



REGULAR CALLED MEETING of the PLANNING COMMISSION
TUESDAY, JULY 23, 2024, 6:00 PM
AUSTIN CITY HALL, COUNCIL CHAMBERS, ROOM 1001
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:

<u>Claire Hemple, Chair</u> (District 8)	<u>Jennifer Mushtaler</u> (District 6)
<u>Awais Azhar, Vice Chair</u> (Mayor's Representative)	<u>Ryan Johnson</u> (District 7)
<u>Greg Anderson, Secretary</u> (District 4)	<u>Danielle Skidmore</u> (District 9)
<u>Alice Woods, Parliamentarian</u> (District 2)	<u>Grayson Cox</u> (District 10)
<u>Patrick Howard</u> (District 1)	<u>Alberta Phillips</u> (Mayor's Representative)
<u>Nadia Barrera-Ramirez</u> (District 3)	<u>Adam Haynes</u> (Mayor's Representative)
<u>Felicity Maxwell</u> (District 5)	

EX-OFFICIO MEMBERS

<i>Jessica Cohen, Chair of Board of Adjustment</i>	<i>Candace Hunter, AISD Board of Trustees</i>
<i>TC Broadnax, City Manager</i>	<i>Richard Mendoza – Director of Transportation and Public Works</i>

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.

Executive Liaison: Joi Harden, 512-974-1617
Staff Liaison: Nicole Corona, 512-974-3146
Attorney: Chrissy Mann, 512-974-2179

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 25, 2024, and July 9, 2024.

PUBLIC HEARINGS

2. 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)
Request: Neighborhood Mixed Use and Single Family to Mixed Use land use
Staff Rec.: **Staff postponement request to September 10, 2024**
Staff: Maureen Meredith, 512-974-2695,
maureen.meredith@austintexas.gov
Planning Department

3. Plan Amendment: NPA-2023-0014.03 - 4302 Nuckols Crossing; District 2

Location: 4302 Nuckols Crossing, Williamson Creek Watershed; Southeast Combined NP Area (Franklin Park) NP
Owner/Applicant: Katherine Barnidge
Agent: LOC Consultants – Civil Division (Sergio Lozano Sanchez)
Request: Single Family to Multifamily Residential land use
Staff Rec.: **Staff postponement request to September 10, 2024**
Staff: Maureen Meredith, 512-974-2695,
maureen.meredith@austintexas.gov
Planning Department

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4. **Plan Amendment:** **NPA-2023-0025.02 - 5524 W. US Hwy 290; District 8**
Location: 5524 W US 290 HWY WB, Barton Springs Zone Watershed; Oak Hill Combined (East Oak Hill) NP Area
Owner/Applicant: House of 8, LLC
Agent: Armbrust & Brown, PLLC (Jewels Cain)
Request: Neighborhood Commercial to Mixed Use land use
Staff Rec.: **Applicant indefinite postponement request**
Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov
Planning Department
5. **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; 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 August 13, 2024**
Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov
Planning Department
6. **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; North Burnet/Gateway NP
Owner/Applicant: KREA, LLC
Agent: Drenner Group, PC (Amanda Swor)
Request: NBG-NR-NP to NBG-CMU-Midway(CMU-M)-NP
Staff Rec.: **Staff postponement request to August 13, 2024**
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov
Planning Department
7. **Plan Amendment:** **NPA-2023-0018.06 - 6725 Shirley Avenue; District 4**
Location: 6719, 6725 Shirley Ave and 605 William Street, Waller Creek Watershed; Brentwood/Highland Combined (Highland) NP Area
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.: **Applicant postponement request to September 10, 2024**
Staff: Tyler Tripp, 512-974-3362, tyler.tripp@austintexas.gov
Planning Department

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Staff Liaison: Nicole Corona, 512-974-3146

Attorney: Chrissy Mann, 512-974-2179

- 8. Rezoning: C14-2023-0132 - 6725 Shirley Avenue; District 4**
Location: 6719 and 6725 Shirley Avenue; 605 William Street, Waller Creek Watershed; Highland Neighborhood Planning Area
Owner/Applicant: 6725 Shirley Avenue, LLC
Agent: Drenner Group, PC (Leah Bojo)
Request: TOD-NP (Live/Work Flex Subdistrict) to TOD-NP (Live/Work Flex Subdistrict) amend maximum building height to 120'
Staff Rec.: **Applicant postponement request to September 10, 2024**
Staff: Jonathan Tomko, (512) 974-1057, jonathan.tomko@austintexas.gov
Planning Department
- 9. 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; Oak Hill Combined Neighborhood Plan (West Oak Hill)
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
- 10. Rezoning: C14-2024-0032 - 8900 and 8956 W SH HWY 71 Multifamily; District 8**
Location: 8900 and 8956 W SH 71, Williamson Creek Watershed; Oak Hill Combined Neighborhood Planning Area (West Oak Hill)
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
- 11. 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 Neighborhood Plan
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

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Attorney: Chrissy Mann, 512-974-2179

- 12. 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; Montopolis Neighborhood Plan
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.: **Recommendation of GR-DB90-NP**
Staff: Cynthia Hadri, 512-974-7620, cynthia.hadri@austintexas.gov
Planning Department
- 13. 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; Holly Neighborhood Plan
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
- 14. 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

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- 15. PUD** **C814-2014-0083.01 - Sunfield PUD**
Amendment:
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.: **Staff postponement request to August 13, 2024**
Staff: Nancy Estrada, 512-974-7617, nancy.estrada@austintexas.gov
Planning Department
- 16. Rezoning:** **C14-2024-0088 - OTX Design; District 5**
Location: 1907 Forestglade Drive, Williamson Creek Watershed; South Austin Combined (South Menchaca) Neighborhood Plan
Owner/Applicant: Destino View, LLC
Agent: Jessica Cotsonas
Request: SF-3 to LO-MU-NP
Staff Rec.: **Recommended**
Staff: Beverly Villela, 512-978-0740, beverly.villela@austintexas.gov
Planning Department
- 17. Rezoning:** **C14-2023-0094 - Merle; District 5**
Location: 4405 Merle Drive, Williamson Creek Watershed; South Austin Combined (South Menchaca) Neighborhood Plan
Owner/Applicant: Claire G. Subtle
Agent: Keepers Land Planning (Ricca Keepers)
Request: LO-NP to GR-V-NP
Staff Rec.: **Staff postponement request to September 10, 2024**
Staff: Nancy Estrada, 512-974-7617, nancy.estrada@austintexas.gov
Planning Department
- 18. Rezoning:** **C14-2023-0146 - 2130 Goodrich Avenue; District 5**
Location: 2130 Goodrich Avenue, West Bouldin Creek, South Lamar Combined Neighborhood Planning Area (Zilker)
Owner/Applicant: Heartwood Real Estate Company (2130 Goodrich Ave Partners LP)
Agent: Drenner Group, PC (Leah Bojo)
Request: CS-MU-CO to CS-MU-V-CO-DB90
Staff Rec.: **Recommended**
Staff: Cynthia Hadri, 512-974-7620, cynthia.hadri@austintexas.gov
Planning Department

- 19. Rezoning:** **C14-2024-0080 - 5931 Dillard Circle Rezoning; District 4**
Location: 5931 & 6003 1/2 Dillard Circle, Waller Creek & Tannehill Branch Watershed; Highland Neighborhood Planning Area
Owner/Applicant: Montwalk Holdings LTD
Agent: HD Brown Consulting (Amanda Brown)
Request: CS-MU-V-CO-NP to CS-MU-V-CO-DB90-NP
Staff Rec.: **Neighborhood postponement request to August 13, 2024**
Staff: Cynthia Hadri, 512-974-7620, cynthia.hadri@austintexas.gov
Planning Department
- 20. Conditional Use:** **SPC-2024-0113A - 2200 Manor Road Cocktail Lounge; District 9**
Location: 2200 Manor Rd, Boggy Creek Watershed; Upper Boggy Creek
Owner/Applicant: McElroy Building Company, Inc.
Agent: Victoria Haase (Thrower Design)
Request: Conditional use permit for a cocktail lounge use within an existing building.
Staff Rec.: **Recommended**
Staff: Kate Castles, 512-978-4555, kate.castles@austintexas.gov
Development Services Department
- 21. Conditional Use and Environmental Variance:** **SPC-2023-0110C - Stassney Park; District 2**
Location: 6200 E Stassney Ln, Williamson Creek Watershed; McKinney Neighborhood Plan Area
Owner/Applicant: Brookfield Properties LLC
Agent: Nick Brown (Kimley-Horn)
Request: Conditional use to exceed a height of 25' but no greater than 35' per section 25-2-584;
Request to vary LDC 25-8-341 to allow cut up to 24 feet; Request to vary LDC 25-8-342 to allow fill up to 23 feet; Request to vary LDC 25-8-301 to allow driveway construction.
Staff Rec.: **Recommended**
Staff: Alyse Ramirez, 512-978-1750, alyse.ramirez@austintexas.gov
Mike McDougal, 512-974-6380, mike.mcdougal@austintexas.gov
Development Services Department

- 22. Hill Country Roadway:** **SPC-2024-0162C.SH - Sunset Ridge Apartments; District 8**
Location: 8413 Southwest Parkway, Barton Creek, Williamson Creek; West Oak Hill
Owner/Applicant: Armburst & Brown, PLLC
Agent: Kendyl Saul (Kimley-Horn)
Request: Approval of a site plan located within the Low Intensity Zone of the Southwest Parkway Hill Country Roadway Corridor.
Staff Rec.: **Recommended**
Staff: Chris Sapuppo, 512-978-4556, chris.sapuppo@austintexas.gov
Kate Castles, 512-978-4555, kate.castles@austintexas.gov
Development Services Department
- 23. Environmental Variance:** **C8-2023-0259 - Bridle Ridge at Wildhorse Ranch Preliminary Plan; District 1**
Location: 10501 Blue Bluff Rd, Gilleland Creek Watershed
Owner/Applicant: Heart of Manor, L.P. (Peter A. Dwyer, Manager)
Agent: Kevin J. Burks, P.E. (Kimley-Horn)
Request: A Land Use Commission variance is requested to LDC 25-8-341 & 25-8-342 to allow cut and fill over 4' to a maximum of 15'.
Staff Rec.: **Recommended**
Staff: Joey de la Garza, 512-974-2664, joey.delagarza@austintexas.gov
Pamela Abee-Taulli, 512-974-1879, pamela.abee-taulli@austintexas.gov
Development Services Department
- 24. LDC Amendment:** **C20-2024-011 - DB90 Revisions**
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; apply amendments to property with DB90 zoning.
Staff Rec.: **Recommended**
Staff: Paul Ray Books, 512-974-3173, Paul.Books@austintexas.gov
Planning Department

DISCUSSION AND ACTION ITEMS

25. Discussion and action to approve a recommendation to Council for the FY24-25 budget. Sponsors: Commissioners Maxwell and Woods.
26. Select a primary and alternate representative to serve on the Joint Sustainability Committee. Sponsors: Commissioners Maxwell and Woods.
27. Discussion and action to amend the bylaws and rules of procedure to adopt a deadline for posting backup. Sponsors: Commissioners Barrera-Ramirez and Mushtaler.
28. Discussion and action to approve the Annual Internal Review and Report.

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WORKING GROUP/COMMITTEE 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)
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)

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36. **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**. 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**

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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>



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

*Donation of time is not an option for discussion postponement.

Primary speaker in favor and primary speaker opposed	3 minutes.
All other speakers in favor or opposed	2 minutes.

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.

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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.