



**REGULAR MEETING of the PLANNING COMMISSION
TUESDAY, SEPTEMBER 10, 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 Ella Garcia, Staff Liaison, for questions regarding speaker registration at LandUseLiaison@austintexas.gov or by phone at 512-978-0821.

CURRENT BOARD MEMBERS/COMMISSIONERS:

[Claire Hempel, 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)

[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 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: Ella Garcia, 512-978-0821
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 July 23, 2024, and August 13, 2024.

PUBLIC HEARINGS

2. **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) Neighborhood Planning 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.: **Staff postponement request to September 24, 2024**
Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov
Planning Department
3. **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.: **Staff postponement request to September 24, 2024**
Staff: Jonathan Tomko, (512) 974-1057, jonathan.tomko@austintexas.gov
Planning Department

Executive Liaison: Joi Harden, 512-974-1617

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Attorney: Chrissy Mann, 512-974-2179

4. **Plan Amendment:** **NPA-2023-0014.03 - 4302 Nuckols Crossing; District 2**
Location: 4302 Nuckols Crossing, Williamson Creek Watershed; Southeast Combined (Franklin Park) Neighborhood Planning Area
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 October 22, 2024**
Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov
Planning Department
5. **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 Neighborhood Planning Area
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 October 22, 2024**
Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov
Planning Department
6. **Rezoning:** **C14-2023-0094 - Merle; District 5**
Location: 4405 Merle Drive, Williamson Creek Watershed; Oak Hill Combined (East Oak Hill) Neighborhood Planning Area
Owner/Applicant: Claire and Frederick Subtle
Agent: Keepers Land Planning (Ricca Keepers)
Request: LO-NP to GR-V-NP
Staff Rec.: **Indefinite postponement request by Applicant**
Staff: Nancy Estrada, 512-974-7617, nancy.estrada@austintexas.gov
Planning Department
7. **Rezoning:** **C814-2023-0057 - 200 E. Riverside PUD; District 9**
Location: 200 East Riverside Drive, East Bouldin Creek and Lady Bird Lake Watersheds; Greater South River City (South River City) Neighborhood Planning Area
Owner/Applicant: Garwald Company, Inc. (Rogan Giles, President)
Agent: Armbrust & Brown, PLLC (Richard T. Suttle, Jr.)
Request: L-NP to PUD-NP
Staff Rec.: **Recommended, with conditions**
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov
Planning Department

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- 8. Rezoning: C814-82-006.02(83) - Lake Austin Commons PUD Amendment; District 9**
Location: 1717 West 6th Street and 506 Campbell Street, Lady Bird Lake and Johnson Creek Watershed
Owner/Applicant: 1717 Hartland Plaza LP
Agent: Armbrust & Brown, PLLC (Richard T. Suttle, Jr.)
Request: PUD-NP to PUD-NP (change a condition of zoning)
Staff Rec.: **Recommended**
Staff: Jonathan Tomko, 512-974-1057, jonathan.tomko@austintexas.gov
Planning Department
- 9. Historic Zoning: C14H-2024-0100 - Splawn-Green House; District 9**
Location: 3311 Lafayette Avenue, Boggy Creek Watershed; Upper Boggy Creek Neighborhood Plan
Owner/Applicant: Steve Wilson
Request: SF-3-NP to SF-3-NP-H
Staff Rec.: **Recommended**
Staff: Kalan Contreras, 512-974-2727, kalan.contreras@austintexas.gov
Planning Department
- 10. Historic Zoning: C14H-2024-0094 - Brooks House; District 10**
Location: 1500 W 24th St., Shoal Creek Watershed; Central West Austin Combined (Windsor Road) Neighborhood Planning Area
Owner/Applicant: Suzanne Bryant & Sarah Goodfriend
Agent: Lori Martin
Request: SF-3-NP to SF-3-NP-H
Staff Rec.: **Recommended**
Staff: Austin Lukes, 512-978-0766, austin.lukes@austintexas.gov
Planning Department
- 11. Historic Zoning: C14H-2024-0098 - Maufrais House; District 9**
Location: 1403 W 10th St., Lady Bird Lake Watershed; Old West Austin Neighborhood Plan
Owner/Applicant: Mark J. Stine & Clemmie S. Cummins
Agent: Lori Martin
Request: SF-3-NP to SF-3-NP-H
Staff Rec.: **Recommended**
Staff: Austin Lukes, 512-978-0766, austin.lukes@austintexas.gov
Planning Department

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Amendment:

Staff Rec.:

Staff:

Attorney: Chrissy Mann, 512-974-2179

City departments and offices, or City boards, commissions, committees, and task forces.
(Sponsored by Commissioners Woods and Phillips)

- 19. 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)
- 20. 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)
- 21. 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)
- 22. 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)
- 23. 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 Ella Garcia at the Planning Department, at 512-978-0821 or LandUseLiaison@austintexas.gov for additional information; TTY users route through Relay Texas at 711.

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For more information on the Planning Commission, please contact Ella Garcia at 512-978-0821 or LandUseLiaison@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 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

Executive Liaison: Joi Harden, 512-974-1617

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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.

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.

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