



**REGULAR MEETING of the PLANNING COMMISSION
TUESDAY, JUNE 25, 2024, 6:00 PM
AUSTIN CITY HALL, BOARD AND COMMISSION ROOM, ROOM 1101
301 WEST 2ND STREET
AUSTIN, TEXAS**

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>.

Public comment will be allowed in-person or remotely via telephone. Speakers may only register to speak on an item once either in-person or remotely and will be allowed up to three minutes to provide their comments. Registration no later than noon the day before the meeting is required for remote participation by telephone. To register to speak remotely, call or email Nicole Corona at 512-974-3146, nicole.corona@austintexas.gov.

CURRENT BOARD MEMBERS/COMMISSIONERS:

[Claire Hemple, Chair](#) (District 8)

[Awais Azhar, Vice Chair](#) (Mayor's Representative)

[Greg Anderson, Secretary](#) (District 4)

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

[Patrick Howard](#) (District 1)

[Nadia Barrera-Ramirez](#) (District 3)

[Felicity Maxwell](#) (District 5)

[Ryan Johnson](#) (District 7)

[Danielle Skidmore](#) (District 9)

[Grayson Cox](#) (District 10)

[Alberta Phillips](#) (Mayor's Representative)

[Adam Haynes](#) (Mayor's Representative)

Vacancy, District 6

EX-OFFICIO MEMBERS:

*Jessica Cohen, Chair of Board of Adjustment
TC Broadnax, 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, according to Chapter 551 of the Texas Government Code, to receive advice from Legal Counsel on matters specifically listed on the agenda. The Commission may not conduct a closed meeting without the approval of the city attorney. Private Consultation with Attorney – Section 551.071.

AGENDA

CALL TO ORDER

PUBLIC COMMUNICATION: GENERAL

The first four speakers signed up prior to the meeting being called to order 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 the Planning Commission regular meeting on June 11, 2024.

PUBLIC HEARINGS

- 2. 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; Crestview/Wooten Combined Neighborhood Plan
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.: **Recommended**
Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov
Planning Department
- 3. 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; Crestview/Wooten Neighborhood Plan
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.: **Recommended**
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov
Planning Department

4. **Plan Amendment:** **NPA-2024-0026.01 – Auto Repair Shop with Sales; District 4**
Location: 301 and 303 Ferguson Drive, Little Walnut Creek; North Lamar/Georgian Acres Combined NP (North Lamar)
Owner/Applicant: Duraïd Alawe
Agent: Development & Consulting Bridgeway, LLC (Marisa Kane)
Request: Neighborhood Mixed Use to Mixed Use
Staff Rec.: **Not Recommended**
Staff: Tyler Tripp, 512-974-3362, tyler.tripp@austintexas.gov
Planning Department
5. **Rezoning:** **C14-2024-0008 - Auto Repair Shop; District 4**
Location: 301 and 303 Ferguson Drive, Little Walnut Creek; North Lamar/Georgian Acres Combined NP (North Lamar)
Owner/Applicant: Duraïd Alawe
Agent: Development and Consulting Bridgeway, LLC (Marisa Kane)
Request: CS-MU-CO-NP to CS-MU-CO-NP, to change a condition of zoning
Staff Rec.: **Not Recommended**
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov
Planning Department
6. **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.: **Staff postponement request to July 9, 2024**
Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov
Planning Department
7. **Plan Amendment:** **NPA-2024-0024.01 - 2700 Gracy Farms Lane; District 7**
Location: 2700 & 2700 1/2 Gracy Farms Lane, Walnut Creek Watershed; North Burnet/Gateway NP Area
Owner/Applicant: KREA, LLC
Agent: Drenner Group, PC (Amanda Swor)
Request: Mixed Use to High Density Mixed Use land use
Staff Rec.: **Staff postponement request to July 23, 2024**
Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov
Planning Department

8. **Rezoning:** **C14-2024-0005 - 2700 Gracy Farms; District 7**
Location: 2700 Gracy Farms Lane and 2700 ½ Gracy Farms Lane, Walnut Creek; North Burnet/Gateway NP
Owner/Applicant: Randolph-Brooks Federal Credit Union
Agent: Drenner Group, PC (Amanda Swor)
Request: NBG-NR-NP to NBG-CMU-Midway(CMU-M)-NP
Staff Rec.: **Staff postponement request to July 23, 2024**
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov
Planning Department
9. **Plan Amendment:** **NPA-2024-0016.01.SH - 4900 Gonzales Redevelopment; District 3**
Location: 4900 Gonzales St., Boggy Creek Watershed; Govalle/Johnston Terrace Combined NP Area
Owner/Applicant: Austin Independent School District
Agent: Husch Blackwell (Nikelle Meade)
Request: Civic to Mixed Use land use
Staff Rec.: **Recommended**
Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov
Planning Department
10. **Rezoning:** **C14-2024-0019.SH - 4900 Gonzales Rezoning; District 3**
Location: 4900 Gonzales St., Boggy Creek Watershed; Govalle/Johnston Terrace Combined NP Area
Owner/Applicant: Austin Independent School District
Agent: Husch Blackwell, LLP and The NRP Group (Nikelle Meade and Nick Walsh)
Request: P-NP to CS-MU-V-CO-DB90-NP
Staff Rec.: **Recommended**
Staff: Jonathan Tomko, 512-974-1057, jonathan.tomko@austintexas.gov
Planning Department
11. **Rezoning:** **C14-2024-0063 - 501 Pedernales Street; District 3**
Location: 501 Pedernales Street, 2503, 2505, 2507, 2511 East 6th Street, Lady Bird Lake Watershed; Holly NP
Owner/Applicant: Pedernales Property Holdings, LLC (Jesus Turullols)
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

- 12. Rezoning:** **C14-2024-0073 - 2700 S. Lamar DB90 Rezoning; District 5**
Location: 2800 & 2802 South Lamar Boulevard, 2805 & 2807 Skyway Circle, Barton Creek
Owner/Applicant: Seamless LMA, Ltd (John Mooney)
Agent: Armbrust & Brown, PLLC (Michael Whellan)
Request: CS-MU-V-CO to CS-MU-V-CO-DB90 on Tract 1; GR-MU-V-CO to GR-MU-V-CO-DB90 on Tract 2
Staff Rec.: **Recommended**
Staff: Marcelle Boudreaux, 512-974-8094, marcelle.boudreaux@austintexas.gov
Planning Department
- 13. Rezoning:** **C14-2024-0053 - 2709 South Lamar; District 5**
Location: 2709 South Lamar Boulevard, West Bouldin Creek
Owner/Applicant: SL6 South Lamar LP (John Kiltz)
Agent: Land Use Solutions (Michele Haussmann)
Request: CS-V to CS-V-DB90
Staff Rec.: **Recommended**
Staff: Marcelle Boudreaux, 512-974-8094, marcelle.boudreaux@austintexas.gov
Planning Department
- 14. Rezoning:** **C14-2024-0070 - 3117 & 3121 E. 12th Street; District 1**
Location: 3117 & 3121 East 12th Street, Boggy Creek Watershed; Rosewood NP
Owner/Applicant: 3121 E 12th Horizontal Investors LP (Michael Bernstein)
Agent: Armbrust & Brown, PLLC (Michael Whellan)
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
- 15. Rezoning** **C14-2024-0037 - 5200 East 5th Street; District 3**
Location: 5200 East 5th Street, Colorado River Watershed; Govalle/Johnston Terrace Combined Neighborhood Planning Area
Owner/Applicant: CSW 5th Street, LLC
Agent: Drenner Group, PC (Amanda Swor)
Request: CS-CO-NP to CS-MU-V-CO-DB90-NP
Staff Rec.: **Recommended**
Staff: Jonathan Tomko, 512-974-1057, jonathan.tomko@austintexas.gov
Planning Department

- 16. Conditional Use Site Plan:** **SPC-2022-0162C - Dougherty Arts Center Replacement; District 9**
 Location: 148 S Lamar Blvd, Lady Bird Lake Watershed; Zilker Neighborhood Plan (Suspended)
 Owner/Applicant: Parks and Recreation Department
 Agent: GarzaEMC (Mauricio Silveya, P.E.)
 Request: Pending
 Staff Rec.: **Staff postponement request to October 8, 2024**
 Staff: Christine Barton-Holmes, 512-974-2788, christine.barton-holmes@austintexas.gov
 Development Services Department
- 17. Interlocal Agreement:** **City of Austin - Eanes ISD Land Development Standards Agreement; Districts 8 & 10**
 Owner/Applicant: Eanes ISD
 Request: Adoption of School District Land Development Standards Agreement between the City of Austin and Eanes ISD
 Staff Rec.: **Recommended**
 Staff: Keith Mars, 512-466-4598, keith.mars@austintexas.gov
 Development Services Department
- 18. Interlocal Agreement:** **City of Austin - Leander ISD Land Development Standards Agreement; Districts 6 & 10**
 Owner/Applicant: Leander ISD
 Request: Adoption of School District Land Development Standards Agreement between the City of Austin and Leander ISD
 Staff Rec.: **Recommended**
 Staff: Keith Mars, 512-466-4598, keith.mars@austintexas.gov
 Development Services Department

STAFF BRIEFINGS

- 19.** Staff briefing regarding the program requirements, incentives, and process for the Density Bonus 90 (DB90) District, Paul Books, 512-974-7220, paul.books@austintexas.gov, Planning Department, Brendan Kennedy, 512-978-1594, brendan.kennedy@austintexas.gov, Housing Department.

WORKING GROUP/COMMITTEE UPDATES

- 20. 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)
- 21. 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)

- 22. 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)
- 23. 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 and Howard)
- 24. 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)
- 25. 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)
- 26. 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 and Phillips)
- 27. Budget Working Group** – Update on recommendation for the FY 24-25 Budget Working Group. (Sponsors: Commissioner Maxwell and Woods)
- 28. 2024 Technical Building Code Updates Working Group** – Update on discussions on proposed technical code updates and amendments (Sponsors: Commissioners Maxwell, Cox, Anderson, Skidmore, and Johnson)

FUTURE AGENDA ITEMS

Note: City Code requires two board members sponsor an item to be included on an agenda. This section of the agenda provides members an opportunity to request items for future agendas. Staff should assume that if there is no objection from other members expressed at the meeting, the members' silence indicates approval for staff to include on the next agenda.

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 or email Nicole Corona at the Planning Department, at 512-974-3146 or nicole.corona@austintexas.gov for additional information; TTY users route through Relay Texas at 711.

For more information on the Planning Commission, please contact Nicole Corona at 512-974-3146 or nicole.corona@austintexas.gov.