



**REGULAR MEETING of the PLANNING COMMISSION
TUESDAY, OCTOBER 22, 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 Hempe1, 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)

[Casey Haney](#) (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

Executive Liaison: Joi Harden, 512-974-1617
Staff Liaison: Ella Garcia, 512-978-0821
Attorney: AJ Urteaga, 512-974-2386

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 October 8, 2024.

PUBLIC HEARINGS

2. **Plan Amendment: NPA-2024-0027.01 - Rawson Saunders - Tarrytown Christian Church Improvements; District 10**
Location: 2614 and 2614 ½ Exposition Boulevard, 2702 McCoullugh Street, 2615 ½ and 2611 Hillview Road, Taylor Slough South Watershed; Central West Austin Combined (West Austin) Neighborhood Planning Area
Owner/Applicant: Austin Area School For Dyslexics Inc./Tarrytown Baptist Church
Agent: Thrower Design, LLC (Ron Thrower & Victoria Haase)
Request: Single Family to Mixed Use/Office land use
Staff Rec.: **Applicant postponement request to December 17, 2024**
Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov
Planning Department
3. **Rezoning: C14-2024-0051 - Rawson Saunders - Tarrytown Christian Church Improvements; District 10**
Location: 2614 and 2614 ½ Exposition Boulevard, 2702 McCoullugh Street, 2615 ½ and 2611 Hillview Road, Taylor Slough South Watershed; Central West Austin Combined (West Austin) Neighborhood Planning Area
Owner/Applicant: Austin Area School For Dyslexics Inc./Tarrytown Baptist Church
Agent: Thrower Design, LLC (Ron Thrower & Victoria Haase)
Request: SF-3-NP to GO-MU-NP
Staff Rec.: **Applicant postponement request to December 17, 2024**
Staff: Cynthia Hadri, 512-974-7620, cynthia.hadri@austintexas.gov
Planning Department

Executive Liaison: Joi Harden, 512-974-1617

Staff Liaison: Ella Garcia, 512-978-0821

Attorney: AJ Urteaga, 512-974-2386

4. **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 Watershed; Crestview/Wooten (Wooten) Neighborhood Planning Area
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
5. **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 Watershed; Crestview/Wooten (Wooten) Neighborhood Planning Area
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
6. **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 November 12, 2024**
Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov
Planning Department

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Attorney: AJ Urteaga, 512-974-2386

7. **Rezoning:** **C14-2024-0132 - Humane Society of Austin & Travis County; District 4**
Location: 7600 and 7616 Bennett Avenue, 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: CS-MU-NP and SF-3-NP to CS-MU-NP
Staff Rec.: **Staff postponement request to November 12, 2024**
Staff: Jonathan Tomko, 512-974-1057, jonathan.tomko@austintexas.gov
Planning Department
8. **Plan Amendment:** **NPA-2024-0005.01 - Saxon 2; District 3**
Location: 318 Saxon Lane and 6328 El Mirando Street, Country Club East and Colorado River Watersheds; Monotpolis Neighborhood Planning Area
Owner/Applicant: Saxon Acres LLC
Agent: Thrower Design, LLC (Ron Thrower & Victoria Haase)
Request: Single Family to Multifamily Residential land use
Staff Rec.: **Not Recommended**
Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov
Planning Department
9. **Rezoning:** **C14-2024-0099 - Saxon 2; District 3**
Location: 318 Saxon Lane and 6328 El Mirando Street, Country Club East and Colorado River Watersheds; Monotpolis Neighborhood Planning Area
Owner/Applicant: Saxon Acres LLC
Agent: Thrower Design, LLC (Ron Thrower & Victoria Haase)
Request: SF-6-NP to MF-2-NP
Staff Rec.: **Not Recommended**
Staff: Cynthia Hadri, 512-974-7620, cynthia.hadri@austintexas.gov
Planning Department

Executive Liaison: Joi Harden, 512-974-1617

Staff Liaison: Ella Garcia, 512-978-0821

Attorney: AJ Urteaga, 512-974-2386

- 10. Plan Amendment: NPA-2024-0015.01 - Gunter Street Rezoning; District 1**
Location: 1143 Gunter Street, 1145 Gunter Street, 1145 1/2 Gunter Street, 3605 Abbate Circle, and 1144 Wayneroy Drive, Boggy Creek Watershed; East MLK (MLK) Combined Neighborhood Planning Area
Owner/Applicant: RCG Gunter LLC and REAL Holdings LLC
Agent: Husch Blackwell LLP (Nikelle Meade)
Request: Single Family to Multifamily Residential land use
Staff Rec.: **Applicant and Neighborhood postponement request to November 12, 2024**
Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov
Planning Department
- 11. Rezoning: C14-2024-0109 - Gunter Street Rezoning; District 1**
Location: 1143 Gunter Street, 1145 Gunter Street, 1145 1/2 Gunter Street, 3605 Abbate Circle, and 1144 Wayneroy Drive, Boggy Creek Watershed; East MLK (MLK) Combined Neighborhood Planning Area
Owner/Applicant: RCG Gunter LLC and REAL Holdings LLC
Agent: Husch Blackwell LLP (Nikelle Meade)
Request: SF-3-NP to MF-3-NP
Staff Rec.: **Applicant and Neighborhood postponement request to November 12, 2024**
Staff: Jonathan Tomko, 512-974-1057, jonathan.tomko@austintexas.gov
Planning Department
- 12. Plan Amendment: NPA-2024-0015.02 - Seventh Day Adventist Alpha Church; District 1**
Location: 3616 East 51st Street; 3021 and 3039 Pecan Springs Road, Fort Branch Watershed; East MLK (Pecan Springs-Springdale) Combined Neighborhood Planning Area
Owner/Applicant: Southwest Region Conference Association of Seventh Day Adventist & Southwest Region Conference of Seventh Day Adventist
Agent: Armbrust & Brown, PLLC (Michael J. Whellan)
Request: Mixed Residential to Mixed Use land use
Staff Rec.: **Staff recommends Neighborhood Mixed Use**
Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov
Planning Department

- 13. Rezoning:** **C14-2024-0104 - Seventh Day Adventist Alpha Church; District 1**
Location: 3616 East 51st Street; 3021 and 3039 Pecan Springs Road, Fort Branch Watershed; East MLK (Pecan Springs-Springdale) Combined Neighborhood Planning Area
Owner/Applicant: Southwest Region Conference Association of Seventh Day Adventist & Southwest Region Conference of Seventh Day Adventist
Agent: Armbrust & Brown, PLLC (Michael J. Whellan)
Request: SF-3-NP to GR-MU-CO-NP
Staff Rec.: **Staff Recommends LR-MU-NP**
Staff: Jonathan Tomko, 512-974-1057, jonathan.tomko@austintexas.gov Planning Department
- 14. 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 indefinite postponement request**
Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov Planning Department
- 15. Rezoning:** **C14-2024-00129 - Burnet and Rutland; District 7**
Location: 9901 and 10025 Burnet Road and 2416, 2500, 2500 1/2, 2502, 2510 and 2522 1/2 Rutland Drive, Little Walnut Creek Watershed
Owner/Applicant: Marquardt Family LP, Burnet Road Properties LLC, Get Investments LLC et al, Sanford Gottesman & Thomas D Simmons, Jr., Crow-Gottzman-Shafer #2
Staff Rec.: **Recommended**
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov Planning Department

- 16. Rezoning:** **C14-2023-0134 - 2201 Willow Creek Drive; District 3**
Location: 2201 Willow Creek Drive, Country Club West Watershed; East Riverside/Oltorf Combined (Riverside) Neighborhood Planning Area
Owner/Applicant: 2201 Willow RFOF V Etal; 2201 Willow LLC; 2201 Willow 123 LLC; JL Sofia LLC; TH 2201 Willow LLC; 2201 Willow Partners LLC
Agent: Drenner Group, PC (Leah Bojo)
Request: MF-3 to GR-MU-V-DB90
Staff Rec.: **Recommended**
Staff: Nancy Estrada, 512-974-7617, nancy.estrada@austintexas.gov
Planning Department
- 17. Final Plat Vacation:** **C8S-78-331VAC - Mike Johnson Addition (Plat Vacation); ETJ**
Location: 2500 E Howard Lane, Gilleland Creek
Owner/Applicant: HS USCP Howard Lane JV, LLC (Brad Maples)
Agent: HR Green (Mark Denn)
Request: Approval of the total plat vacation of Mike Johnson Addition consisting of 1 lot on 30 acres. The land will be replatted under the 2500 Howard subdivision currently in review.
Staff Rec.: **Recommended**
Staff: Sarah Sumner, 512-854-7687, sarah.sumner@traviscountytexas.gov
City of Austin/Travis County Single Office
- 18. ETJ Release:** **CETJ-2024-0001 - Manor Downs Industrial Park ETJ Release and Accompanying Interlocal Agreement (ILA)**
Location: 9200 Hill Lane, Gilleland Creek
Owner/Applicant: City of Manor
Agent: Scott Moore, City Manager, City of Manor
Request: Provide a recommendation for the release of Manor Downs Industrial Park from Austin's ETJ.
Staff Rec.: **Recommended**
Staff: Sara Groff, 512-974-8074, sara.groff@austintexas.gov
Planning Department

- 19. LDC**
Amendment:
Request: Amend City Code Title 25 (Land Development) to create a new combining district, to be known as Planned Development Area 2, that will apply in industrial base zoning districts and allow for modifications to site development regulations (including height), off-street parking design and loading regulations, sign regulations, landscaping or screening regulations, and additional non-residential uses.
- Staff Rec.: **Recommended**
Staff: Alan Pani, 512-974-8084, alan.pani@austintexas.gov
Planning Department
- 20. LDC**
Amendment:
Request: Amend City Code Title 25 (Land Development) to create a new density bonus combining district for commercial highway and industrial base zoning districts that will modify uses (including allowing residential use); and modifications of site development regulations (including height), off-street parking design and loading regulations, sign regulations, landscaping or screening regulations in exchange for providing community benefits, including income restricted units or providing a fee-in-lieu.
- Staff Rec.: **Recommended**
Staff: Alan Pani, 512-974-8084, alan.pani@austintexas.gov
Planning Department
- 21. LDC**
Amendment:
Request: Amend City Code Title 25 related to development regulations applicable to residential re-subdivisions and to multi-family residential site development of five to sixteen units.
- Staff Rec.: **Recommended**
Staff: Brent Lloyd, 512-974-2974, brent.lloyd@austintexas.gov
Development Services Department

WORKING GROUP/COMMITTEE UPDATES

- 22. 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)
- 23. 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

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directives or initiatives of the city council or the Planning Commission. (Sponsored by Commissioners: Cox, Haynes, Phillips, and Johnson)

- 24. 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)
- 25. 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)
- 26. 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)
- 27. 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)
- 28. 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)
- 29. 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.

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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.

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/W9r6dSSkUG>

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.