



PLANNING COMMISSION

MINUTES

November 28, 2023

The Planning Commission convened in a meeting on November 28, 2023, 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 6:12 p.m.

Commission Members in Attendance:

**Greg Anderson- Secretary
Awais Azhar - Parliamentarian
Nadia Barrera-Ramirez
João Paulo Connolly
Grayson Cox
Adam Haynes
Patrick Howard
Felicity Maxwell
Jennifer Mushtaler
Alberta Phillips
Todd Shaw – Chair**

**Jessica Cohen – Ex-Officio
Candice Hunter - Ex-Officio**

Absent

**Claire Hempel – Vice-Chair
Alice Woods**

**Richard Mendoza – Ex-Officio
Jesús Garza– Ex-Officio**

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 the regular meeting November 14, 2023.

Motion to approve the minutes of the regular meeting November 14, 2023 was approved on the consent agenda on the motion by Commissioner Azhar, seconded by Commissioner Maxwell on a vote of 10-0. Commissioner Phillips off the dais. Vice-Chair Hempel and Commissioner Woods absent.

PUBLIC HEARING

2. **Plan Amendment:** [NPA-2022-0029.03 - Anderson Lane Mixed-Use; District 1](#)
Location: 1701 E. Anderson Lane, Buttermilk Creek and Little Walnut Creek Watersheds; St. John / Coronado Hills Combined (Coronado Hills) NP Area
Owner/Applicant: 183 Apartments Site, LTD (JDB Real Properties, Inc.) (John D. Byram)
Agent: HELM Corporate Real Estate Strategy (Conley A. Covert)
Request: **Withdrawn by Applicant**
Staff Rec.: N / A
Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov
Planning Department

Item withdrawn by Applicant; disposed without action.

3. **Plan Amendment:** [NPA-2023-0015.01 - FM 969; District 1](#)
Location: 6314 and 6400 FM 969 Road, Walnut Creek Watershed; E. MLK Combined (MLK-183) NP Area
Owner/Applicant: 6400 FM 969, LLC, (Anthony Clark)
Agent: Alice Glasco Consulting (Alice Glasco)
Request: Mixed Residential to Mixed Use land use
Staff Rec.: **Recommended**
Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov
Planning Department

Motion to postpone this item by the Planning Commission to December 12, 2023 was approved on the consent agenda on the motion by Commissioner Azhar, seconded by Commissioner Maxwell on a vote of 10-0. Commissioner Phillips off the dais. Vice-Chair Hempel and Commissioner Woods absent.

4. **Rezoning:** [C14-2023-0087 - FM 969; District 1](#)
Location: 6314 and 6400 FM 969 Road, Walnut Creek Watershed; E. MLK Combined (MLK-183) NP Area
Owner/Applicant: 6400 FM 969, LLC, (Anthony Clark)
Agent: Alice Glasco Consulting (Alice Glasco)
Request: CS-MU-CO-NP, CS-1-MU-CO-NP, LR-MU-NP, GO-MU-NP, GO-NP, and MF-2-NP to CS-MU-V-NP
Staff Rec.: **Recommended**
Staff: Jonathan Tomko, 512-974-1057, jonathan.tomko@austintexas.gov
Planning Department

Motion to postpone this item by the Planning Commission to December 12, 2023 was approved on the consent agenda on the motion by Commissioner Azhar, seconded by Commissioner Maxwell on a vote of 10-0. Commissioner Phillips off the dais. Vice-Chair Hempel and Commissioner Woods absent.

5. **Plan Amendment:** [NPA-2023-0020.02 - 106 and 118 Red Bird Lane; District 3](#)
Location: 106 and 118 Red Bird Lane, Williamson Creek Watershed ; South Congress Combined (West Congress) NP Area
Owner/Applicant: RPC 106 Red Bird Ln LLC
Agent: Drenner Group, PC (Amanda Swor)
Request: Single Family to Mixed Use land use
Staff Rec.: **Recommended**
Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov
Planning Department

Motion to postpone this item by the Planning Commission to December 12, 2023 was approved on the motion by Commissioner Cox, seconded by Commissioner Mushtaler on a vote of 7-4. Commissioners Anderson, Azhar, Connolly and Maxwell voted nay. Vice-Chair Hempel and Commissioner Woods absent.

6. **Rezoning:** [C14-2023-0034 - 5402 S. Congress Avenue; District 3](#)
Location: 106, 116, and 118 Red Bird Lane; 5402, 5408, and 5412 South Congress Avenue; 111 West Mockingbird Lane, Williamson Creek Watershed ; South Congress Combined (West Congress) NP Area
Owner/Applicant: RPC 106 Red Bird Ln LLC; RPC 5402 South Congress LLC; 5412 South Congress LLC (Rastegar)
Agent: Drenner Group, PC (Amanda Swor)
Request: SF-2-NP; CS-MU-NP; CS-MU-CO-NP to CS-MU-V-CO-NP
Staff Rec.: **Recommended**
Staff: Nancy Estrada, 512-974-7617, nancy.estrada@austintexas.gov
Planning Department

Motion to postpone this item by the Planning Commission to December 12, 2023 was approved on the motion by Commissioner Cox, seconded by Commissioner Mushtaler on a vote of 7-4. Commissioners Anderson, Azhar, Connolly and Maxwell voted nay. Vice-Chair Hempel and Commissioner Woods absent.

7. **Plan Amendment:** [NPA-2023-0020.03 - 300-400 Industrial Blvd. NPA; District 3](#)
Location: 300, 400, 436 and 400 Industrial Blvd and 4211 Willow Springs Rd, Blunn Creek Watershed; South Congress Combined (East Congress) NP Area
Owner/Applicant: 300 Industrial: LEIFINDUS300, LLC; 436 and 440 Industrial:LEIFINDUS440, LLC
Agent: Drenner Group, PC (Leah M. Bojo)
Request: Industry to Mixed Use land use
Staff Rec.: **Recommended**
Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov
Planning Department

Public Hearing closed.

Motion by Commissioner Connolly, seconded by Commissioner Mushtaler to grant Staff's recommendation of Industry to Mixed Use land use for C14-2023-0044 - 300-440 Industrial Boulevard located at 300, 400, 436 and 440 Industrial Boulevard and 4211 Willow Springs Rd was approved on a vote of 9-1. Commissioner Cox voted nay. Commissioner Barrera Ramirez abstained. Vice-Chair Hempel and Commissioner Woods absent.

8. **Rezoning:** [C14-2023-0044 - 300-440 Industrial Boulevard; District 3](#)
Location: 300, 400, 436 and 440 Industrial Boulevard and 4211 Willow Springs Rd, Blunn Creek Watershed; South Congress Combined (East Congress) NP Area
Owner/Applicant: LEIFINDUS300, LLC; LEIFINDUS440, LLC
Agent: Drenner Group, PC (Leah Bojo)
Request: LI-NP to LI-PDA-NP
Staff Rec.: **Recommended**
Staff: Nancy Estrada, 512-974-7617, nancy.estrada@austintexas.gov
Planning Department

Public Hearing closed.

Motion by Commissioner Connolly, seconded by Commissioner Mushtaler to grant Staff's recommendation of LI-PDA-NP, combining district zoning for C14-2023-0044 - 300-440 Industrial Boulevard located at 300, 400, 436 and 440 Industrial Boulevard and 4211 Willow Springs Rd was approved on a vote of 9-1. Commissioner Cox voted nay. Commissioner Barrera Ramirez abstained. Vice-Chair Hempel and Commissioner Woods absent.

9. **Rezoning:** [C14-2023-0046 - 600 Industrial Boulevard; District 3](#)
Location: 506 and 600 Industrial Boulevard and 4138 1/2 Terry O Lane, Blunn Creek Watershed; South Congress Combined (East Congress) NP Area
Owner/Applicant: LEIDEV600 TIC, LLC; 728 Post Road, LLC; BMARS Holdings, LLC
Agent: Drenner Group, PC (Leah Bojo)
Request: LI-PDA-NP to LI-PDA-NP, with change in conditions
Staff Rec.: **Recommended**
Staff: Nancy Estrada, 512-974-7617, nancy.estrada@austintexas.gov
Planning Department

Public Hearing closed.

Motion by Commissioner Connolly, seconded by Commissioner Mushtaler to grant Staff's recommendation of LI-PDA-NP, with change in conditions, combining district zoning for C14-2023-0046 - 600 Industrial Boulevard located at 506 and 600 Industrial Boulevard and 4138 1/2 Terry O Lane was approved on a vote of 9-1. Commissioner Cox voted nay. Commissioner Barrera Ramirez abstained. Vice-Chair Hempel and Commissioner Woods absent.

- 10. Plan Amendment:** [NPA-2023-0023.01 - Sheridan; District 4](#)
Location: 6103 Sheridan Ave, Fort Branch and Tannehill Branch; University Hills/Windsor Park Combined (Windsor Park)
Owner/Applicant: Leslie Elliott
Agent: Leslie Elliot
Request: Single Family to Commercial land use
Staff Rec.: **Pending**
Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov
 Planning Department
Postponement **Applicant Request for Postponement to January 23, 2024**
Request:

Motion to grant Applicant's request for postponement of this item to January 23, 2024 was approved on the consent agenda on the motion by Commissioner Azhar, seconded by Commissioner Maxwell on a vote of 10-0. Commissioner Phillips off the dais. Vice-Chair Hempel and Commissioner Woods absent.

- 11. Rezoning:** [C14-2023-0035 - Sheridan; District 4](#)
Location: 6103 Sheridan Avenue, Fort Branch and Tannehill Branch Watersheds; Windsor Park NP Area
Owner/Applicant: Leslie Elliott
Agent: Keepers Land Planning (Ricca Keepers)
Request: SF-3-NP to LR-MU-NP
Staff Rec.: **Pending**
Staff: Jonathan Tomko, 512-974-1057, jonathan.tomko@austintexas.gov
 Planning Department
Postponement **Applicant Request for Postponement to January 23, 2024**
Request:

Motion to grant Applicant's request for postponement of this item to January 23, 2024 was approved on the consent agenda on the motion by Commissioner Azhar, seconded by Commissioner Maxwell on a vote of 10-0. Commissioner Phillips off the dais. Vice-Chair Hempel and Commissioner Woods absent.

- 12. Rezoning:** [C14-2023-0040 - 10317 - 10423 McKalla Place; District 7](#)
Location: 10315, 10317, 10401, 10423 and 10423 1/2 McKalla Place, Little Walnut Creek; North Burnet/Gateway NP
Owner/Applicant: McKalla Station LP
Agent: Drenner Group, PC (Amanda Swor)
Request: NBG-WMU-NP to NBG-TOD(Gateway Zone)-NP
Staff Rec.: **Pending**
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov
Planning Department
Postponement Request: **Staff postponement request to December 12, 2023.**

Motion to grant Staff request for postponement of this item to December 12, 2023 was approved on the consent agenda on the motion by Commissioner Azhar, seconded by Commissioner Maxwell on a vote of 10-0. Commissioner Phillips off the dais. Vice-Chair Hempel and Commissioner Woods absent.

- 13. Rezoning:** [C14-2023-0043 - 4201 South Congress; District 3](#)
Location: 4201 S. Congress Avenue, Williamson Creek Watershed and Blunn Creek Watershed
Owner/Applicant: 4201 S Congress Ave Owner, LLC (Gavin Greenblum)
Agent: Armbrust & Brown, PLLC (Ferris Clements)
Request: LI-NP & LI-CO-NP to CS-MU-V-NP
Staff Rec.: **Recommendation of CS-MU-V-CO-NP**
Staff: Nancy Estrada, 512-974-7617, nancy.estrada@austintexas.gov
Planning Department

Motion to grant Staff request for postponement of this item to December 12, 2023 was approved on the consent agenda on the motion by Commissioner Azhar, seconded by Commissioner Maxwell on a vote of 10-0. Commissioner Phillips off the dais. Vice-Chair Hempel and Commissioner Woods absent.

- 14. Rezoning:** [C14-2023-0047 - 1911 Willow Creek Drive; District 3](#)
Location: 1911 Willow Creek Drive, Lady Bird Lake and Country Club West Watersheds; Riverside NP
Owner/Applicant: 1911 Willow L.P. (Anthony Clarke)
Agent: Drenner Group, P.C. (Amanda Swor)
Request: ERC-UR to ERC-CMU
Staff Rec.: **Recommended**
Staff: Jonathan Tomko, 512-974-1057, jonathan.tomko@austintexas.gov
Planning Department
Postponement Request: **Postopenement request by Neighborhood to Janaury 23, 2024.**

Motion to grant Staff request for postponement of this item to January 23, 2024 was approved on the consent agenda on the motion by Commissioner Azhar, seconded by Commissioner Maxwell on a vote of 10-0. Commissioner Phillips off the dais. Vice-Chair Hempel and Commissioner Woods absent.

- 15. Rezoning:** [C14-2023-0072 - Hyde Park High Street; District 9](#)
Location: 4221 Avenue H, Waller Creek Watershed; Hyde Park Neighborhood Planning Area
Owner/Applicant: Hyde Park High Street, LLC (Jesse Lunsford)
Agent: Winstead PC (Micah King)
Request: GR-HD-NCCD-NP and MF-3-HD-NCCD-NP to GR-HD-NCCD-NP
Staff Rec.: **Recommended**
Staff: Jonathan Tomko, 512-974-1057, jonathan.tomko@austintexas.gov
Planning Department

Public Hearing closed.

Motion to grant Staff's recommendation of GR-HD-NCCD-NP, combining district zoning, including conditions per Exhibit F (<https://services.austintexas.gov/edims/document.cfm?id=419557>) for C14-2023-0072 - Hyde Park High Street located at 4221 Avenue H was approved on the consent agenda on the motion by Commissioner Azhar, seconded by Commissioner Maxwell on a vote of 10-0. Commissioner Phillips off the dais. Vice-Chair Hempel and Commissioner Woods absent.

- 16. Rezoning:** [C14-2023-0108 - Delano Street Residential; District 1](#)
Location: 1331-1327 Delano Street, Fort Branch Watershed ; East MLK Combined Neighborhood Planning Area (MLK-183)
Owner/Applicant: 5600 Jackie Robinson Investments, LP (Michael Bernstein)
Agent: Thrower Design, LLC (Ron Thrower)
Request: SF-3-NP to SF-6-NP
Staff Rec.: **Pending**
Staff: Jonathan Tomko, 512-974-1057, jonathan.tomko@austintexas.gov
Planning Department
Postponement Request: **Staff postponement requested to December 12, 2023**

Motion to grant Staff' request for postponement of this item to December 12, 2023 was approved on the consent agenda on the motion by Commissioner Azhar, seconded by Commissioner Maxwell on a vote of 10-0. Commissioner Phillips off the dais. Vice-Chair Hempel and Commissioner Woods absent.

- 17. Rezoning:** [C14-2023-0116 - 1317 Morgan Lane; District 5](#)
Location: 1317 Morgan Lane, West Bouldin Creek Watershed; South Lamar Combined Neighborhood Planning Area
Owner/Applicant: Grace Dorris Scott
Agent: Drenner Group, P.C. (Amanda Swor)
Request: SF-3 to LR-MU
Staff Rec.: **Recommendation of LR-MU-CO**
Staff: Nancy Estrada, 512-974-7617, nancy.estrada@austintexas.gov
Planning Department

Public Hearing closed.

Motion to grant Staff's recommendation of LR-MU-CO combining district zoning for C14-2023-0116 - 1317 Morgan Lane located at 1317 Morgan Lane was approved on the consent agenda on the motion by Commissioner Azhar, seconded by Commissioner Maxwell on a vote of 10-0. Commissioner Phillips off the dais. Vice-Chair Hempel and Commissioner Woods absent.

- 18. Historic Zoning:** [C14H-2023-0115 - Mitchell House; District 1](#)
Location: 1193 San Bernard Street, Boggy Creek Watershed; Central East Austin NP Area
Owner/Applicant: Trace Tankersley
Request: SF-3-NP to SF-3-H-NP
Staff Rec.: **Recommended**
Staff: Kalan Contreras, 512-974-2727, Kalan.Contreras@austintexas.gov
 Planning Department

Public Hearing closed.

Motion to grant Staff's recommendation of SF-3-H-NP combining district zoning for C14H-2023-0115 - Mitchell House located at 1193 San Bernard Street was approved on the consent agenda on the motion by Commissioner Azhar, seconded by Commissioner Maxwell on a vote of 10-0. Commissioner Phillips off the dais. Vice-Chair Hempel and Commissioner Woods absent.

- 19. Historic Zoning:** [C14H-2023-0137 - 1100 E. 2nd St. A; District 3](#)
Location: 1100 E. 2nd St. Unit A, Waller Creek Watershed; East Cesar Chavez NP Area
Owner/Applicant: Applicant: Historic Landmark Commission (Commission-initiated, owner-opposed); Owner: Joshua Brunsmann
Request: SF-3-NP to SF-3-H-NP
Staff Rec.: **Recommended**
Staff: Kalan Contreras, 512-974-2727, Kalan.Contreras@austintexas.gov
 Planning Department

Public Hearing closed.

Motion by Commissioner Azhar, seconded by Commissioner Cox to grant SF-3-H-NP, combining district zoning, historic-age footprint portion of the front house on the property only, for C14H-2023-0137 - 1100 E. 2nd St. A located at 1100 E. 2nd St. Unit A was approved on a vote of 10-1. Commissioner Mushtaler voted nay. Vice-Chair Hempel and Commissioner Woods absent.

- 20. Conditional Use Site Plan:** [SPC-2022-0162C - Dougherty Arts Center Replacement; District 9](#)
- Location: 148 S Lamar Blvd, Lady Bird Lake Watershed; Zilker Neighborhood Plan (Suspended)
- Owner/Applicant: PARD
- Agent: GarzaEMC (Mauricio Silveya, P.E.)
- Request: Approval of the construction of a replacement building for the Dougherty Arts Center, located on P-zoned land over one acre
- Staff Rec.: **Recommended**
- Staff: Christine Barton-Holmes, 512-974-2788, christine.barton-holmes@austintexas.gov
Development Services Department

Motion to grant Staff’s request for postponement of this item to January 9, 2024 was approved on the consent agenda on the motion by Commissioner Azhar, seconded by Commissioner Maxwell on a vote of 10-0. Commissioner Phillips off the dais. Vice-Chair Hempel and Commissioner Woods absent.

- 21. PUD Amendment:** [C814-2014-0083.01 - Sunfield PUD](#)
- 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.: **Pending**
- Staff: Nancy Estrada, 512-974-7617, nancy.estrada@austintexas.gov
Planning Department
- Postponement Request: **Staff postponement request to January 23, 2024**

Motion to grant Staff’s request for postponement of this item to January 23, 2024 was approved on the consent agenda on the motion by Commissioner Azhar, seconded by Commissioner Maxwell on a vote of 10-0. Commissioner Phillips off the dais. Vice-Chair Hempel and Commissioner Woods absent.

- 22. Rezoning:** [C814-2022-0095 - 517 South Lamar PUD, District 9](#)
Location: 517 South Lamar Boulevard, West Bouldin Creek ; Zilker NP Area (suspended)
Owner/Applicant: Murphey-Gray Properties, a 50/50 Joint Venture of Dhanis, LLC & M & B Investment Company
Agent: Armbrust & Brown, PLLC (Richard T. Suttle, Jr.)
Request: CS-V to PUD
Staff Rec.: **Pending**
Staff: Jonathan Tomko, 512-974-1057, jonathan.tomko@austintexas.gov
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 Commissioner Azhar, seconded by Commissioner Maxwell on a vote of 10-0. Commissioner Phillips off the dais. Vice-Chair Hempel and Commissioner Woods absent.

- 23. Code Amendment:** [C20-2023-029 - Eliminate Station Area Plan Filing Deadlines](#)
Request: Request to allow amendments to Station Area Plans at any time.
Staff Rec.: **Recommended**
Staff: Chad Sharrard, 512-974-8033, Chad.Sharrard@austintexas.gov
Planning Department

Public Hearing closed.

Motion to grant Staff's recommendation to allow amendments to Station Area Plans at any time was approved on the consent agenda on the motion by Commissioner Azhar, seconded by Commissioner Maxwell on a vote of 10-0. Commissioner Phillips off the dais. Vice-Chair Hempel and Commissioner Woods absent.

- 24. Final Plat:** [C8-2023-0149.0A - Eastside Commerce Subdivision; District 3](#)
Location: 1312 Dalton Ln, Carson Creek Watershed
Owner/Applicant: SRPF C/Dalton Lane, L.P. (David M. Blackbird)
Agent: Kimley-Horn (Thomas Lombardi, Jr.)
Request: Approval of 12 lot subdivision on 59.859 acres of previously unplatted land.
Staff Rec.: **Approve with Conditions, per Exhibit C**
Staff: Joey de la Garza, 512-974-2664, joey.delalgarza@austintexas.gov
Development Services Department

Public Hearing closed.

Motion to grant Staff's recommendation, per Exhibit C, for C8-2023-0149.0A - Eastside Commerce Subdivision located at 1312 Dalton Lane was approved on the consent agenda on the motion by Commissioner Azhar, seconded by Commissioner Maxwell on a vote of 10-0. Commissioner Phillips off the dais. Vice-Chair Hempel and Commissioner Woods absent.

- 25. Right of Way** [2023-00982 LM - 1514 W. 35th; District 10](#)
Vacation:
Location: 1514 W. 35th Street, Shoal Creek Watershed Boundaries
Owner/Applicant: Cedar Building, LLC, Safi Kaskas
Request: Vacate approximate 3,855 square foot portion of W. 35th Street adjoining 3503
 Kerbey Lane, retaining a PUE and a wastewater line easement
Staff Rec.: **Recommended**
Staff: Mashell Smith, 512-974-7191, mashell.smith@austintexas.gov
 Transportation and Public Works

Public Hearing closed.

Motion to grant Staff's recommendation for 2023-00982 LM - 1514 W. 35th located at 1514 W. 35th Street was approved on the consent agenda on the motion by Commissioner Azhar, seconded by Commissioner Maxwell on a vote of 10-0. Commissioner Phillips off the dais. Vice-Chair Hempel and Commissioner Woods absent.

ITEMS FROM THE COMMISSION

- 26.** Discussion and possible action to adopt a rule regarding registered speaker donation of time during public hearings.
(Sponsors: Chair Shaw and Vice-Chair Hempel)

Motion to adopt a rule regarding registered speaker donation of time during public hearings was approved on the motion by Commissioner Azhar, seconded by Commissioner Maxwell was approved on a vote of 11-0. Vice-Chair Hempel and Commissioner Woods absent.

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.

SPECIAL ELECTION & NOMINATION

- 27.** Election of interim chair.

After closing of nominations, Commissioner Hempel was elected interim chair on a vote of 7-4. Commissioners Cox, Haynes, Mushtaler and Phillips voted nay. Vice-Chair Hempel and Commissioner Woods absent.

- 28.** Nomination of a member to serve on the Small Area Planning Joint Committee.

After closing of nominations, Commissioner Phillips was nominated to serve on the Small Area Planning Joint Committee on a vote of 11-0. Vice-Chair Hempel and Commissioner Woods absent.

BOARDS, COMMITTEES & WORKING GROUPS UPDATES

[Codes and Ordinances Joint Committee](#)

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

No report provided.

[Comprehensive Plan Joint Committee](#)

(Commissioners: Connolly, Cox, Haynes, Phillips)

No report provided.

[Joint Sustainability Committee](#)

(Commissioner Woods; Commissioner Phillips, alternate)

No report provided.

[Small Area Planning Joint Committee](#)

(Commissioners: Barrera-Ramirez, Howard, Mushtaler and Shaw)

No report provided.

[South Central Waterfront Advisory Board](#)

(Commissioner Maxwell)

Update provided by Commissioner Maxwell.

Accessory Dwelling Units and Duplexes Working Group

(Commissioners Anderson, Azhar, Cox, Howard, Mushtaler and Cohen)

No report provided.

Chair Shaw adjourned the meeting without objection at 9:59 PM on Tuesday, November 28, 2023

Minutes approved on December 19, 2023 on the consent agenda on the motion by Commissioner Woods, seconded by Commissioner Phillips on a vote of 7-0. Commissioners Barrera-Ramirez, Connolly, Cox, Haynes, Howard, and Mushtaler absent.

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