. Bojo)
 Request: Mixed Use to High Density Mixed Use land us
 Staff Rec.: **Recommended**
 Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov
 Planning Department

Attorney: Steven Maddoux 512-974-6080

Executive Liaison: Joi Harden 512-974-1617

Commission Liaison: Andrew Rivera, 512-974-6508

- 11. 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 (West Oak Hill)
 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.: **Recommended**
 Staff: Nancy Estrada, 512-974-7617, nancy.estrada@austintexas.gov
 Planning Department
- 12. 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
- 13. 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
- 14. Plan Amendment:** [NPA-2023-0005.02 - 600 Kemp; District 3](#)
 Location: 600 Kemp Street, Country Club East Watershed; Montopolis NP Area
 Owner/Applicant: 600 Kemp Street Property LLC
 Agent: Drenner Group, PC (Leah M. Bojo, AICP)
 Request: Single Family to Mixed 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, 2023.**

Attorney: Steven Maddoux 512-974-6080

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- 15. 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 May 28, 2023.**
- 16. Plan Amendment:** [NPA-2023-0015.05.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: Single Family to Multifamily Residential land use
 Staff Rec.: **Recommended**
 Staff: Tyler Tripp, 512-974-3362, Tyler.Tripp@AustinTexas.gov
 Planning Department
- 17. Rezoning:** [C14-2023-0141.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: SF-3-NP to MF-2-NP
 Staff Rec.: **Recommended**
 Staff: Jonathan Tomko, 512-974-1057, jonathan.tomko@austintexas.gov
 Planning Department
- 18. Plan Amendment:** [NPA-2023-0015.06 - Springdale Beauty Salon; District 3](#)
 Location: 1035 Springdale Road, Tannehill Branch Watershed; E. MLK Combined (MLK-183) NP Area
 Owner/Applicant: Isaacs Yvonne Sandoval Living Trust
 Agent: Thrower Design, LLC (Ron Thrower & Victoria Haase)
 Request: Higher Density Single Family to Mixed Use land use
 Staff Rec.: **Recommended**
 Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov
 Planning Department
- 19. Rezoning:** [C14-2023-0156 - 1035 Springdale Beauty Salon; District 3](#)
 Location: 1035 Springdale Road, Tannehill Branch Watershed
 Owner/Applicant: Isaacs Yvonne Sandoval Living Trust
 Agent: Thrower Design, LLC (Ron Thrower & Victoria Haase)
 Request: SF-3-NP to GO-MU
 Staff Rec.: **Staff recommends GO-MU-CO**
 Staff: Jonathan Tomko, 512-974-1057, jonathan.tomko@austintexas.gov
 Planning Department

Attorney: Steven Maddoux 512-974-6080

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- 20. Rezoning:** [C14-2024-0024 - 1304 Rio Grande Rezoning; District 9](#)
Location: 1300 and 1304 Rio Grande Street, Shoal Creek Watershed; Downtown Area Plan (Northwest District)
Owner/Applicant: Austin Spirirt LLC & Ying McGuire
Agent: HD Brown Consulting (Amanda Brown)
Request: GO to DMU-CO
Staff Rec.: **Recommended**
Staff: Cynthia Hadri, 512-974-7620, cynthia.hadri@austintexas.gov
Planning Department
- 21. Rezoning:** [C14-2024-0031 - 2105 South Congress Avenue; District 9](#)
Location: 2101, 2105, 2109 South Congress; 110 East Live Oak Street; 2113 Nickerson Street, East Bouldin Creek Watershed; Greater South River City NP
Owner/Applicant: SOCO Development, LLC
Agent: Drenner Group, PC (Drew Raffaele)
Request: CS-MU-V-NP & GR-MU-V-NP to CS-MU-V-DB90-NP & GR-MU-V-DB90-NP
Staff Rec.: **Recommended**
Staff: Marcelle Boudreaux, 512-974-8094, marcelle.boudreaux@austintexas.gov
Planning Department
- 22. Rezoning:** [C14-2024-0029 - 2706 Gonzales Street and 2730 East 7th Street; District 3](#)
Location: 2706 Gonzales Street and 2730 East 7th Street, Boggy Creek Watershed; Govalle/ Johnston Terrace NP
Owner/Applicant: Martin L. and Suzan S. Dale, Trustees for The Dale L Martin Revocable Trust
Agent: DuBois, Bryant & Campbell, L.L.P. (David Hartman)
Request: CS-V-NP to CS-V-DB90-NP
Staff Rec.: **Recommended**
Staff: Marcelle Boudreaux, 512-974-8094, marcelle.boudreaux@austintexas.gov
Planning Department
- 23. 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

Attorney: Steven Maddoux 512-974-6080

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- 24. Rezoning:** [C14-2023-0094 - Merle; District 5](#)
 Location: 4405 Merle Drive, Williamson Creek Watershed; Oak Hill Combined (East Oak Hill) NP Area
 Owner/Applicant: Claire and Frederick Subtle
 Agent: Keepers Land Planning (Ricca Keepers)
 Request: LO-NP to GR-V-NP
 Staff Rec.: **Pending**
 Staff: Nancy Estrada, 512-974-7617, nancy.estrada@austintexas.gov
 Planning Department
 Postponement Request: **Staff postponement request to May 28, 2024**
- 25. RCT:** [C14-96-0127\(RCT\) - 5209 S Pleasant Valley; District 2](#)
 Location: 5209 South Pleasant Valley Road, Williamson Creek Watershed; Southeast Combined (Franklin) NP Area
 Owner/Applicant: Austin Travis County Youth Services, Inc.
 Agent: Drenner Group, PC (Leah M. Bojo)
 Request: Terminate Restrictive Covenant
 Staff Rec.: **Recommended**
 Staff: Nancy Estrada, 512-974-7617, nancy.estrada@austintexas.gov
 Planning Department
- 26. Site Plan:** [SP-2023-0113C - DC-2422; District 3](#)
 Location: 2422 E. 7th Street, Lady Bird Lake Watershed; Govalle/ Johnston Terrace NP
 Owner/Applicant: DC-2422 LLC
 Agent: Millian Consulting LLC
 Request: Compatibility Waiver - Reduce setback for structure from 25 feet to 17 feet.
 Staff Rec.: **Recommended**
 Staff: Kate Castles, 512-978-4555, kate.castles@austintexas.gov
 Development Services Department
- 27. LDC Amendment:** [North Burnet/Gateway Regulating Plan; District 7](#)
 Request: Conduct a public hearing and consider a recommendation on amendments to City Code Title 25-2 (Zoning) relating to the North Burnet/Gateway Regulating Plan to modify the expiration date for preliminary plans from five years to more than five years for existing and future projects of 50 acres or more on property subject to the North Burnet/Gateway Regulating Plan.
 Staff Rec.: **Recommended**
 Staff: Jorge E. Rousselin, CNU-A, 512-974-2975, jorge.rousselin@austintexas.gov
 Planning Department

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

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Commission Liaison: Andrew Rivera, 512-974-6508

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 **Monday April 22, 2024 at 6:00 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 **3:00 PM** 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>



SPEAKER TIME ALLOTMENT: The anticipated allotted speaker time is 2 minutes per registered speaker. An in-person speaker can receive donated time from 2 registered speakers present in-person.

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.