



PLANNING COMMISSION

MINUTES

August 8, 2023

The Planning Commission convened in a meeting on August 8, 2023, in Council Chambers of City Hall, 301 W. 2nd Street, Austin, Texas and via videoconference @ <http://www.austintexas.gov/page/watch-atxn-live>

Vice-Chair Hempel called the Commission Meeting to order at 6:08 p.m.

Commission Members in Attendance:

Greg Anderson- Secretary
Awais Azhar - Parliamentarian
Nadia Barrera-Ramirez
João Paulo Connolly
Grayson Cox
Adam Haynes
Claire Hempel – Vice-Chair
Patrick Howard
Felicity Maxwell
Jennifer Mushtaler
Todd Shaw – Chair
Alice Woods

Jessica Cohen – Ex-Officio

Absent
Todd Shaw – Chair
Jennifer Mushtaler

One vacancy

Arati Singh – Ex-Officio
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.

1. Mr. Mario Cantu – Conveyed information regarding site development matters.

APPROVAL OF MINUTES

1. Approve the minutes of July 11, 2023.

Approval of minutes of July 11, 2023 was postponed to August 8, 2023, was approved on the consent agenda on the motion Commissioner Woods seconded by Commissioner Conolly on a vote of 11-0. Commissioner Mushtaler absent. One vacancy on the dais.

PUBLIC HEARINGS

2. **Plan Amendment:** [NPA-2023-0020.02 - 106 and 118 Red Bird Lane](#)
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.: **Pending**
Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov
Planning Department
Postponement Request: **Staff postponement request to September 26, 2023**

Motion to grant Staff's request for postponement of this item to September 26, 2023 was approved on the consent agenda on the motion by Commissioner Azhar , seconded by Commissioner Maxwell on a vote of 10-0. Chair Shaw and Commissioner Mushtaler absent. One vacancy on the dais.

3. **Plan Amendment:** [NPA-2023-0025.02 - 5524 W. US Hwy 290; District 8](#)
Location: 5524 W. US Hwy 290, Barton Creek - 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.: **Pending**
Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov
Planning Department
Postponement Request: **Applicant request for Indefinite Postponement**

Motion to grant Applicant'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. Chair Shaw and Commissioner Mushtaler absent. One vacancy on the dais.

4. **Plan Amendment:** [NPA-2023-0025.01 - 5725 W. US Hwy 290 Eastbound; District 8](#)
Location: 5725 W. US Hwy 290 Eastbound, Barton Creek Watershed; Oak Hill Combined (East Oak Hill) NP Area
Owner/Applicant: Cheryl Ogle
Agent: DuBois Bryant & Campbell, LLP (David Hartman)
Request: Neighborhood Mixed Use to Mixed Use land use
Staff Rec.: **Pending**
Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov
Planning Department
Postponement Request: **Staff postponement request to September 26, 2023.**

Motion to grant Staff's request for postponement of this item to September 26, 2023 was approved on the consent agenda on the motion by Commissioner Azhar , seconded by Commissioner Maxwell on a vote of 10-0. Chair Shaw and Commissioner Mushtaler absent. One vacancy on the dais.

5. **Plan Amendment:** [NPA-2023-0024.01 - Radius at the Domain; District 7](#)
Location: 11900 and 11901 Hobby Horse Court and 11945 ½ and 11947 ½ Burnet Road, Walnut Creek Watershed; North Burnet/Gateway 2035 Master Plan & Neighborhood Plan
Owner/Applicant: Arelano Holdings, LLC
Agent: Drenner Group, PC (David J. Anderson)
Request: Mixed Use to High Density Mixed Use land use
Staff Rec.: **Recommended**
Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov
Planning Department

Public Hearing closed.

Motion to grant Staff's recommendation for NPA-2023-0024.01 - Radius at the Domain located at 11900 and 11901 Hobby Horse Court and 11945 ½ and 11947 ½ Burnet Road was approved on the consent agenda on the motion by Commissioner Azhar, seconded by Commissioner Maxwell on a vote of 10-0. Chair Shaw and Commissioner Mushtaler absent. One vacancy on the dais.

- 6. 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.: **Pending**
Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov
Planning Department
Postponement Request: Staff postponement request to September 26, 2023.

Motion to grant Staff's request for postponement of this item to September 26, 2023 was approved on the consent agenda on the motion by Commissioner Azhar , seconded by Commissioner Maxwell on a vote of 10-0. Chair Shaw and Commissioner Mushtaler absent. One vacancy on the dais.

- 7. Plan Amendment:** [NPA-2023-0020.01 - 4201 S. Congress; District 3](#)
Location: 4201 S. Congress Ave (a portion of), Williamson Creek Watershed and Blunn Creek Watershed; South Congress Combined (East Congress) NP Area
Owner/Applicant: 4201 S Congress Ave Owner, LLC a Delaware limited liability company
Agent: Armbrust & Brown, PLLC (Ferris Clements)
Request: Industry to Mixed Use land use
Staff Rec.: **Pending**
Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov
Planning Department
Postponement Request: Staff postponement request to September 26, 2023

Motion to grant Staff's request for postponement of this item to September 26, 2023 was approved on the consent agenda on the motion by Commissioner Azhar , seconded by Commissioner Maxwell on a vote of 10-0. Chair Shaw and Commissioner Mushtaler absent. One vacancy on the dais.

8. **Plan Amendment:** [NPA-2023-0018.03 - 5514 Grover and 5515 Roosevelt Avenue; District 7](#)
Location: 5514 Grover Avenue and 5515 Roosevelt Avenue, Shoal Creek Watershed; Brentwood/Highland (Brentwood) Combined NP Area
Owner/Applicant: Biagini, LP, a Texas limited partnership and Laura A. and Steve D. Beuerlein
Agent: DuBois, Bryant & Campbell, L.L.P. (David Hartman)
Request: Single Family to Multifamily Residential land use
Staff Rec.: **Staff postponement request to September 12, 2023.**
Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov
Planning Department

Motion to grant Staff's request for postponement of this item to September 12, 2023 was approved on the consent agenda on the motion by Commissioner Azhar , seconded by Commissioner Maxwell on a vote of 10-0. Chair Shaw and Commissioner Mushtaler absent. One vacancy on the dais.

9. **Plan Amendment:** [NPA-2023-0030.02 - 714 Turtle Creek Multifamily; District 2](#)
Location: 714 Turtle Creek Blvd., Williamson Creek Watershed; South Austin Combined (Garrison Park) NP Area
Owner/Applicant: 714 Turtle Creek LP, a Texas limited partnership
Agent: DuBois Bryant & Campbell, LLP (David Hartman)
Request: Neighborhood Transition to Mixed Use Activity HUB/Corridor character district
Staff Rec.: **Pending**
Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov
Planning Department
Postponement Request: Staff postponement request to September 12, 2023

Motion to grant Staff's request for postponement of this item to September 12, 2023 was approved on the consent agenda on the motion by Commissioner Azhar , seconded by Commissioner Maxwell on a vote of 10-0. Chair Shaw and Commissioner Mushtaler absent. One vacancy on the dais.

10. (a) **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 and Williamson Creek Watersheds; South Congress Combined (East Congress) NP Area
Owner/Applicant: Basalt Cannon LLC, Delwau LLC, Jasdayal LLC, Ungar Holdings LLC.
Agent: Civilitude, LLC (Nhat Ho)
Request: Industry to Mixed Use land use
Staff Rec.: **Pending**
Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov
Planning Department
Postponement Request: Applicant request for Indefinite Postponement

Motion to grant Applicant'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. Chair Shaw and Commissioner Mushtaler absent. One vacancy on the dais.

- 10. (b) Rezoning:** [C14-2022-0062 - Industrial Blvd and Terry O Ln; District 3](#)
Location: 439-511 Industrial Blvd (odd #s only), 515 Industrial Blvd & 4208 Terry O Lane, Blunn Creek and Williamson Creek Watersheds; South Congress Combined (East Congress) NP Area
Owner/Applicant: BASALT CANNON LLC; DELWAU LLC; JASDAYAL LLC; UNGAR HOLDINGS LLC
Agent: Civiltude, LLC (Nhat Ho)
Request: LI-NP to LI-PDA-NP
Staff Rec.: **Pending**
Staff: Nancy Estrada, 512-974-7617, nancy.estrada@austintexas.gov
Planning Department
Postponement Request: Applicant request for Indefinite Postponement

Motion to grant Applicant'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. Chair Shaw and Commissioner Mushtaler absent. One vacancy on the dais.

- 11. (a) Plan Amendment:** [NPA-2023-0013.02 - 700 Dawson; District 9](#)
Location: 700 Dawson Road, West Bouldin Creek Watershed; Bouldin Creek NP Area
Owner/Applicant: Dawson Overlook, LLC (Terry and Mark Black)
Agent: Armbrust & Brown, PLLC (Michael J. Whellan)
Request: Multifamily Residential to Mixed Use land use.
Staff Rec.: **Pending**
Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov
Planning Department
Postponement Request: Staff postponement request to August 22, 2023

Motion to grant Staff's request for postponement of this item to August 22, 2023 was approved on the consent agenda on the motion by Commissioner Azhar , seconded by Commissioner Maxwell on a vote of 10-0. Chair Shaw and Commissioner Mushtaler absent. One vacancy on the dais.

- 11. (b) Rezoning:** [C14-2023-0064 - 700 Dawson; District 9](#)
 Location: 700 Dawson Road, West Bouldin Creek; Bouldin Creek NP Area
 Owner/Applicant: Dawson Overlook, LLC (Terry and Mark Black)
 Agent: Armbrust & Brown, PLLC (Michael Whellan)
- Request: SF-3-NP to CS-MU-NP
 Staff Rec.: **Pending**
 Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov
 Planning Department
- Postponement Request:** **Staff postponement request to August 22, 2023**

Motion to grant Staff's request for postponement of this item to August 22, 2023 was approved on the consent agenda on the motion by Commissioner Azhar , seconded by Commissioner Maxwell on a vote of 10-0. Chair Shaw and Commissioner Mushtaler absent. One vacancy on the dais.

- 12. (a) Plan Amendment:** [NPA-2022-0017.01 - Crestview Village; District 7](#)
 Location: 6916, 6926, 6928 N. Lamar Boulevard and 808, 810, 812, 906 Justin Lane, Waller Creek Watershed; Crestview/Wooten Combined NP Area 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
 Planning Department
- Postponement Request:** **Staff postponement request to September 12, 2023**

Motion to grant Staff's request for postponement of this item to September 12, 2023 was approved on the consent agenda on the motion by Commissioner Azhar , seconded by Commissioner Maxwell on a vote of 10-0. Chair Shaw and Commissioner Mushtaler absent. One vacancy on the dais.

- 12. (b) Rezoning:** [C14-2022-0035 - Crestview Village; District 7](#)
 Location: 6916, 6926, 6928 N. Lamar Boulevard and 808, 810, 812, 906 Justin Lane, Waller Creek Watershed; Crestview/Wooten Combined NP Area and Lamar/Justin Station Area Plan
 Owner/Applicant: 3423 HOLDINGS LLC (Peter Barlin, Manager)
 Agent: Armbrust & Brown, PLLC (Michael Whellan)
 Request: TOD-NP to TOD-NP (increased height)
 Staff Rec.: **Pending**
 Staff: Jonathan Tomko, 512-974-1057, jonathan.tomko@austintexas.gov
 Planning Department
Postponement Request: Staff postponement request to September 12, 2023

Motion to grant Staff’s request for postponement of this item to September 12, 2023 was approved on the consent agenda on the motion by Commissioner Azhar , seconded by Commissioner Maxwell on a vote of 10-0. Chair Shaw and Commissioner Mushtaler absent. One vacancy on the dais.

- 13. (a) Plan Amendment:** [NPA-2023-0013.01 - 200 W. Mary; District 9](#)
 Location: 200 and 204 W. Mary Street, East Bouldin Creek Watershed; Bouldin Creek NP Area
 Owner/Applicant: Herb Bar Soco, LLC
 Agent: Husch Blackwell, LLP (Nikelle Meade)
 Request: Single Family to Mixed Use land use
 Staff Rec.: **Pending**
 Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov
 Planning Department
Postponement Request: Staff postponement request to September 26, 2023

Motion to grant Staff’s request for postponement of this item to September 26, 2023 was approved on the consent agenda on the motion by Commissioner Azhar , seconded by Commissioner Maxwell on a vote of 10-0. Chair Shaw and Commissioner Mushtaler absent. One vacancy on the dais.

- 13. (b) Rezoning:** [C14-2023-0021 - 200 W. Mary; District 9](#)
 Location: 200 and 204 W. Mary Street, East Bouldin Creek Watershed; Bouldin Creek NP Area
 Owner/Applicant: Herb Bar Soco, LLC (River Sharpe)
 Agent: Husch Blackwell, LLP (Nikelle Meade)
 Request: SF-3-NP to CS-MU-NP
 Staff Rec.: **Pending**
 Staff: Jonathan Tomko, 512-974-1057, jonathan.tomko@austintexas.gov
 Planning Department
Postponement Request: Staff postponement request to September 26, 2023

Motion to grant Staff's request for postponement of this item to September 26, 2023 was approved on the consent agenda on the motion by Commissioner Azhar , seconded by Commissioner Maxwell on a vote of 10-0. Chair Shaw and Commissioner Mushtaler absent. One vacancy on the dais.

- 14. (a) Plan Amendment:** [NPA-2023-0030.01.SH - Mission South; District 2](#)
Location: 711 Eberhart Lane, Williamson Creek Watershed; South Austin Combined (Garrison Park) NP Area
Owner/Applicant: SVAG Amazon, LLC
Agent: Drenner Group, PC (Leah Bojo)
Request: Neighborhood Node to Mixed Use Activity HUB/Corridor character district
Staff Rec.: **Pending**
Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov
Planning Department
Postponement Request: **Staff postponement request to September 26, 2023**

Motion to grant Staff's request for postponement of this item to September 26, 2023 was approved on the consent agenda on the motion by Commissioner Azhar , seconded by Commissioner Maxwell on a vote of 10-0. Chair Shaw and Commissioner Mushtaler absent. One vacancy on the dais.

- 14. (b) Rezoning:** [C14-2023-0007.SH - Mission South; District 2](#)
Location: 711 Eberhart Lane, Williamson Creek Watershed; South Austin Combined (Garrison Park) NP Area
Owner/Applicant: SVAG Amazon, LLC
Agent: Drenner Group, PC (Leah Bojo)
Request: LR-NP to GR-MU-V-NP
Staff Rec.: **Pending**
Staff: Nancy Estrada, 512-974-7617, nancy.estrada@austintexas.gov
Planning Department
Postponement Request: **Staff postponement request to September 26, 2023**

Motion to grant Staff's request for postponement of this item to September 26, 2023 was approved on the consent agenda on the motion by Commissioner Azhar , seconded by Commissioner Maxwell on a vote of 10-0. Chair Shaw and Commissioner Mushtaler absent. One vacancy on the dais.

- 15. (a) Plan Amendment:** [NPA-2023-0018.02 - Koenig; District 7](#)
 Location: 1911, 2001, 2003, 2005 and 2007 West Koenig Lane and 1902, 1904, 1906 Ullrich Avenue, Shoal Creek Watershed; Brentwood/Highland (Brentwood) Combined NP Area
 Owner/Applicant: GDC-NRG, LLC (Adam Moore)
 Agent: Alice Glasco Consulting (Alice Glasco)
 Request: Mixed Use/Office and Single Family to Multifamily Residential land use
 Staff Rec.: **Pending**
 Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov Planning Department
Postponement Request: Staff postponement request to September 26, 2023

Motion to grant Staff’s request for postponement of this item to September 26, 2023 was approved on the consent agenda on the motion by Commissioner Azhar , seconded by Commissioner Maxwell on a vote of 10-0. Chair Shaw and Commissioner Mushtaler absent. One vacancy on the dais.

- 15. (b) Rezoning:** [C14-2023-0019 - Koenig; District 7](#)
 Location: 1911, 2001, 2003, 2005 and 2007 West Koenig Lane and 1902, 1904, and 1906 Ullrich Avenue, Shoal Creek Watershed; Brentwood/Highland (Brentwood) Combined NP Area
 Owner/Applicant: GDC-NRG, LLC (Adam Moore)
 Agent: Alice Glasco Consulting (Alice Glasco)
 Request: LO-MU-NP, SF-3-NP to MF-6-NP
 Staff Rec.: **Pending**
 Staff: Jonathan Tomko, 512-974-1057, jonathan.tomko@austintexas.gov Planning Department
Postponement Request: Staff postponement request to September 26, 2023

Motion to grant Staff’s request for postponement of this item to September 26, 2023 was approved on the consent agenda on the motion by Commissioner Azhar , seconded by Commissioner Maxwell on a vote of 10-0. Chair Shaw and Commissioner Mushtaler absent. One vacancy on the dais.

- 16. (a) Plan Amendment:** [NPA-2023-0022.01 - 821 Woodward Street; District 3](#)
 Location: 703 1/2, 801/805 and 821 Woodward Street, Blunn Creek Watershed; Greater South River City Combined (St. Edwards)
 Owner/Applicant: SACHEM, Inc.
 Agent: Drenner Group, PC (Amanda Swor)
 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 to grant Staff's recommendation of Mixed Use land use for NPA-2023-0022.01 - 821 Woodward Street located at 703 1/2, 801/805 and 821 Woodward Street was approved on the consent agenda on the motion by Commissioner Azhar , seconded by Commissioner Maxwell on a vote of 10-0. Chair Shaw and Commissioner Mushtaler absent. One vacancy on the dais.

- 16. (b) Rezoning:** [C14-2023-0025 - 821 Woodward Street; District 3](#)
Location: 703 1/2, 801/805 and 821 Woodward Street, Blunn Creek Watershed; Greater South River City Combined (St. Edwards)
Owner/Applicant: SACHEM, Inc. (John Mooney)
Agent: Drenner Group, PC (Amanda Swor)
Request: LI-PDA-NP and LI-NP to GR-V-CO-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-V-CO-NP combining district zoning for C14-2023-0025 - 821 Woodward Street located at 703 1/2, 801/805 and 821 Woodward Street was approved on the consent agenda on the motion by Commissioner Azhar , seconded by Commissioner Maxwell on a vote of 10-0. Chair Shaw and Commissioner Mushtaler absent. One vacancy on the dais.

- 17. (a) Plan Amendment:** [NPA-2022-0023.02 - E. 51st and Cameron; District 4](#)
Location: 1127, 1205, 1209, 1215 E. 52ND Street and 5106 – 5114 Lancaster Court (even numbers only), Tannehill Branch Watershed; University Hills/Windsor Park (Windsor Park) NP Area
Owner/Applicant: 51st Center, LLC; 1209 East Apartments, LLC; Yellow 52 Investments, LLC
Agent: Drenner Group, PC (Amanda Swor)
Request: Multifamily Residential and Mixed Use/Office to Mixed Use land use.
Staff Rec.: **Recommended**
Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov
Planning Department

Public Hearing closed.

Motion to grant Staff's recommendation of Multifamily Residential and Mixed Use/Office to Mixed Use land use for NPA-2022-0023.02 - E. 51st and Cameron located at 1127, 1205, 1209, 1215 E. 52ND Street and 5106 – 5114 Lancaster Court (even numbers only) was approved on the consent agenda on the motion by Commissioner Azhar , seconded by Commissioner Maxwell on a vote of 10-0. Chair Shaw and Commissioner Mushtaler absent. One vacancy on the dais.

17. (b) Rezoning: [C14-2023-0003 - E. 51st and Cameron; District 4](#)
Location: 1122-1218 East 51st Street; 1125 1/2 -1205 East 52nd Street; 1209 East 52nd Street; 1215 East 52nd Street; 5106-5114 Lancaster Court, Tannehill Branch Watershed; University Hills/Windsor Park (Windsor Park) NP Area
Owner/Applicant: 51st Center, LLC; 1209 East Apartments, LLC; Yellow 52 Investments, LLC
Agent: Drenner Group, PC (Amanda Swor)
Request: GR-V-CO-NP; CR-MU-V-CO-NP; MF-2-NP; GR-MU-CO-NP and CS-CO-NP to CS-V-CO-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-V-CO-NP; CR-MU-V-CO-NP; MF-2-NP; GR-MU-CO-NP and CS-CO-NP to CS-V-CO-NP for combining district zoning for C14-2023-0003 - E. 51st and Cameron located at 1127, 1205, 1209, 1215 E. 52ND Street and 5106 – 5114 Lancaster Court (even numbers only) was approved on the consent agenda on the motion by Commissioner Azhar , seconded by Commissioner Maxwell on a vote of 10-0. Chair Shaw and Commissioner Mushtaler absent. One vacancy on the dais.

18. (a) Plan Amendment: [NPA-2023-0018.01 - 7002, 7004, and 7006 Guadalupe Street; District 4](#)
Location: 7002, 7004, 7006 Guadalupe Street, Waller Creek Watershed; Brentwood/Highland (Highland) Combined NP Area
Owner/Applicant: JLCC Interests, LLC
Agent: Drenner Group, PC (Leah M. Bojo)
Request: The Applicant requests the Base Maximum Building Height be amended from a maximum of 35 feet to a maximum of 40 feet and allow for the participation in the Development Bonus program.
Staff Rec.: **Recommended**
Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov
Planning Department

Public Hearing closed.

Motion to grant Staff's recommendation of the Base Maximum Building Height be amended from a maximum of 35 feet to a maximum of 40 feet and allow for the participation in the Development Bonus program for NPA-2023-0018.01 - 7002, 7004, and 7006 Guadalupe Street located at 7002, 7004, 7006 Guadalupe Street was approved on the consent agenda on the motion by Commissioner Azhar , seconded by Commissioner Maxwell on a vote of 10-0. Chair Shaw and Commissioner Mushtaler absent. One vacancy on the dais.

18. (b) Rezoning: [C14-2023-0017 - 7002, 7004, 7006 Guadalupe St; District 4](#)
Location: 7002, 7004, 7006 Guadalupe Street, Waller Creek Watershed;
Brentwood/Highland (Highland) Combined NP Area
Owner/Applicant: JLCC Interests, LLC
Agent: Drenner Group, PC (Leah M. Bojo)
Request: TOD-NP (Medium Density Residential Subdistrict) to TOD-NP (Mixed-Use Subdistrict) and other changes.
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 TOD-NP (Medium Density Residential Subdistrict) to TOD-NP (Mixed-Use Subdistrict) and other changes for C14-2023-0017 - 7002, 7004, 7006 Guadalupe St. located at 7002, 7004, 7006 Guadalupe Street was approved on the consent agenda on the motion by Commissioner Azhar , seconded by Commissioner Maxwell on a vote of 10-0. Chair Shaw and Commissioner Mushtaler absent. One vacancy on the dais.

19. 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 GR-NP
Staff Rec.: **Pending**
Staff: Jonathan Tomko, 512-974-1057, jonathan.tomko@austintexas.gov
Planning Department
Postponement Request: Staff postponement request to September 12, 2023

Motion to grant Staff's request for postponement of this item to September 12, 2023 was approved on the consent agenda on the motion by Commissioner Azhar , seconded by Commissioner Maxwell on a vote of 10-0. Chair Shaw and Commissioner Mushtaler absent. One vacancy on the dais.

- 20. Rezoning:** [C14-2023-0015 - 200 S Congress Avenue; District 9](#)
Location: 200, 208, 210, and 220 ½ S Congress Avenue, Lady Bird Lake Watershed; Bouldin Creek Neighborhood Planning Area
Owner/Applicant: Rivian Lone Star Holdings, LLC
Agent: Drenner Group, PC (Leah M. Bojo)
Request: LI-PDA-NP to LI-PDA-NP, to change a condition of zoning
Staff Rec.: **Recommended**
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov
Planning Department

Public Hearing closed.

Motion by Commissioner Connolly, seconded by Commissioner Maxwell to grant Staff's recommendation of LI-PDA-NP, to change a condition of zoning for C14-2023-0015 - 200 S Congress Avenue located at 200, 208, 210, and 220 ½ S Congress Avenue was approved on a vote of 8-0. Commissioner Haynes abstained. Commissioner Barrera-Ramirez was off the dais. Chair Shaw and Commissioner Mushtaler absent. One vacancy on the dais.

- 21. Rezoning:** [C14-2022-0172 - 2207 Wickersham Lane; District 3](#)
Location: 2207 and 2301 Wickersham Lane, Country Club West Watershed; East Riverside/Oltorf Combined (Pleasant Valley) NP Area
Owner/Applicant: WHC Lake Creek TIC, LLC and WHC Wickersham TIC, LLC
Agent: Drenner Group, PC (Leah Bojo)
Request: East Riverside Corridor (ERC-Urban Residential Subdistrict) to East Riverside Corridor (ERC-Neighborhood Mixed Use Subdistrict), and to amend Figure 1-6 (East Riverside Corridor Hub Map) to include the entire lot in the Hub boundary, and to Figure 1-8 (East Riverside Corridor Development Bonus Height Map), to increase the maximum building height up to 120 feet through participation in a density bonus program.
Staff Rec.: **Recommended**
Staff: Nancy Estrada, 512-974-7617, nancy.estrada@austintexas.gov
Planning Department

Public Hearing closed.

Motion by Commissioner Anderson, seconded by Commissioner Maxwell to grant Staff's recommendation of for East Riverside Corridor (ERC-Urban Residential Subdistrict) to East Riverside Corridor (ERC-Neighborhood Mixed Use Subdistrict), and to amend Figure 1-6 (East Riverside Corridor Hub Map) to include the entire lot in the Hub boundary, and to Figure 1-8 (East Riverside Corridor Development Bonus Height Map), to increase the maximum building height up to 120 feet through participation in a density bonus program. C14-2022-0172 - 2207 Wickersham Lane located at 2207 and 2301 Wickersham Lane was approved on a vote of 9-1. Commissioner Cox voted nay. Chair Shaw and Commissioner Mushtaler absent. One vacancy on the dais.

- 22. Rezoning:** [C14-2022-0090 - 2239 Cromwell Circle; District 3](#)
Location: 2239, 2239 1/2 and 2309 1/2 Cromwell Circle, Country Club West Watershed; East Riverside/Oltorf Combined (Pleasant Valley) NP Area
Owner/Applicant: 2239 Cromwell Circle LLC
Agent: Drenner Group, PC (Leah Bojo)
Request: East Riverside Corridor (ERC-Urban Residential Subdistrict) to East Riverside Corridor (ERC-Neighborhood Mixed Use Subdistrict), and to amend Figure 1-6 (East Riverside Corridor Hub Map) to include the entire lot in the Hub boundary, and to Figure 1-8 (East Riverside Corridor Development Bonus Height Map), to increase the maximum building height up to 65 feet through participation in a density bonus program.
Staff Rec.: **Recommended**
Staff: Nancy Estrada, 512-974-7617, nancy.estrada@austintexas.gov
Planning Department

Public Hearing closed.

Motion by Commissioner Maxwell, seconded by Commissioner Connolly to grant staff recommendation of East Riverside Corridor (ERC-Urban Residential Subdistrict) to East Riverside Corridor (ERC-Neighborhood Mixed Use Subdistrict), and to amend Figure 1-6 (East Riverside Corridor Hub Map) to include the entire lot in the Hub boundary, and to Figure 1-8 (East Riverside Corridor Development Bonus Height Map), to increase the maximum building height up to 65 feet through participation in a density bonus program for C14-2022-0090 - 2239 Cromwell Circle located at 2239, 2239 1/2 and 2309 1/2 Cromwell Circle was approved on a vote of 9-1. Commissioner Cox voted nay. Chair Shaw and Commissioner Mushtaler absent. One vacancy on the dais.

- 23. Rezoning:** [C814-06-0106.03 - Hyatt West PUD Amendment](#)
Location: 151 South 1st Street, Lady Bird Lake Watershed; Bouldin Creek NP Area
Owner/Applicant: HHR Austin, LLC
Agent: Drenner Group, PC (Leah Bojo)
Request: Amendment to PUD-NP zoning to remove the minimum parking requirement for Lot 1, the West Parcel, consisting of 3.321 acres of land.
Staff Rec.: **Pending**
Staff: Nancy Estrada, 512-974-7617, nancy.estrada@austintexas.gov
Planning Department
Postponement Request: Staff postponement request to September 12, 2023.

Motion to grant Staff's request for postponement of this item to September 12, 2023 was approved on the consent agenda on the motion by Commissioner Azhar , seconded by Commissioner Maxwell on a vote of 10-0. Chair Shaw and Commissioner Mushtaler absent. One vacancy on the dais.

- 24. Historic Zoning:** [C14H-2023-0074 - Augusta Adams-Ziller House; District 9](#)
Location: 1306 Guadalupe Street, Shoal Creek NP Area
Owner/Applicant: W. Amon Burton, Jr. and Carol C. Burton
Agent: O'Connell Architecture (Lori Martin)
Request: DMU to DMU-H
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 DMU-H combining district zoning for C14H-2023-0074 - Augusta Adams-Ziller House located at 1306 Guadalupe Street was approved on the consent agenda on the motion by Commissioner Azhar , seconded by Commissioner Maxwell on a vote of 10-0. Chair Shaw and Commissioner Mushtaler absent. One vacancy on the dais.

- 25. Environmental** [SP-2022-0197D - Country Club Creek Trail](#)
Variance:
Location: 2511 1/2 E Oltorf Street, Country Club West; Pleasant Valley NP Area
Applicant: City of Austin - Transportation Public Works Department
Request: Requesting a variance from LDC 25-8-341 to allow cut over 4 feet to 10 feet.
Staff Rec.: **Recommended**
Staff: Meg Greenfield, 512-978-4663, meg.greenfield@austintexas.gov
 Development Services Department
 Ana Seivert, 512-974- 3566, ana.seivert@austintexas.gov, Transportation and
 Public Works,

Public Hearing closed.

Motion by Commissioner Cox, seconded by Commissioner Woods to grant Staff's recommendation for SP-2022-0197D - Country Club Creek Trail located at 2511 1/2 E Oltorf Street, Country Club West was approved on a vote of 8-1. Commissioner Haynes voted nay. Commissioner Barrera-Ramirez off the dais. Chair Shaw and Commissionr Mushtaler absent.

- 26. Conditional Use Permit:** [SPC-2023-0183A - East Austin 7th Street Hotel](#)
- Location: 1612 E 7TH Street, Lady Bird Lake; Central East Austin NP Area
Owner/Applicant: Mahoney Engineering - 1610 JFH LLC
Agent: Drenner Group, PC (Dan Anderson)
Request: Conditional Use for Cocktail Lounge in Corridor Mix Use of Plaza Saltillo TOD
Staff Rec.: **Recommended**
Staff: Chris Sapuppo, 512-978-4665, chris.sapuppo@austintexas.gov
Development Services Department

Public Hearing closed.

Motion to grant Staff's recommendation for SPC-2023-0183A - East Austin 7th Street Hotel located at 1612 E 7TH Street was approved on the consent agenda on the motion by Commissioner Azhar , seconded by Commissioner Maxwell on a vote of 10-0. Chair Shaw and Commissioner Mushtaler absent. One vacancy on the dais.

- 27. Final Plat from Approved Preliminary Plan:** [C8J-2018-0065.3A - Lagos Austin Section 1 Phase 2A Murchison Street Subdivision, ETJ](#)
- Location: 11215 N FM 973, Gilleland Creek
Owner/Applicant: 706 Investment Partnership, LTD (Pete Dwyer)
Agent: Kimley-Horn and Associates, Inc. (Jacob Kondo)
Request: Approval with conditions of Lagos Austin Section 1 Phase 2A Murchison Street Subdivision consisting of 1 public street on 4.249 acres. Water provided by Manville Water Supply Corporation and wastewater will be provided by the City of Austin.
Staff Rec.: **Recommended**
Staff: Sarah Sumner, 512-854-7687, sarah.sumner@traviscountytexas.gov
Single Office

Public Hearing closed.

Motion to grant Staff's recommendation for C8J-2018-0065.3A - Lagos Austin Section 1 Phase 2A Murchison Street Subdivision located at 11215 N FM 973 was approved on the consent agenda on the motion by Commissioner Azhar , seconded by Commissioner Maxwell on a vote of 10-0. Chair Shaw and Commissioner Mushtaler absent. One vacancy on the dais.

- 28. Final Plat from Approved Preliminary Plan:** [C8J-2018-0091.5A - Turners Crossing South Phase 3](#)
- Location: Approx. 13023 N Turnersville Road, Rinard Creek
Owner/Applicant: Meritage Homes of Texas, LLC (Matthew Scrivener)
Agent: Kimley-Horn and Associates, Inc. (Gabriel Bermudez)
Request: Approval with conditions of Turners Crossing South Phase Three Subdivision consisting of 267 lots on 41.498 acres. Water and wastewater will be provided by the City of Austin.
- Staff Rec.: **Recommended**
Staff: Sarah Sumner, 512-854-7687, sarah.sumner@traviscountytexas.gov
Single Office

Public Hearing closed.

Motion to grant Staff's recommendation for C8J-2018-0091.5A - Turners Crossing South Phase 3 located at Approx. 13023 N Turnersville Road was approved on the consent agenda on the motion by Commissioner Azhar , seconded by Commissioner Maxwell on a vote of 10-0. Chair Shaw and Commissioner Mushtaler absent. One vacancy on the dais.

- 29. LDC Amendment:** [C20-2023-015 - Eliminate NPA Filing Deadlines](#)
- Request: Discuss and consider an amendment to allow applicants to request changes to Future Land Use Maps (FLUM) at any time.
- Staff Rec.: **Recommended**
Staff: Mark Walters, (512) 974-7695, Mark.Walters@austintexas.gov
Planning Department

Public Hearing closed.

Motion to grant Staff's recommendation for an amendment to allow applicants to request changes to Future Land Use Maps (FLUM) 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. Chair Shaw and Commissioner Mushtaler absent. One vacancy on the dais.

- 30. LDC Amendment:** [C20-2022-017 - Tenant Notification and Relocation](#)
- Request: Discuss and consider an amendment to Title 25 to create tenant notification and relocation protections.
- Staff Rec.: **Recommended**
Staff: Susan Watkins, (512) 978-1725, Susan.Watkins@austintexas.gov
Housing Department

Public Hearing closed.

Motion to grant Staff's recommendation, as amended, to amend Title 25 to create tenant notification and relocation protections was approved on a vote of 8-0. Commissioner Cox abstained. Commissioner Barrera-Ramirez off the dais. Chair Shaw and Commissioner Mushtaler absent. One vacancy on the dais

Amendments

Ensure that the clauses around unpermitted work apply to both multifamily and mobile home properties and that displacement prior to unpermitted work is accounted for.

§ 25-1-712 (A) (2) - unpermitted work at a multi-family property and mobile home park where one or more tenants are displaced prior to or following the unpermitted work-

§ 25-1-712 (E) - An owner or operator a multi-family and mobile home park property must provide tenant notification prior to engaging in or allowing another to engage in unpermitted work at the multi-family property when the unpermitted work would result in one or more tenants being displaced prior to or following the unpermitted work.

§ 25-1-714 (B) (2) (d) - allow a tenant who resided at a multi-family property and mobile home park to be eligible if unpermitted work at the multi-family property caused the tenant to be displaced prior to or following the unpermitted work; and

The Housing Department should make efforts to ensure that tenants who were displaced within the look back period or prior to unpermitted work receive notice regarding eligibility and availability of relocation resources.

Ensure that tenants who were displaced without proper notification but within the lookback period are eligible for relocation benefits.

Ensure that tenants who were displaced without proper notification and in whose case no application has been submitted by the landowner for the property and thus, are not within the lookback period, are eligible for relocation benefits.

Review § 25-1-714 (B) (2), to ensure that the eligibility criteria is clear and aligns with the intent of the ordinance, and provide a clause, where applicable, that creates flexibility for the housing director to allow eligibility for additional tenants in the case of multifamily redevelopment.

- 31. 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-CO-NP & LI-NP to CS-MU-V-NP
 Staff Rec.: **Pending**
 Staff: Nancy Estrada, 512-974-7617, nancy.estrada@austintexas.gov
 Planning Department
Postponement Request: Staff postponement request to September 26, 2023

Motion to grant Staff’s request for postponement of this item to September 26, 2023 was approved on the consent agenda on the motion by Commissioner Azhar , seconded by Commissioner Maxwell on a vote of 10-0. Chair Shaw and Commissioner Mushtaler absent. One vacancy on the dais.

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.

BOARDS, COMMITTEES & WORKING GROUPS UPDATES

[Codes and Ordinances Joint Committee](#)

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

Update provided by Vice-Chair Hempel.

[Comprehensive Plan Joint Committee](#)

(Commissioners: Azhar, Connolly, Cox and Haynes)

Update provided by Commission Cox.

[Joint Sustainability Committee](#)

(Commissioner Woods; alternate seat vacant)

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.

Design Guidelines Update Working Group

(Vice-Chair Hempel and Commissioner Cohen)

Update provided by Vice-Chair Hempel.

FY 23-24 Budget Working Group

(Commissioners Anderson, Cox, Cohen, Maxwell and Woods)

Update provided by Commissioner Maxwell and Commissioner Woods

Vice-Chair Hempel adjourned the meeting without objection on Tuesday, August 8, 2023 at 9:46 p.m.

Minutes approved on August 22, 2023 on the consent agenda on the motion by Commissioner Azhar, seconded by Commissioner Woods on a vote of 12-0. One vacancy on the dais.

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