



PLANNING COMMISSION AGENDA

Tuesday, May 14, 2024

The Planning Commission will convene at 6:00 PM on Tuesday, May 14, 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

[T.C. Broadnax](#) – City Manager

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

[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 April 23, 2024 and April 30, 2024.

PUBLIC HEARING

2. **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
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 Postponement June 11, 2024**
Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov
Planning Department
3. **Plan Amendment:** [**NPA-2023-0019.01 - Duval Street Residences; District 9**](#)
Location: 3303, 3303 Duval St. and 501, 505 Harris Ave., Waller Creek Watershed
Owner/Applicant: 3305 Duval St LLC (Joshua Lake McGuire)
Agent: Clean Tag Permits (Linda Sullivan)
Request: Single Family to Multifamily Residential land use
Staff Rec.: **Recommended**
Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov
4. **Rezoning:** [**C14-2024-0035 - Duval Street Residences; District 9**](#)
Location: 3303, 3303 Duval St. and 501, 505 Harris Ave., Waller Creek Watershed
Owner/Applicant: 3305 Duval St LLC (Joshua Lake McGuire)
Agent: Clean Tag Permits (Linda Sullivan)
Request: SF-3-CO-NP to MF-1-NP
Staff Rec.: **Recommended**
Staff: Cynthia Hadri, 512-974-7620, cynthia.hadri@austintexas.gov
Planning Department

Attorney: Chrissy Mann: 512-974- 2179

Executive Liaison: Joi Harden 512-974-1617

Commission Liaison: Andrew Rivera, 512-974-6508

5. **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
 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
6. **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
 Owner/Applicant: Basalt Cannon LLC, Delwau LLC, Jasdayal LLC, Lunar Y LLC, Ungar Holdings LLC.
 Agent: Glen Coleman
 Request: LI-NP to LI-PDA-NP
 Staff Rec.: **Recommended**
 Staff: Nancy Estrada, 512-974-7617, nancy.estrada@austintexas.gov
 Planning Department
7. **Plan Amendment:** [NPA-2023-0023.03.SH - 6304 Manor Road; District 4](#)
 Location: 6304 Manor Road, Little Walnut Creek Watershed
 Owner/Applicant: Anmol Mehra
 Agent: Drenner Group, PC (Leah M. Bojo, AICP)
 Request: Single Family to Mixed Use land use
 Staff Rec.: **Staff postponement request to May 28, 2023.**
 Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov
 Planning Department
8. **Rezoning:** [C14-2024-0026 - Payton Gin Apartments; District 4](#)
 Location: 1706 Payton Gin Road, Little Walnut Creek Watershed
 Owner/Applicant: 1800 Payton Gin LLC
 Agent: Jackson Walker, LLP (Pamela Madere)
 Request: LR-CO-NP to GR-NP
 Staff Rec.: **Recommended**
 Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov
 Planning Department

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

9. **Rezoning:** [C14-2024-0038 - 2001, 2003, 2005 & 2007 S. Lamar DB90 Rezoning; District 9](#)
Location: 2001, 2003, 2005 & 2007 South Lamar Boulevard, West Bouldin Creek Watershed
Owner/Applicant: GDC-NRG South Lamar LLC
Agent: Dubois, Bryant & Campbell, LLP (David Hartman)
Request: CS-V & CS-MU-V-CO to CS-V-DB90 & CS-MU-V-CO-DB90
Staff Rec.: **Recommended**
Staff: Marcelle Boudreaux, 512-974-8094, marcelle.boudreaux@austintexas.gov
10. **Rezoning:** [C14-2024-0022 - 2700 Del Curto Rezone; District 5](#)
Location: 2700 and 2702 Del Curto Road, West Bouldin Creek Watershed
Owner/Applicant: Miles Earney
Agent: Land Answers, Inc.(Tamara Mitchell)
Request: SF-3 to SF-6
Staff Rec.: **Applicant postponement request to June 11, 2024**
Staff: Cynthia Hadri, 512-974-7620, cynthia.hadri@austintexas.gov
Planning Department
11. **Rezoning:** [C14-2024-0052 - 821 Woodward; District 3](#)
Location: 703 1/2, 801, 805 & 821 Woodward Street, Blunn Creek Watershed
Owner/Applicant: Sachem, Inc
Agent: Drenner Group (Amanda Swor)
Request: GR-V-CO-NP to GR-V-CO-DB90-NP
Staff Rec.: **Recommended**
Staff: Marcelle Boudreaux, 512-974-8094, marcelle.boudreaux@austintexas.gov
12. **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
13. **Rezoning:** [C814-2023-0027 - 311-315 South Congress PUD - District 9](#)
Location: 311,313, and 315 South Congress Avenue, Lady Bird Lake and East Bouldin Creek Watersheds
Owner/Applicant: Bridgestone Firestone (Wesley H. Pearson Jr. & Jerry W. Pearson)
Agent: Drenner Group PC (Amanda Swor)
Request: CS-1-V-NP and LI-NP to PUD-NP
Staff Rec.: **Recommended**
Staff: Jonathan Tomko, 512-974-1057, jonathan.tomko@austintexas.gov
Planning Department

Attorney: Chrissy Mann: 512-974- 2179

Executive Liaison: Joi Harden 512-974-1617

Commission Liaison: Andrew Rivera, 512-974-6508

- 14. Rezoning:** [C14-2024-0059 - 1809 West 35th Street; District 10](#)
Location: 1809 West 35th Street, Shoal Creek Urban Watershed
Owner/Applicant: MEA Real Estate Ventures, LLC
Agent: Thrower Design, LLC (Victoria Haase and Ron Thrower)
Request: LO-MU-CO-NP to LO-MU-CO-DB90-NP
Staff Rec.: **Staff postponement to May 28, 2024**
Staff: Marcelle Boudreaux, 512-974-8094, marcelle.boudreaux@austintexas.gov
Planning Department
- 15. Rezoning:** [C14-2024-0055 - E. 51st St. & Cameron Rd.](#)
Location: 1100-1218 East 51st Street, 1101-1205, 1209 and 1215 East 52nd Street, 5121 Cameron Road, and 5104-5114 Lancaster Court, Tannehill Branch Urban Watershed
Owner/Applicant: 51st Center LLC, 1209 East Apartments LLC, Yellow 52 Investments LLC
Agent: Drenner Group (Amanda Swor)
Request: CS-V-CO-NP, CS-V-NP, CS-1-V-NP to CS-V-DB90-NP
Staff Rec.: **Recommended**
Staff: Marcelle Boudreaux, 512-974-8094, marcelle.boudreaux@austintexas.gov
Planning Department
- 16. Rezoning:** [C14-2024-0043 - University Park - South](#)
Location: 1015 E 38th Street; 3703 Harmon Avenue, Boggy Creek Watershed
Owner/Applicant: GDC-NRG IH35 LLC and 3703 Harmon LP
Agent: Land Use Solutions (Michele Haussmann)
Request: CS-MU-V-CO-NP to CS-MU-V-CO-DB90-NP
Staff Rec.: **Recommended**
Staff: Marcelle Boudreaux, 512-974-8094, marcelle.boudreaux@austintexas.gov
Planning Department
- 17. Rezoning:** [C14-2024-0044 - University Park - North](#)
Location: 3800, 3808, 3810 N IH 35 Service Road SB; 1015, 1017 E 38th Half Street; 1014, 1016 E 38th Street, Boggy Creek Watershed
Owner/Applicant: GDC-NRG IH35 LLC
Agent: Land Use Solutions (Michele Haussmann)
Request: CS-MU-V-CO-NP to CS-MU-V-CO-DB90-NP
Staff Rec.: **Recommended**
Staff: Marcelle Boudreaux, 512-974-8094, marcelle.boudreaux@austintexas.gov
Planning Department

- 18. Historic Zoning:** [C14H-2024-0011 - Fashionette Beauty Shop/McDonald Jackson House - District 1](#)
 Location: 1206 E. 13th St./1209 Bob Harrison, Waller Creek
 Owner/Applicant: Nine B Properties, LLC
 Agent: Sam and Belinda Davis
 Request: SF-3-NP to SF-3-H-NP
 Staff Rec.: **Recommended**
 Staff: Kalan Contreras, 512-974-2727, kalan.contreras@austintexas.gov
 Planning Department
- 19. Historic Zoning:** [C14H-2024-0016 - Russell and Jean Lee House - District 9](#)
 Location: 3110 West Avenue, Waller Creek
 Owner/Applicant: Robin Abrams
 Agent: Robin Abrams
 Request: SF-3-CO-NP to SF-3-H-CO-NP
 Staff Rec.: **Recommended**
 Staff: Kalan Contreras, 512-974-2727, kalan.contreras@austintexas.gov
 Planning Department
- 20. Right of Way Alley Vacation:** [2022-150547 LM - 2000 University ; District 9](#)
 Location: 2000 University Avenue
 Owner/Applicant: The Board of Regents of the University of Texas
 Agent: Armbrust & Brown, PLLC, Richard T Suttle, Jr.
 Request: LM Alley Right-of-Way Vacation approximately 0.1127 acres abutting 2000-2004 University Ave and 2001-2011 Whitis Ave.
 Staff Rec.: **Recommended**
 Staff: Joseph Fotinos, 512-978-4659, joseph.fotinos@austintexas.gov
 Land Management
- 21. Right of Way Alley Vacation:** [2022-163460 LM - 2015 Whitis ; District 9](#)
 Location: 2015 Whitis Avenue
 Owner/Applicant: Catholic Diocese of Austin
 Agent: Armbrust & Brown, PLLC, Richard T Suttle, Jr.
 Request: LM Alley Right-of-Way Vacation approximately 0.0482 acres abutting 2015 Whitis Avenue and 2010 University Avenue.
 Staff Rec.: **Recommended**
 Staff: Joseph Fotinos, 512-978-4659, joseph.fotinos@austintexas.gov
 Land Management
- 22. LDC Amendment:** [C20-2022-005D - Colorado River Protections](#)
 Request: Amend City Code Title 25 (Land Development) to increase water quality and erosion protections along the Colorado River below Longhorn Dam.
 Staff Rec.: **Recommended**
 Staff: Matt Hollon, +1 (512) 974-2238, matt.hollon@austintexas.gov
 Watershed Protection

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

- 23. Imagine Austin:** [Imagine Austin PC FY24-25 CIP Memo of Recommendations](#)
 Request: Submit to the city manager, no later than May 31, 2024 the provided CPJC approved memo of recommended capital improvements, which in the opinion of the commission are necessary or desirable to implement the adopted comprehensive plan or element or portion
- Staff Rec.: **Recommended**
 Staff: April Geruso, 512-974-9364, april.geruso@austintexas.gov
 Planning Department
- 24. LDC Amendment:** [C20-2022-020B - Site Plan Lite Phase 2 & Infill Lots](#)
 Request: Amend City Code Title 25 related to development regulations applicable to residential re-subdivisions and development regulations and applications for multi-family residential site development of five to sixteen units.
- Staff Rec.: **Recommended**
 Staff: Brent Lloyd, +1 (512) 974-2974, brent.lloyd@austintexas.gov
 Development Services

BRIEFING

- 25.** Briefing regarding the Public Information Act including point of when a document is considered public information, confidential, draft, and work product. Presenter: Neal Falgoust (512) 974-2154 | neal.falgoust@austintexas.gov, Law Department. (Sponsors: Commissioners Cox, Mushtaler and Phillips)

ITEMS FROM THE COMMISSION

- 26.** Discussion and possible action to establish a 2024 Technical Building Code Updates Working Group. (Chair Hempel and Commissioner Maxwell)
- 27.** Discussion and possible action appointing additional members to the Outreach and Procedure Working Group. (Sponsors Commissioners Phillips and Mushtaler)
- 28.** Discussion and possible action appointing additional members to the City of Austin Buildings Working Group. (Sponsors: Chair Hempel and Vice-Chair Azhar)

BOARDS, COMMITTEES & WORKING GROUPS UPDATES

- 29. [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)
- Attorney: Chrissy Mann: 512-974- 2179
 Executive Liaison: Joi Harden 512-974-1617
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- 30. 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)
- 31. 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)
- 32. 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)
- 33. 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)
- 34. 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)
- 35. 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)
- 36. Budget Working Group** – Update on recommendation for the FY 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

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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, May 14, 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