



REGULAR CALLED MEETING of the PLANNING COMMISSION
TUESDAY, July 9, 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. Registration no later than 2 PM the day of the meeting is required for remote participation by telephone. For more information on public comment, please see the agenda section "Speaker Registration". Please contact Nicole Corona, Staff Liaison, for questions regarding speaker registration at nicole.corona@austintexas.gov or by phone at 512-974-3146.

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 \(District 1\)](#)
[Felicity Maxwell \(District 5\)](#)
[Jennifer Mushtaler \(District 6\)](#)

[Ryan Johnson \(District 7\)](#)
[Danielle Skidmore \(District 9\)](#)
[Grayson Cox \(District 10\)](#)
[Alberta Phillips \(Mayor's Representative\)](#)
[Adam Haynes \(Mayor's Representative\)](#)

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

Attorney: Steve Maddox +1 (512) 974-6080
Commission Liaison: Nicole Carona (512) 974-3146

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 and June 25, 2024.

PUBLIC HEARINGS

2. **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 Whellan)
Request: Single Family to Mixed Use land use
Staff Rec.: **Recommended**
Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov
Planning Department
3. **Rezoning: C14-2024-0027 - East Cesar Chavez-2300 Block; District 3**
Location: 2300-2328 East Cesar Chavez Street; 2305-2317 East 2nd Street; 109-113 Mildred Street, Lady Bird Lake Watershed
Owner/Applicant: Patricia Ann Pope; LaFayette 2109, LLC; Isdale Investments, LLC; Isdale Emily Kolb; 2324-ECC ARC LLC; 2400 ECC ARC LLC; 2317 E 2nd-ARC LLC
Agent: Armbrust & Brown, PLLC (Michael Whellan)
Request: SF-3-NP, CS-CO-MU-NP, CS-CO-MU-NP, LO-NP, and LO-CO-MU-NP to CS-MU-V-DB90-NP (as amended)
Staff Rec.: **Recommended**
Staff: Jonathan Tomko, 512-974-1057, jonathan.tomko@austintexas.gov
Planning Department

4. **Plan Amendment:** **NPA-2024-0025.01 - 8900 and 8956 W SH HWY 71 Multifamily; District 8**
Location: 8900 and 8956 W SH 71, Williamson Creek Watershed
Owner/Applicant: Marx Family Property, LLC, a Texas limited liability company
Agent: Dubois Bryant & Campbell, LLP (David Hartman)
Request: Rural Residential to Multifamily Residential land use
Staff Rec.: **Recommended**
Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov
Planning Department
5. **Rezoning:** **C14-2024-0032 - 8900 and 8956 W SH HWY 71 Multifamily; District 8**
Location: 8900 and 8956 W SH 71, Williamson Creek Watershed
Owner/Applicant: Marx Family Property, LLC,
Agent: Dubois Bryant & Campbell, LLP (David Hartman)
Request: AG-NP to MF-4-NP
Staff Rec.: **Recommended**
Staff: Cynthia Hadri, 512-974-7620, cynthia.hadri@austintexas.gov
Planning Department
6. **Plan Amendment:** **NPA-2024-0016.01.SH - 4900 Gonzales Redevelopment; District 3**
Location: 4900 Gonzales Street, Boggy Creek Watershed
Owner/Applicant: Austin Independent School District
Agent: Husch Blackwell, LLP (Nikelle Meade) and The NRP Group (Nick Walsh)
Request: Civic to Mixed Use land use
Staff Rec.: **Recommended**
Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov
Planning Department
7. **Rezoning:** **C14-2024-0019.SH - 4900 Gonzales Rezoning; District 3**
Location: 4900 Gonzales Street, Boggy Creek Watershed
Owner/Applicant: Austin Independent School District (AISD)
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

- 8. Plan Amendment: NPA-2024-0016.02 - 5200 East 5th Street; District 3**
Location: 5200 East 5th Street, Colorado River Watershed
Owner/Applicant: CSW 5th Street, LLC
Agent: Drenner Group, PC (Amanda Swor)
Request: Commercial to Mixed Use land use
Staff Rec.: **Recommended**
Staff: Mark Walters, 512-974-7695, mark.walters@austintexas.gov
Planning Department
- 9. Rezoning: C14-2024-0037 - 5200 East 5th Street; District 3**
Location: 5200 East 5th Street, Colorado River Watershed
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
- 10. 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 & 1614 Montopolis LLC (Ben S. Cobos)
Agent: Thrower Design, LLC (Ron Thrower & Victoria Haase)
Request: Single Family and Civic to Mixed Use
Staff Rec.: **Recommended**
Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov
Planning Department
- 11. Rezoning: C14-2024-0015 - 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 & 1614 Montopolis LLC (Ben S. Cobos)
Agent: Thrower Design, LLC (Ron Thrower & Victoria Haase)
Request: SF-3-NP & GR-NP to CS-DB90-NP
Staff Rec.: **Recommended**
Staff: Cynthia Hadri, 512-974-7620, cynthia.hadri@austintexas.gov
Planning Department

- 12. Rezoning:** **C14-2024-0007 - 1209 West 5th Street; District 9**
Location: 1207, 1209, 1211, and 1211 1/2 West 5th Street, Lady Bird Lake Watershed
Owner/Applicant: 1209 West Fifth Street LLC
Agent: Drenner Group, PC (Leah Bojo)
Request: LI-CO-NP to LI-PDA-NP
Staff Rec.: **Recommended**
Staff: Jonathan Tomko, 512-974-1057, jonathan.tomko@austintexas.gov
Planning Department
- 13. 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
- 14. Rezoning:** **C14-2023-0131 - E5ATX Rezone; District 3**
Location: 2613-2619 E. 5th Street, Lady Bird Lake Watershed
Owner/Applicant: E5ATX LLC
Agent: Thrower Design, LLC (Victoria Haase)
Request: LR-MU-CO-NP and GR-MU-CO-NP to CS-MU-DB90-CO-NP
Staff Rec.: **Recommended**
Staff: Jonathan Tomko, 512-974-1057, jonathan.tomko@austintexas.gov
Planning Department
- 15. Rezoning:** **C14-2024-0070 - 3117 & 3121 E. 12th Street; District 1**
Location: 3117 & 3121 East 12th Street, Boggy Creek Watershed
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

- 16. Rezoning:** **C14-2024-0058 - 4302 S. Congress Avenue; District 3**
Location: 4302 South Congress Avenue, Williamson Creek Watershed
Owner/Applicant: AV GF 4302 SOCO LLC (Shravan Parsi)
Agent: Drenner Group (Leah Bojo)
Request: CS-MU-V-NP to CS-MU-V-DB90-NP
Staff Rec.: **Recommended**
Staff: Marcelle Boudreaux, 512-974-8094, marcelle.boudreaux@sfgov.org
Planning Department
- 17. Rezoning:** **C14-2024-0060 - 5212 Duval St; District 9**
Location: 5212 Duval Street, Waller Creek Watershed
Owner/Applicant: Dawn Polunsky
Agent: Brooke Pfeiffer
Request: SF-3-NP to LO-MU-NP
Staff Rec.: **Recommended**
Staff: Cynthia Hadri, 512-974-7620, cynthia.hadri@austintexas.gov
Planning Department
- 18. Rezoning:** **C14-2024-0064 - 602 Gaylor St; District 4**
Location: 602 Gaylor Street, Waller Creek Watershed
Owner/Applicant: Certiestates LLC
Agent: Austin Civil Engineering, inc. (Calvin Weiman)
Request: SF-6-NP to SF-3-NP
Staff Rec.: **Recommended**
Staff: Tiffany Magnavice, 512-978-0722,
tiffany.magnavice@austintexas.gov
Planning Department
- 19. Rezoning:** **C14-2024-0065 - 606 Gaylor St; District 4**
Location: 606 Gaylor Street, Waller Creek Watershed
Owner/Applicant: Certiestates LLC
Agent: Austin Civil Engineering, inc. (Calvin Weiman)
Request: SF-6-NP to SF-3-NP
Staff Rec.: **Recommended**
Staff: Tiffany Magnavice, 512-978-0722,
tiffany.magnavice@austintexas.gov
Planning Department

- 20. Rezoning:** **C14-2024-0085 - 714 Turtle Creek Multifamily; District 2**
Location: 714 Turtle Creek Boulevard, Williamson Creek Watershed
Owner/Applicant: 714 Turtle Creek LP (Case Lowry)
Agent: N/A
Request: GR-MU-V-NP to GR-MU-V-DB90-NP
Staff Rec.: **Recommended**
Staff: Marcelle Boudreaux, 512-974-8094, marcelle.boudreaux@sfgov.org
Planning Department
- 21. Rezoning:** **C14-2023-0135 - 1500 & 1600 Royal Crest; District 3**
Location: 1500 and 1600 Royal Crest Drive, Lady Bird Lake Watershed
Owner/Applicant: 1500 Royal Crest LP (Anthony Clarke)
Agent: Drenner Group, PC (Amanda Swor)
Request: East Riverside Corridor (ERC-Urban Residential Subdistrict) to East Riverside Corridor (ERC-Corridor Mixed Use Subdistrict) and to increase the maximum building height up to 160 feet through participation in a density bonus program.
Staff Rec.: **Recommended**
Staff: Nancy Estrada, 512-974-7617, nancy.estrada@austintexas.gov
Planning Department
- 22. Appeal:** **HR-2024-047998; PR-2024-043549 - 1107 E. 10th St., Bldg. 2; District 1**
Location: 1107 E. 10th St. #2, Waller Creek, Lady Bird Lake
Owner/Applicant: Owner: Matthew Jordan
Agent: Appellants: Sue Gall; Mark Rogers
Request: Appeal HLC approval of a proposed ADU in the Robertson/Stuart & Mair Historic District
Staff: Kalan Contreras, 512-974-2727, kalan.contreras@austintexas.gov
Planning Department
- 23. LDC** **C20-2024-011 - DB90 Revisions**
Amendment:
Request: Amend City Code Title 25 (Land Development) to revise uses, site development regulations, density bonus requirements, and compatibility standards applicable in density bonus 90 (DB90) combining district.
Staff Rec.: **Recommended**
Staff: Paul Ray Books, 512-974-3173, Paul.Books@austintexas.gov
Planning

- 24. LDC** **C20-2023-026 - Live Music and Creative Space Bonus Phase 2**
Amendment:
Request: Amend City Code Title 25 (Land Development) to create a new Creative District combining district with provisions for creative space and music venue preservation, modified site requirements, and density bonuses for affordable creative space.
Staff Rec.: **Recommended**
Staff: Donald E Jackson, 512-974-2214, donalde.jackson@austintexas.gov
Economic Development
- 25. LDC** **C20-2023-045 - Site Plan Lite Phase 2 & Infill Lots**
Amendment:
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
- 26. Local** **International Residential and International Building code**
Amendments:
Request: Present the recommended local amendments for both the International Residential (IRC) and International Building (IBC) codes for public hearing on July 9th.
Staff Rec.: **Recommended**
Staff: Jessica Lopez, 512-978-4661, jessica.lopez@austintexas.gov
Development Services Department

DISCUSSION AND ACTION ITEMS

- 27.** Discussion and action to approve a recommendation to Council for the FY24-25 budget. Sponsors: Commissioners Maxwell and Woods.
- 28.** Select a primary and alternate representative to serve on the Joint Sustainability Committee. Sponsors: Commissioners Maxwell and Woods.

WORKING GROUP/COMMITTEE UPDATES

Attorney: Steve Maddox +1 (512) 974-6080
Commission Liaison: Nicole Carona (512) 974-3146

- 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)
- 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 and Howard)
- 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 and Phillips)
- 36. Budget Working Group** – Update on recommendation for the FY 24-25 Budget

WorkingGroup. (Sponsors: Commissioner Maxwell and Woods)

37. 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.

SPEAKER REGISTRATION

All participants wishing to address the commission must register to speak. Public participation is available by teleconference or in-person. Presentations and handouts are requested to be e-mailed by 1:00 PM day of the meeting.

TELECONFERENCE REGISTRATION

Registration for participation by teleconference closes on **2:00 PM, the day of the meeting.**

Attorney: Steve Maddox +1 (512) 974-6080
Commission Liaison: Nicole Carona (512) 974-3146

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 PM, the day of the meeting**. Please scan the QR code below with a mobile device or click on the link below. 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 the 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>

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.