



## **PLANNING COMMISSION**

### **MINUTES**

**September 27, 2022**

**The Planning Commission convened in a meeting on September 27, 2022 in Council Chambers of City Hall, 301 W. 2nd Street, Austin, Texas and via videoconference @ <http://www.austintexas.gov/page/watch-atxn-live>**

**Chair Shaw called the Commission Meeting to order at 6:18 p.m.**

#### **Commission Members in Attendance:**

**Greg Anderson  
Awais Azhar  
Grayson Cox  
Yvette Flores  
Claire Hempel – Vice-Chair  
Patrick Howard  
Carmen Llanes Pulido  
Todd Shaw – Chair  
James Shieh**

**Jessica Cohen – Ex-Officio**

#### **Absent:**

**Jennifer Mushtaler  
Robert Schneider  
Jeffrey Thompson**

**Arati Singh – Ex -Ex-Officio  
Richard Mendoza – Ex-Officio  
Spencer Cronk – Ex-Officio**

**One vacancy on the Commissioner (District 2)**

## PUBLIC COMMUNICATION

The first four (4) speakers signed up prior to the commencement of the meeting 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 September 13, 2022.

Motion to approve the minutes of September 13, 2022 was approved on the consent agenda on the motion by Vice-Chair Hempel, seconded by Commissioner Cox on a vote of 9-0. Commissioners Mushtaler, Thompson and Schneider absent. One vacancy on the dais.

## PUBLIC HEARINGS

2. **Plan Amendment:** [NPA-2019-0013.01 - Copeland South; District 9](#)  
Location: 909, 911, 915, 1001, 1003 S. 2nd St. and 604, 606 Copeland St.,  
East Bouldin Creek Watershed; Bouldin Creek NP Area  
Owner/Applicant: SB-Frank South, LLC  
Agent: StoryBuilt (Mike Melson)  
Request: From Single Family to Mixed Use land use  
Staff Rec.: **Pending**  
Staff: Maureen Meredith, 512-974-2695,  
maureen.meredith@austintexas.gov  
Housing and Planning Department  
**Postponement Request: Staff postponement to October 11, 2022.**

Motion to grant Staff's request for postponement of this item to October 11, 2022 was approved on the consent agenda on the motion by Vice-Chair Hempel, seconded by Commissioner Cox on a vote of 9-0. Commissioners Mushtaler, Thompson and Schneider absent. One vacancy on the dais.

3. **Rezoning:** [C14-2021-0185 - Copeland South; District 9](#)  
 Location: 909, 911, 915, 1001, 1003 S. 2nd St. and 604, 606 Copeland St.,  
 East Bouldin Creek Watershed; Bouldin Creek NP Area  
 Owner/Applicant: SB-Frank South, LLC  
 Agent: StoryBuilt (Mike Melson)  
 Request: From Single Family to Mixed Use land use  
 Staff Rec.: **Pending**  
 Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov  
 Housing and Planning Department  
**Postponement Request: Staff postponement to October 11, 2022.**

Motion to grant Staff's request for postponement of this item to October 11, 2022 was approved on the consent agenda on the motion by Vice-Chair Hempel, seconded by Commissioner Cox on a vote of 9-0. Commissioners Mushtaler, Thompson and Schneider absent. One vacancy on the dais.

4. **Plan Amendment:** [NPA-2022-0026.01 - 8226-8240 Georgian Drive; District 4](#)  
 Location: 8226 - 8240 Georgian Drive, Little Walnut Creek Watershed; North  
 Lamar / Georgian Acres NP Area  
 Owner/Applicant: Quality Foundation Repair (Simon Wallace)  
 Agent: Thrower Design (Victoria Haase and Ron Thrower)  
 Request: From Neighborhood Commercial to Mixed Use land use  
 Staff Rec.: **Pending**  
 Staff: Maureen Meredith, 512-974-2695,  
 maureen.meredith@austintexas.gov  
 Housing and Planning Department  
**Postponement Request: Staff postponement to October 25, 2022.**

Motion to grant Staff's request for postponement of this item to October 25, 2022 was approved on the consent agenda on the motion by Vice-Chair Hempel, seconded by Commissioner Cox on a vote of 9-0. Commissioners Mushtaler, Thompson and Schneider absent. One vacancy on the dais.

5. **Plan Amendment:** [NPA-2022-0007.01 - 10810 Newmont Rd; District 4](#)  
Location: 10810 Newmont Road, Little Walnut Creek Watershed; North Austin Civic Association NP Area  
Owner/Applicant: 10810 Newmont Apartments, LLC (Kinereth Polner)  
Agent: Kim Polner  
Request: From Single Family to Multifamily Residential land use  
Staff Rec.: **Pending**  
Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov  
Housing and Planning Department  
**Postponement Request: Staff postponement to November 8, 2022.**

Motion to grant Staff's request for postponement of this item to November 8, 2022 was approved on the consent agenda on the motion by Vice-Chair Hempel, seconded by Commissioner Cox on a vote of 9-0. Commissioners Mushtaler, Thompson and Schneider absent. One vacancy on the dais.

6. **Plan Amendment:** [NPA-2022-0017.01 - Crestview Village; District 7](#)  
Location: 6916, 6926, 6928 N. Lamar Blvd and 808, 810, 812, 906 Justin Ln, Waller Creek Watershed; Crestview/Wooten Combined and Lamar/Justin Station Area Plan  
Owner/Applicant: 3423 HOLDINGS LLC (Peter Barlin, Manager)  
Agent: Armbrust & Brown, PLLC (Michael Gaudini)  
Request: To amend the Lamar/Justin Station Area Plan to allow a maximum building height of 160 feet on the subject tract. The existing 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.: **Pending**  
Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov  
Housing and Planning Department  
**Postponement Request: Staff postponement to November 16, 2022.**

Motion to grant Staff's request for postponement of this item to November 15, 2022 was approved on the consent agenda on the motion by Vice-Chair Hempel, seconded by Commissioner Cox on a vote of 9-0. Commissioners Mushtaler, Thompson and Schneider absent. One vacancy on the dais.

7. **Plan Amendment:** [NPA-2022-0020.01 - Industrial Blvd and Terry O Ln; District 3](#)  
 Location: 439-511& 515 INDUSTRIAL BLVD (odd #s only) & 4208 Terry O Lane, Blunn Creek Watershed and Williamson Creek Watershed; South Congress Combined (East Congress) NP Area  
 Owner/Applicant: BASALT CANNON LLC; DELWAU LLC; JASDAYAL LLC; UNGAR HOLDINGS LLC; TIMBERWOLF FAMILY LLC & PROSPECT CAPITAL HOLDINGS LLC and LUNAR Y, LLC  
 Agent: Drenner Group, PC (Leah Bojo)  
 Request: From Industry to Mixed Use land use  
 Staff Rec.: **Pending**  
 Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov  
 Housing and Planning Department  
**Postponement Request: Staff postponement to November 8, 2022.**

Motion to grant Staff's request for postponement of this item to November 8, 2022 was approved on the consent agenda on the motion by Vice-Chair Hempel, seconded by Commissioner Cox on a vote of 9-0. Commissioners Mushtaler, Thompson and Schneider absent. One vacancy on the dais.

8. **Plan Amendment:** [NPA-2021-0010.01 - 2400 E. Cesar Chavez Parking Expansion; District 3](#)  
 Location: 2317 E. 2nd Street, Lady Bird Lake Watershed; Holly NP Area  
 Owner/Applicant: Stephen Nava  
 Agent: Armbrust & Brown, PLLC (Ferris Clements)  
 Request: Single Family to Mixed Use land use  
 Staff Rec.: **Pending**  
 Staff: Maureen Maureen, 512-974-2695, maureen.meredith@austintexas.gov  
 Housing and Planning Department  
**Postponement Request: Applicant postponement to November 16, 2022.**

Motion to grant Applicant's request for postponement of this item to November 15, 2022 was approved on the consent agenda on the motion by Vice-Chair Hempel, seconded by Commissioner Cox on a vote of 9-0. Commissioners Mushtaler, Thompson and Schneider absent. One vacancy on the dais.

- 9. Rezoning:** [C14-2021-0121 - 2400 E. Cesar Chavez Parking; District 3](#)  
 Location: 2317 E. 2nd Street, Lady Bird Lake Watershed; Holly NP Area  
 Owner/Applicant: Stephen Nava  
 Agent: Armbrust & Brown, PLLC (Ferris Clements)  
 Request: SF-3-NP to CS-MU-NP  
 Staff Rec.: **Pending**  
 Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov  
 Housing and Planning Department  
**Postponement Request:** **Applicant postponement to November 16, 2022.**

Motion to grant Applicant’s request for postponement of this item to November 15, 2022 was approved on the consent agenda on the motion by Vice-Chair Hempel, seconded by Commissioner Cox on a vote of 9-0. Commissioners Mushtaler, Thompson and Schneider absent. One vacancy on the dais.

- 10. Rezoning:** [C814-97-0001.15 - Leander Rehabilitation PUD Amendment #16; District 6](#)  
 Location: 13430 1/2 through 13450 1/2 Lyndhurst Drive, Lake Creek Watershed; Northwest Park and Ride Town Center TOD  
 Owner/Applicant: Austin 129, LLC  
 Agent: Drenner Group, PC (Leah M. Bojo)  
 Request: PUD to PUD, to change a condition of zoning  
 Staff Rec.: **Pending**  
 Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov  
 Housing and Planning Department  
**Postponement Request:** **Staff postponement to November 16, 2022.**

Motion to grant Staff’s request for postponement of this item to November 15, 2022 was approved on the consent agenda on the motion by Vice-Chair Hempel, seconded by Commissioner Cox on a vote of 9-0. Commissioners Mushtaler, Thompson and Schneider absent. One vacancy on the dais.

- 11. Rezoning:** [C814-92-0006.02 - Seton Medical Center Planned Unit Development Amendment No. 2; District 10](#)  
 Location: 1201 West 38th Street, Shoal Creek Watershed; Central West Austin Combined (Windsor Road) NP Area  
 Owner/Applicant: Seton Medical Center, % Altus Group US Inc. (Scott Herndon)  
 Agent: Metcalfe Wolff Stuart & Williams, LLP (Michele Rogerson Lynch)  
 Request: PUD-NP to PUD-NP, to change conditions of zoning  
 Staff Rec.: **Recommended**  
 Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov  
 Housing and Planning Department

Motion to grant Staff's recommendation of PUD-NP combining district zoning, with condition that pedestrian, bicycle, and school traffic safety improvements be evaluated by the applicant and, if deemed appropriate and approved by ATD, installed by the applicant on 34<sup>th</sup> Street and immediately adjacent areas within the TIA study area, for C814-92-0006.02 - Seton Medical Center Planned Unit Development Amendment No. 2 located at 1201 West 38th Street was approved on the consent agenda on the motion by Vice-Chair Hempel, seconded by Commissioner Cox on a vote of 9-0. Commissioners Mushtaler, Thompson and Schneider absent. One vacancy on the dais.

- 12. Historic zoning:**      [C14H-2022-0073 - Westgate Tower; District 9](#)  
Location:                    1122 Colorado Street, Lady Bird Lake Watershed; Downtown  
   Austin Plan (Uptown / Capitol District)  
Owner/Applicant:        Westgate Condominium Association  
Agent:                        Brian Evans  
Request:                     CBD to CBD-H  
Staff Rec.:                 **Recommended**  
Staff:                         Kalan Contreras, 512-974-2727, kalan.contreras@austintexas.gov  
   Housing and Planning Department

Motion to grant Staff's request for postponement of this item to October 11, 2022 was approved on the motion by Commissioner Azhar, seconded by Commissioner Shieh on a vote of 7-2. Commissioners Cox and Llanes Pulido voted nay. Commissioners Mushtaler, Thompson and Schneider absent. One vacancy on the dais.

- 13. Historic zoning:**      [C14H-2022-0099 - Delisle House; District 10](#)  
Location:                    2002 Scenic Drive, Lake Austin Watershed; Central West Austin  
   Combined (West Austin Neighborhood Group) NP Area  
Owner/Applicant:        Historic Landmark Commission (owner-opposed)  
Agent:                        Armbrust & Brown, PLLC (Michael Whellan (owner's agent))  
Request:                     SF-3-NP to SF-3-H-NP  
Staff Rec.:                 **Recommended**  
Staff:                         Kimberly Collins, 512-974-1801, kimberly.collins@austintexas.gov  
   Housing and Planning Department

Public Hearing closed.

Item forwarded to Council without a recommendation due to lack of an affirmative vote.

- 14. Rezoning:** [C814-2021-0175 - 614 S. 1st Street PUD; District 9](#)  
 Location: 614 South 1st Street, East Bouldin Creek Watershed; Bouldin Creek NP Area  
 Owner/Applicant: H & H Texas Partners LTD  
 Agent: Drenner Group, PC (Leah M. Bojo)  
 Request: MF-3-NP to PUD-NP  
 Staff Rec.: **Pending**  
 Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov  
 Housing and Planning Department  
 Postponement Request: **Indefinite Postponement Request by Staff**

Motion to grant Staff's request for indefinite postponement of this item was approved on the consent agenda on the motion by Vice-Chair Hempel, seconded by Commissioner Cox on a vote of 9-0. Commissioners Mushtaler, Thompson and Schneider absent. One vacancy on the dais.

- 15. Rezoning:** [C814-06-0175.03 - East Avenue PUD, Parcel A Amendment; District 9](#)  
 Location: 1012, 1012 ½, 1016, 1018, 1018 1/2 Concordia Avenue; 3500, 3500 ½, 3502, 3506, 3508 ½ North IH 35 Service Road Southbound, Boggy Creek Watershed ; Central Austin Combined (Hancock) NP Area  
 Owner/Applicant: Westheimer Retail Center Ltd (David Foor)  
 Agent: Drenner Group, PC (Leah Bojo)  
 Request: PUD-NP to PUD-NP, to change conditions of zoning  
 Staff Rec.: **Recommended**  
 Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov  
 Housing and Planning Department

Public Hearing closed.

Motion to grant Staff's recommendation of PUD-NP combining district zoning for C814-06-0175.03 - East Avenue PUD, Parcel A Amendment located at 1012, 1012 ½, 1016, 1018, 1018 1/2 Concordia Avenue; 3500, 3500 ½, 3502, 3506, 3508 ½ North IH 35 Service Road was approved on the consent agenda on the motion by Vice-Chair Hempel, seconded by Commissioner Cox on a vote of 9-0. Commissioners Mushtaler, Thompson and Schneider absent. One vacancy on the dais.



- 16. Rezoning:** [C14-2021-0190 - 3020 E Cesar Chavez, District 3](#)  
Location: 3020 East Cesar Chavez Street, Colorado River Watershed; Govalle-Johnston Terrace NP Area  
Owner/Applicant: Eastside Partners LLC  
Agent: Drenner Group, PC (Leah M. Bojo)  
Request: CS-MU-CO-NP to CS-MU-V-NP  
Staff Rec.: **Recommendation of CS-MU-V-CO-NP**  
Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov  
Housing and Planning Department

Public Hearing closed.

Motion to grant Staff's recommendation of CS-MU-V-CO-NP combining district zoning for C14-2021-0190 - 3020 E Cesar Chavez located at 3020 East Cesar Chavez Street was approved on the motion by Commissioner Anderson, seconded by Vice-Chair Hempel on a vote of 7-1. Commissioner Llanes Pulido noted nay. Commissione Cr Cox abstained. Commissioners Mushtaler, Thompson and Schneider absent. One vacancy on the dais.

- 17. Rezoning:** [C14-2022-0001 - 2409 Town Lake Circle; District 3](#)  
Location: 2409 and 2413 Town Lake Circle, Lady Bird Lake and Country Club Creek Watersheds; East Riverside/Oltorf Combined NP Area  
Owner/Applicant: 2409 Town Lake Circle LLC  
Agent: Drenner Group, PC (Amanda Swor)  
Request: To rezone from East Riverside Corridor (ERC) district zoning to East Riverside Corridor (ERC) district zoning, to change the subdistrict from neighborhood mixed use (NMU) to corridor mixed use (CMU) to increase the maximum building height through participation in the density bonus program.  
Staff Rec.: **Recommended**  
Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov  
Housing and Planning Department

Public Hearing closed.

Motion to grant Staff's recommendation of ERC district zoning for 2409 and 2413 Town Lake Circle located at 2409 and 2413 Town Lake Circle was approved on the consent agenda on the motion by Vice-Chair Hempel, seconded by Commissioner Cox on a vote of 8-0. Commissioner Azhar abstained. Commissioners Mushtaler, Thompson and Schneider absent. One vacancy on the dais.

- 18. Rezoning:** [C14-2022-0015 - Springdale Commercial; District 3](#)  
Location: 1005 Springdale Road, Boggy Creek Watershed; MLK/183  
Combined NP Area  
Owner/Applicant: 809 Vargas LC  
Agent: Alice Glasco Consulting (Alice Glasco)  
Request: RR-CO-NP and GR-MU-CO-NP to CS-MU-NP  
Staff Rec.: **Pending**  
Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov  
Housing and Planning Department  
**Postponement Request: Staff postponement to October 11, 2022.**

Motion to grant Staff's request for postponement of this item to October 11, 2022 was approved on the consent agenda on the motion by Vice-Chair Hempel, seconded by Commissioner Cox on a vote of 9-0. Commissioners Mushtaler, Thompson and Schneider absent. One vacancy on the dais.

- 19. Rezoning:** [C14-2022-0070 - Springdale Commercial \(Tract 2\) Amended; District 3](#)  
Location: 1113 Airport Boulevard, Boggy Creek Watershed; MLK/183  
Combined NP Area  
Owner/Applicant: 809 Vargas LC  
Agent: Alice Glasco Consulting (Alice Glasco)  
Request: GR-MU-CO-NP to CS-MU-NP  
Staff Rec.: **Pending**  
Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov  
Housing and Planning Department  
**Postponement Request: Staff postponement to October 11, 2022.**

Motion to grant Staff's request for postponement of this item to October 11, 2022 was approved on the consent agenda on the motion by Vice-Chair Hempel, seconded by Commissioner Cox on a vote of 9-0. Commissioners Mushtaler, Thompson and Schneider absent. One vacancy on the dais.

**20. Site Plan - [SP-2021-0321C - Gillis & Casey Residences; District 5](#)  
Compatibility**

**Waiver Request:**

Location: 4315 Gillis St., Williamon Creek Watershed; South Austin Combined (South Manchaca) NP Area

Owner/Applicant: Urban Gravity

Agent: Civilitude LLC (Alejandra Flores)

Request: Request for compatibility waiver from LDC 25-2-1063(B), which requires a structure setback of 25 feet from property zoned as SF-5 or more restrictive and 25-2-1067(F), which requires an intensive recreational use, including a pool, to be at least 50 feet from property zoned as SF-5 or more restrictive.

Staff Rec.: **Recommended**

Staff: Kate Castles, 512-978-4555, [kate.castles@austintexas.gov](mailto:kate.castles@austintexas.gov)  
Development Services Department

Public Hearing closed.

Motion to grant Staff's recommendation for SP-2021-0321C - Gillis & Casey Residences located at 4315 Gillis St was approved on the consent agenda on the motion by Vice-Chair Hempel, seconded by Commissioner Cox on a vote of 9-0. Commissioners Mushtaler, Thompson and Schneider absent. One vacancy on the dais.

**21. Site Plan - [SP-2021-0350C - Shoal Cycle; District 9](#)  
Environmental**

**Variance:**

Location: 812 West 11th St., Shoal Creek Watershed; Downtown Austin Plan

Owner/Applicant: CJI Properties

Agent: Drenner Group, PC (Dave Anderson)

Request: The applicant is seeking the removal of a Heritage tree with a single stem over 30 inches in diameter.

Staff Rec.: **Recommended**

Staff: Naomi Rotramel, 512-974-9135, [naomi.rotramel@austintexas.gov](mailto:naomi.rotramel@austintexas.gov)  
City Arborist Program, Community Trees Division

Public Hearing closed.

Motion to grant Neighborhood's request for postponement of this item to October 11, 2022 was approved on the consent agenda on the motion by Vice-Chair Hempel, seconded by Commissioner Cox on a vote of 9-0. Commissioners Mushtaler, Thompson and Schneider absent. One vacancy on the dais.

- 22. Site Plan Extension:** [SP-2014-0320C\(XT3\) - Commerce Center South Section Two Site Plan; District 2](#)  
Location: 5811 Trade Center Drive, Carson Creek Watershed; McKinney NP Area  
Owner/Applicant: SRP-A ComSouth (David Blackbird)  
Agent: Cunningham-Allen, Inc. (Richard Couch)  
Request: Request to approve a 3-year extension to a previously approved site plan.  
Staff Rec.: **Recommended**  
Staff: Clarissa Davis, 512-974-1423, rosemary.avila@austintexas.gov  
Development Services Department

Public Hearing closed.

Motion to grant Staff's recommendation for SP-2014-0320C(XT3) - Commerce Center South Section Two Site Plan located at 5811 Trade Center Drive was approved on the consent agenda on the motion by Vice-Chair Hempel, seconded by Commissioner Cox on a vote of 9-0. Commissioners Mushtaler, Thompson and Schneider absent. One vacancy on the dais.

- 23. Preliminary Plan:** [C8-2022-0221 - River Park South; District 3](#)  
Location: 4700 East Riverside Drive, Country Club West Watershed; East Riverside Corridor (Pleasant Valley) NP Area  
Owner/Applicant: Presidium (Michael Piano)  
Agent: GarzaEMC (Julia Mrnak)  
Request: A Preliminary Plan comprised of 24 lots on 67.7 acres.  
Staff Rec.: **Pending**  
Staff: Steve Hopkins, 512-974-3175, steve.hopkins@austintexas.gov  
Development Services Department

Public Hearing closed.

Motion to approve with conditions, per Exhibit C, for C8-2022-0221 - River Park South located at 4700 East Riverside Drive was approved on the consent agenda on the motion by Vice-Chair Hempel, seconded by Commissioner Cox on a vote of 9-0. Commissioners Mushtaler, Thompson and Schneider absent. One vacancy on the dais.

- 24. Preliminary Plan:** [C8-2021-0152 - Pinnacle at Wildhorse Ranch; District 1](#)  
Location: 12000 Blue Bluff Rd, Gilleland Creek Watershed  
Owner/Applicant: Texas WH200 LP  
Agent: Kimley-Horn (Kevin Burks)  
Request: Approval of Pinnacle at Wildhorse Ranch, consisting of 57 total lots on approximately 60.06 acres.  
Staff Rec.: **Disapproval for Reasons per Exhibit C**  
Staff: Jennifer Bennett, 512-974-9002, jennifer.bennett@austintexas.gov  
Development Services Department

Public Hearing closed.

Motion to disapprove for reasons, per Exhibit C, for C8-2021-0152 - Pinnacle at Wildhorse Ranch located at 12000 Blue Bluff Rd was approved on the consent agenda on the motion by Vice-Chair Hempel, seconded by Commissioner Cox on a vote of 9-0. Commissioners Mushtaler, Thompson and Schneider absent. One vacancy on the dais.

- 25. Final Plat from an approved preliminary plan:** [C8J-2019-0090.1A - Stoney Ridge Highlands, Phase 1; District 2](#)  
Location: 7527 Elroy Road, Dry Creek East Watershed; Moore's Crossing MUD  
Owner/Applicant: KB Home Lone Star Inc.  
Agent: Carlson, Brigance & Doering, Inc. (Bill Couch, P.E)  
Request: Approval of the Stoney Ridge Highlands, Phase 1 final plat comprised of 171 lots on 151.428 acres.  
Staff Rec.: **Pending**  
Staff: Cesar Zavala, 512-974-3404, cesar.zavala@austintexas.gov  
Development Services Department

Public Hearing closed.

Motion to approve with conditions, per Exhibit C, for C8J-2019-0090.1A - Stoney Ridge Highlands, Phase 1 located at 7527 Elroy Road was approved on the consent agenda on the motion by Vice-Chair Hempel, seconded by Commissioner Cox on a vote of 9-0. Commissioners Mushtaler, Thompson and Schneider absent. One vacancy on the dais.

**26. Subdivision**                    [C8J-2007-0078.11A\(VAC\) - McCormick Mountain, Phase 1](#)  
**Vacation:**                         [Subdivision Vacation](#)  
Location:                            Weletka Dr. and Watumba Rd., Lake Austin Watershed  
Owner/Applicant:                 Hudson Bend Hilltop, LLC  
Agent:                                Bleyl Engineering (Norma Raven)  
Request:                              Approval of the total vacation of the McCormick Mountain  
   Subdivision, Phase 1 comprised of 18 lots on 12.32 acres.  
Staff Rec.:                         **Recommended**  
Staff:                                 Cesar Zavala, 512-974-3404, cesar.zavala@austintexas.gov  
   Development Services Department

Public Hearing closed.

Motion to grant Staff's recommendation for C8J-2007-0078.11A(VAC) - McCormick Mountain, Phase 1 Subdivision Vacation located at Weletka Dr. and Watumba Rd. was approved on the consent agenda on the motion by Vice-Chair Hempel, seconded by Commissioner Cox on a vote of 9-0. Commissioners Mushtaler, Thompson and Schneider absent. One vacancy on the dais.

**27. Code**                             [C20-2022-006 Regulating Plan for the North Burnet/Gateway](#)  
**Amendment:**                       [Zoning District](#)  
Request:                               Consider an ordinance amending Title 25 of the City Code to modify  
   the Commercial Mixed Use - Gateway Zone Subdistrict of the North  
   Burnet / Gateway Regulating Plan to increase the maximum floor-to-  
   area ratio (FAR) and building height when using a development  
   bonus.  
Staff Rec.:                         **Recommended**  
Staff:                                 Jorge E. Rousselin, 512-974-2975, jorge.rousselin@austintexas.gov  
   Housing and Planning Department

Public Hearing closed.

Motion to grant Staff's recommendation amending Title 25 of the City Code to modify the Commercial Mixed Use - Gateway Zone Subdistrict of the North Burnet / Gateway Regulating Plan to increase the maximum floor-to-area ratio (FAR) and building height when using a development bonus was approved on the consent agenda on the motion by Vice-Chair Hempel, seconded by Commissioner Cox on a vote of 9-0. Commissioners Mushtaler, Thompson and Schneider absent. One vacancy on the dais.

**28. Code** [Historic Design Standards](#)

**Amendment**

**(Initiation only):**

Request: Discuss and consider initiation of amendments to Title 25 of the City Code to codify the Historic Design Standards as a tool for interpreting the Secretary of the Interior's Standards. (No changes to the historic review process are proposed.)

Staff: Cara Bertron, 512-974-1446, cara.bertron@austintexas.gov  
Housing and Planning Department

Public Hearing closed.

Motion to grant Staff's recommendation initiation of amendments to Title 25 of the City Code to codify the Historic Design Standards as a tool for interpreting the Secretary of the Interior's Standards was approved on the consent agenda on the motion by Vice-Chair Hempel, seconded by Commissioner Cox on a vote of 9-0. Commissioners Mushtaler, Thompson and Schneider absent. One vacancy on the dais.

**29 Code** [Environmental Protection, Landscape Requirements, and Site Plan Requirements](#)

**Amendment:**

Request: Consider an ordinance regarding amendments to Title 25 related to environmental protection, landscape requirements, and site plan requirements.

Staff Rec: **Recommended**

Staff: Liz Johnston, 512-974-2619, Deputy Environmental Officer,  
Watershed Protection Department

Public Hearing closed.

Motion by Commissioner Azhar, seconded by Commissioner Cox to postpone action on this item to October 11, 2022 was approved on a vote of 8-0. Commissioner Llanes Pulido abstained. Commissioners Mushtaler, Thompson and Schneider absent. One vacancy on the dais.

**ITEMS FROM THE COMMISSION**

**30.** Discussion and possible action initiating code amendments to Title 25 of the City Code to modify the Transit Oriented Development (TOD) – Gateway Zone and Midway Subdistricts of the North Burnet / Gateway Regulating Plan, to increase the maximum floor-area ratio (FAR) and building height when using a development bonus. Co-Sponsors Commissioner Azhar and Commissioner Anderson

Motion by Commissioner Azhar, seconded by Commissioner Cox to initiate code amendments to Title 25 of the City Code to modify the Transit Oriented Development (TOD) – Gateway Zone and Midway Subdistricts of the North Burnet / Gateway Regulating Plan, to increase the maximum floor-area ratio (FAR) and building height when using a development bonus was

approved on a vote of 9-0. Commissioners Mushtaler, Thompson and Schneider absent. One vacancy on the dais.

31. Discussion and possible action regarding Housing Working Groups including but not limited to dissolving and reforming the working groups; and appointing members. Co-Sponsors Chair Shaw and Vice-Chair Hempel

Motion by Shieh, seconded by Vice-Chair Hempel to dissolve Housing Working Group – Site Development and Housing Working Group – Vertical Development and establish a Housing Working Group tasked with engaging with public and developing a scope of work; membership consisting of Commissioners Anderson, Azhar, Cohen, Howard, Llanes Pulido and Shieh was approved on a vote 9-0. Commissioners Mushtaler, Thompson and Schneider absent. One vacancy on the dais.

## **NOMINATIONS & APPOINTMENTS**

### **FUTURE AGENDA ITEMS**

*Future agenda items will not be discussed at the current meeting, but will be offered for initiation, discussion or possible recommendation at a future meeting.*

Commissioners Azhar and Chair Shaw – Establish working group to review code amendments related to compatibility and residential use on commercially zoned properties.

## **BOARDS, COMMITTEES & WORKING GROUPS UPDATES**

### [Codes and Ordinances Joint Committee](#)

(Chair Shaw, Vice-Chair Hempel and Commissioners: Anderson and Azhar)

No report provided.

### [Comprehensive Plan Joint Committee](#)

(Commissioners: Cox, Flores, Llanes Pulido and Schneider)

No report provided.

### [Joint Sustainability Committee](#)

(Commissioner Schneider *alternate*)

No report provided.



[Small Area Planning Joint Committee](#)

(Commissioners: Howard, Mushtaler, Shieh and Thompson)

No report provided.

[South Central Waterfront Advisory Board](#)

(Commissioner Thompson)

No report provided.

Design Guidelines Update Working Group

(Vice-Chair Hempel and Commissioner Cohen)

No report provided.

Housing Working Group – Site Development

(Commissioners Cohen, Cox, Llanes Pulido, Schneider and Thompson)

No report provided.

Housing Working Group – Vertical Development

(Commissioners Anderson, Azhar, Cohen, Flores, Howard and Shieh)

No report provided.

**Chair Shaw adjourned the meeting without objection on Tuesday, September 27, 2022 at 10:50 p.m.**

Minutes approved on October 11, 2022 on the consent agenda on the motion by Commissioner Azhar, seconded by Vice-Chair Hempel on a vote of 11-0. Commissioner Llanes Pulido absent. One vacancy on the dais.

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 4 days before the meeting date. Please call Jerry Rusthoven at the Housing and Planning Department, at 512-974-3207, for additional information; TTY users route through Relay Texas at 711.