



PLANNING COMMISSION

MINUTES

October 10, 2023

The Planning Commission convened in a meeting on October 10, 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 6:15 p.m.

Commission Members in Attendance:

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

Jessica Cohen – Ex-Officio

Absent

**Grayson Cox
Alberta Phillips**

**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 Special called August 29, 2023 and September 26, 2023.

Approve the minutes of Special called August 29, 2023 and September 26, 2023 was approved on the consent agenda on the motion by Commissioner Azhar, seconded by Commissioner Maxwell on a vote of 11-0. Commissioners Cox and Phillips absent.

PUBLIC HEARING

2. **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
Postponement Request: Neighborhood postponement request to November 14, 2023.

Motion to grant Staff's request for postponement of this item to November 14, 2023 was approved on the consent agenda on the motion by Commissioner Azhar, seconded by Commissioner Maxwell on a vote of 11-0. Commissioners Cox and Phillips absent.

3. **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
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-NP
Staff Rec.: **Recommendation of CS-MU-V-CO-NP**
Staff: Nancy Estrada, 512-974-7617, nancy.estrada@austintexas.gov
Planning Department
Postponement Request: Neighborhood postponement request to November 14, 2023.

Motion to grant Staff's request for postponement of this item to November 14, 2023 was approved on the consent agenda on the motion by Commissioner Azhar, seconded by Commissioner Maxwell on a vote of 11-0. Commissioners Cox and Phillips absent.

4. **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: Commercial to Mixed Use land use
Staff Rec.: **Pending**
Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov
Planning Department
Postponement Request: Applicant postponement request to November 28, 2023.

Motion to grant Applicant's request for postponement of this item to November 28, 2023 was approved on the consent agenda on the motion by Commissioner Azhar, seconded by Commissioner Maxwell on a vote of 11-0. Commissioners Cox and Phillips absent.

5. **Plan Amendment:** [NPA-2018-0021.02 - Skyline Oltorf Mixed Use; District 3](#)
Location: 5100, 5208 & 5010 E OLTORF ST and 2424 & 2424 ½ RIVERSIDE FARMS RD, Country Club Creek Watershed; East Riverside/Oltorf Combined NP Area
Owner/Applicant: ADD Land, Ltd. and Charitable Holdings II
Agent: Armbrust & Brown, PLLC (Richard T. Suttle, Jr.)
Request: Office and Rural Residential to Mixed 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 11-0. Commissioners Cox and Phillips absent.

- 6. 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.: **Recommended**
Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov
 Planning Department

Public Hearing closed.

Motion to grant Staff's recommendation for NPA-2023-0030.01.SH - Mission South located at 711 Eberhart Lane was approved on the motion by Commissioner Shaw, seconded by Commissioner Anderson on a vote of 11-0. Commissioners Cox and Philips absent.

- 7. 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.: **Recommendation of GR-MU-V-CO-NP**
Staff: Nancy Estrada, 512-974-7617, nancy.estrada@austintexas.gov
 Planning Department

Public Hearing closed.

Motion to grant Staff's recommendation of GR-MU-V-CO-NP, combining district zoning, for C14-2023-0007.SH - Mission South located at 711 Eberhart Lane was approved on the motion by Commissioner Shaw, seconded by Commissioner Anderson on a vote of 11-0. Commissioners Cox and Philips absent.

8. **Plan Amendment:** [NPA-2023-0029.01 - 6121 N. Interstate Highway 35; District 4](#)
Location: 6121 and 6121 ½ N IH 35 SVRD NB, Tannehill Branch Watershed; South Austin Combined (Garrison Park) NP Area
Owner/Applicant: ASAP Austin, LLC
Agent: Drenner Group (David Anderson)
Request: Mixed Use to High Density Mixed Use
Staff Rec.: **Recommended**
Staff: Tyler Tripp, (512) 974-3362, tyler.tripp@austintexas.gov
Planning Department

Public Hearing closed.

Motion to grant Staff's recommendation of High Density Mixed Use for NPA-2023-0029.01 - 6121 N. Interstate Highway 35 located at 6121 and 6121 ½ N IH 35 SVRD NB was approved on the consent agenda on the motion by Commissioner Azhar, seconded by Commissioner Maxwell on a vote of 11-0. Commissioners Cox and Phillips absent.

9. **Rezoning:** [C14-2023-0063 - 6121 N. Interstate Highway 35; District 4](#)
Location: 6121 N. Interstate Highway 35, Tannehill Branch Watershed; St. John / Coronado Hills Combined (St. John) NP Area
Owner/Applicant: ASAP Austin, LLC
Agent: Drenner Group PC (David Anderson)
Request: CS-MU-NP, CS-1-NP to CH-PDA-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 CH-PDA-NP, combining district zoning C14-2023-0063 - 6121 N. Interstate Highway 35 located at 6121 and 6121 ½ N IH 35 SVRD NB was approved on the consent agenda on the motion by Commissioner Azhar, seconded by Commissioner Maxwell on a vote of 11-0. Commissioners Cox and Phillips absent.

- 10. 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 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 **Staff postponement request to October 24, 2023**
Request:

Motion to grant Staff's request for postponement of this item to October 24, 2023 was approved on the consent agenda on the motion by Commissioner Azhar, seconded by Commissioner Maxwell on a vote of 11-0. Commissioners Cox and Phillips absent.

- 11. Rezoning:** [C14-2022-0035 - Crestview Village; District 7](#)
Location: 6916, 6926, 6928 N. Lamar Blvd and 808, 810, 812, 906 Justin Ln, 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: TOD-NP to TOD-NP (increased height)
Staff Rec.: **Pending**
Staff: Jonathan Tomko, 512-974-1057, jonathan.tomko@austintexas.gov
 Planning Department
Postponement **Staff postponement request to October 24, 2023**
Request:

Motion to grant Staff's request for postponement of this item to October 24, 2023 was approved on the consent agenda on the motion by Commissioner Azhar, seconded by Commissioner Maxwell on a vote of 11-0. Commissioners Cox and Phillips absent.

- 12. 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.: **Pending**
Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov
Planning Department
Postponement Request: **Staff postponement request to October 24, 2023**

Motion to grant Staff's request for postponement of this item to October 24, 2023 was approved on the consent agenda on the motion by Commissioner Azhar, seconded by Commissioner Maxwell on a vote of 11-0. Commissioners Cox and Phillips absent.

- 13. Rezoning:** [C14-2023-0065 - 5506 and 5514 Grover Avenue and 5515 Roosevelt Avenue Multifamily; District 7](#)
Location: 5506, 5514 Grover Avenue and 5515 Roosevelt Avenue, Shoal Creek Watershed; Brentwood/Highland (Brentwood) Combined NP Area
Owner/Applicant: Brentwood Townhomes, L.P., a Texas limited partnership; Biagini, LP; (Laura A. and Steve D. Beuerlein)
Agent: DuBois, Bryant & Campbell, L.L.P. (David Hartman)
Request: MF-4-NP and SF-3-NP to MF-6-NP
Staff Rec.: **Pending**
Staff: Dana Moses, 512-974-8008, dana.moses@austintexas.gov
Planning Department
Postponement Request: **Staff postponement request to October 24, 2023**

Motion to grant Staff's request for postponement of this item to October 24, 2023 was approved on the consent agenda on the motion by Commissioner Azhar, seconded by Commissioner Maxwell on a vote of 11-0. Commissioners Cox and Phillips absent.

- 14. Plan Amendment:** [NPA-2023-0030.02 - 714 Turtle Creek Multifamily; District 2](#)
Location: 714 Turtle Creek Blvd., Williamson Creek Watershed
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.: **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 Activity HUB/Corridor character district for NPA-2023-0030.02 - 714 Turtle Creek Multifamily located at Mixed Use Activity HUB/Corridor character district was approved on the consent agenda on the motion by Commissioner Azhar, seconded by Commissioner Maxwell on a vote of 11-0. Commissioners Cox and Phillips absent.

- 15. Rezoning:** [C14-2023-0042 - 714 Turtle Creek Multifamily; District 2](#)
Location: 714 Turtle Creek Boulevard, Williamson Creek
Owner/Applicant: 714 Turtle Creek LP, a Texas limited partnership (Anthony Clarke)
Agent: DuBois, Bryant & Campbell, L.L.P. (David Hartman)
Request: MF-2-NP to GR-MU-V-NP
Staff Rec.: **Recommended**
Staff: Dana Moses, 512-974-8008, dana.moses@austintexas.gov
Planning Department

Public Hearing closed.

Motion to grant Staff's recommendation of GR-MU-V-NP, combining district zoning, for C14-2023-0042 - 714 Turtle Creek Multifamily located at Mixed Use Activity HUB/Corridor character district was approved on the consent agenda on the motion by Commissioner Azhar, seconded by Commissioner Maxwell on a vote of 11-0. Commissioners Cox and Phillips absent.

- 16. 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: Keepers Land Planning (Ricca Keepers)
Request: Single Family to Commercial land use
Staff Rec.: **Recommended for Mixed Use land use**
Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov
Planning Department
Postponement Request: Postponement request by Applicant to November 28, 2023

Motion to grant Applicant's request for postponement of this item to November 28, 2023 was approved on the consent agenda on the motion by Commissioner Azhar, seconded by Commissioner Maxwell on a vote of 11-0. Commissioners Cox and Phillips absent.

- 17. Rezoning:** [C14-2023-0035 - Sheridan; District 4](#)
Location: 6103 Sheridan Avenue, Fort Branch and Tannehill Branch Watersheds;
University Hills/Windsor Park Combined (Windsor Park)
Owner/Applicant: Leslie Elliott
Agent: Keepers Land Planning (Ricca Keepers)
Request: SF-3-NP to LR-MU-NP
Staff Rec.: **Recommended**
Staff: Jonathan Tomko, 512-974-1057, jonathan.tomko@austintexas.gov
Planning Department
Postponement Request: Postponement request by Applicant to November 28, 2023

Motion to grant Applicant's request for postponement of this item to November 28, 2023 was approved on the consent agenda on the motion by Commissioner Azhar, seconded by Commissioner Maxwell on a vote of 11-0. Commissioners Cox and Phillips absent.

- 18. 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.: **Not recommended**
Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov
Planning Department

Motion to grant Applicant's request for postponement of this item to October 24, 2023 was approved on the consent agenda on the motion by Commissioner Azhar, seconded by Commissioner Maxwell on a vote of 11-0. Commissioners Cox and Phillips absent.

- 19. Rezoning:** [C14-2023-0064 - 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 Whellan)
Request: SF-3-NP to CS-MU-NP
Staff Rec.: **Not recommended**
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov
Planning Department

Motion to grant Applicant's request for postponement of this item to October 24, 2023 was approved on the consent agenda on the motion by Commissioner Azhar, seconded by Commissioner Maxwell on a vote of 11-0. Commissioners Cox and Phillips absent.

20. Rezoning: [C14-2023-0098 - 2901 Del Curto Road](#)
Location: 2901 Del Curto Road, West Boulding Creek Watershed; South Lamar NP Area
Owner/Applicant: Parkside Homes
Agent: HD Brown Consulting (Amanda C. Brown)
Request: SF-3 to SF-6-CO
Staff Rec.: **Recommended**
Staff: Cynthia Hadri, 512-974-7620, cynthia.hadri@austintexas.gov
Planning Department

Public Hearing closed.

Motion to grant Staff's recommendation of SF-6-CO combining district zoning for 2901 Del Curto Road located at was approved on the consent agenda on the motion by Commissioner Azhar, seconded by Commissioner Maxwell on a vote of 11-0. Commissioners Cox and Phillips absent.

21. Rezoning: [C14-2022-0163 - 10001 N. Capital of Texas Highway](#)
Location: 10001 N. Capital of Texas Highway, Shoal Creek Watershed; North Burnet/Gateway NP
Owner/Applicant: Austin H. Arboretum Propco, LP
Agent: DuBois, Bryant & Campbell, L.L.P. (David Hartman)
Request: NBG-CMU-NP to NBG-CMU (Gateway Zone)-NP
Staff Rec.: **Pending**
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov
Planning Department
Postponement Request: Postponement request by Staff to November 28, 2023

Motion to grant Applicant's request for postponement of this item to November 28, 2023 was approved on the consent agenda on the motion by Commissioner Azhar, seconded by Commissioner Maxwell on a vote of 11-0. Commissioners Cox and Phillips absent.

22. Rezoning: [C814-2023-0057 - 200 E. Riverside PUD; District 9](#)
Location: 200 East Riverside Drive, East Bouldin Creek and Lady Bird Lake Watersheds; Greater South River City NP
Owner/Applicant: Garwald Company, Inc. (Rogan Giles, President)
Agent: Armbrust & Brown, PLLC (Richard T. Suttle, Jr.)
Request: L-NP to PUD-NP
Staff Rec.: **Pending**
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov
Planning Department
Postponement Request: Staff Request for Indefinite Postponement

Motion to grant Staff's and 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 11-0. Commissioners Cox and Phillips absent.

- 23. Rezoning:** [C14-70-077\(RCA\) - 2706 Gonzales St. & 2730 E 7th St. Restrictive Covenant](#)
- Location: 2706 Gonzales St. & 2730 East 7th St., Boggy Creek Watershed; Govalle NP Area
- Owner/Applicant: The Dale L. Martin & Suzan S. Martin Revocable Trust
- Agent: DuBois Bryant & Campbell, LLP (David Hartman)
- Request: To amend a restrictive covenant
- Staff Rec.: **Recommended**
- Staff: Cynthia Hadri, 512-974-7620, cynthia.hadri@austintexas.gov
Planning Department

Public Hearing closed.

Motion to grant Staff's recommendation for C14-70-077(RCA) - 2706 Gonzales St. & 2730 E 7th St. Restrictive Covenant located at 2706 Gonzales St. & 2730 East 7th St was approved on the consent agenda on the motion by Commissioner Azhar, seconded by Commissioner Maxwell on a vote of 11-0. Commissioners Cox and Phillips absent.

- 24. Rezoning:** [C14-2023-0081 - 406 & 428 E. Alpine Rd](#)
- Location: 406 & 428 East Alpine Road, Blunn Creek Watershed; St. Edwards NP Area
- Owner/Applicant: Austin Memorial Homes
- Agent: HD Brown Consulting (Amanda C. Brown)
- Request: GO-MU-NP to GO-MU-V-NP
- Staff Rec.: **Recommended**
- Staff: Cynthia Hadri, 512-974-7620, cynthia.hadri@austintexas.gov
Planning Department

Public Hearing closed.

Motion to grant Staff's recommendation of GO-MU-V-NP combining district zoning for C14-2023-0081 - 406 & 428 E. Alpine Rd located at 406 & 428 East Alpine Road was approved on the consent agenda on the motion by Commissioner Azhar, seconded by Commissioner Maxwell on a vote of 11-0. Commissioners Cox and Phillips absent.

- 25. Rezoning:** [C14-2023-0038.SH - 4106 1/2, 4120, 4122, 4122 1/2 E. 12th St; District 1](#)
Location: 4106 1/2, 4120, 4122, 4122 1/2 E. 12th Street, Tannehill Branch Watershed;
East MLK Combined Neighborhood Planning Area (MLK)
Owner/Applicant: 4120 E 12th Street Partners LP
Agent: Drenner Group, PC (Leah Bojo)
Request: SF-3-NP to MF-2-NP
Staff Rec.: **Recommended**
Staff: Jonathan Tomko, 512-974-1057, jonathan.tomko@austintexas.gov
Planning Department

Motion by Chair Shaw, seconded by Commissioner Azhar to grant staff's recommendation for MF-2-NP combining district zoning for C14-2023-0038.SH - 4106 1/2, 4120, 4122, 4122 1/2 E. 12th St located at 4106 1/2, 4120, 4122, 4122 1/2 E. 12th Street was approved on a vote of 9-0. Commissioner Connolly abstained. Commissioners Cox and Phillips absent.

- 26. Historic Zoning:** [C14H-2023-0085 - Burks-Challstrom House; District 9](#)
Location: 2101 Travis Heights Blvd., Blunn Creek, Harper's Branch; South River City NP
Area
Owner/Applicant: Joellen and Brian Peters
Agent: Lori Martin (O'Connell Architecture, LLC)
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-2023-0085 - Burks-Challstrom House located at 2101 Travis Heights Blvd was approved on the consent agenda on the motion by Commissioner Azhar, seconded by Commissioner Maxwell on a vote of 11-0. Commissioners Cox and Phillips absent.

27. Site Plan- EV

[SP-2021-0091C - Oltorf Site Plan; District 3](#)

Variance:

Location: 4544 E Oltorf Street, Country Club West Watershed; Pleasant Valley NP
Owner/Applicant: Wickersham Enterprises LLC (Abdul Patel)
Agent: Land Answers, Inc. (Jim Wittliff)
Request: Environmental Variances: Request to vary from LDC 25-8-301 to allow driveways on slopes over 15%. Request to vary from LDC 25-8-341 to allow cut over 4 feet up to 8 feet. Request to vary from LDC 25-8-342 to allow fill over 4 feet up to 20.5 feet.

Staff Rec.: **Recommended with conditions and Environmental Commission recommendations.**

Staff: Mike McDougal, 512-974-6380, mike.mcdougal@austintexas.gov
Rosemary Avila, 512-974-2784, rosemary.avila@austintexas.gov
Development Services Department

Public Hearing closed.

Motion by Commissioner Azhar, seconded by Commissioner Mushtaler to grant Staff's recommendation and include additional conditions for SP-2021-0091C - Oltorf Site Plan located at 4544 E Oltorf Street was approved on a vote of 10-0. Vice-Chair Hempel abstained. Commissioner Cox absent. Commissioners Cox and Phillips absent.

Variance Conditions

Provide 8 additional trees at 3 caliper inches each; and
Provide structural containment of fill with retaining walls.

28. Conditional Use Site Plan:

[SPC-2022-0162C - Dougherty Arts Center Replacement; District 9](#)

Location: 148 S Lamar Blvd, Lady Bird Lake Watershed
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 October 24, 2023 was approved on the consent agenda on the motion by Commissioner Azhar, seconded by Commissioner Maxwell on a vote of 11-0. Commissioners Cox and Phillips absent.

- 29. Preliminary Plan:** [C8-2022-0169 - Evelyn Tract Preliminary Plan; District 1](#)
Location: Blue Goose Road (TCAD # 0234410105), Decker Creek / Walnut Creek
Owner/Applicant: Century Land Holdings II, LLC (Steve Sherrill)
Agent: LJA Engineering, Inc. (Russell W. Kotara, P.E.)
Request: Approval of the preliminary plan composed of 544 lots on 106.27 acres.
Staff Rec.: **Recommended with conditions per Exhibit C**
Staff: Cesar Zavala, 512-974-3404, cesar.zavala@austintexas.gov
Development Services Department

Public Hearing closed.

Motion to grant Staff's recommendation, with conditions per Exhibit C, for C8-2022-0169 - Evelyn Tract Preliminary Plan located at Blue Goose Road was approved on the consent agenda on the motion by Commissioner Azhar, seconded by Commissioner Maxwell on a vote of 11-0. Commissioners Cox and Phillips absent.

- 30. Preliminary Plan:** [C8J-2019-0109 - Whisper Valley Phase 6 Preliminary Plan](#)
Location: Braker Lane, Gilleland Whisper Valley PUD
Owner/Applicant: Club Deal Whisper Valley LP (Doug Gilliland)
Agent: Land Dev Consulting LLC (Judd Willmann)
Request: Approval of Preliminary Plan consisting of 173 lots on 53.48 acres.
Staff Rec.: **Recommended**
Staff: Sue Welch, 512-836-7637, sue.welch@traviscountytexas.gov
Travis County TNR - single office

Public Hearing closed.

Motion to grant Staff's recommendation for C8J-2019-0109 - Whisper Valley Phase 6 Preliminary Plan located at Braker Lane was approved on the consent agenda on the motion by Commissioner Azhar, seconded by Commissioner Maxwell on a vote of 11-0. Commissioners Cox and Phillips absent.

- 31. Imagine Austin:** [Imagine Austin Year 10 Report](#)
Request: Memo and supporting documentation transmittal to Council of the Imagine Austin Year 10 Report and Executive Summary.
Staff Rec.: **Recommended**
Staff: April Geruso, 512-974-9364, april.geruso@austintexas.gov
Planning Department

Public Hearing closed.

Motion to approve Imagine Austin Year 10 Report, as amended, was approved on the consent agenda on the motion by Commissioner Azhar, seconded by Commissioner Maxwell on a vote of 11-0. Commissioners Cox and Phillips absent.

Amendment:

Reference Document: Imagine Austin Year 10 Report (full report)

Subsection: "Update and Implement Imagine Austin"

Page: Page 56 of full report

Amendment: Add subsection c iii with the text below and renumber accordingly

Text: Recommendations on what internal City of Austin policies should be adapted or revised to advance the goals of Imagine Austin and enhance the City's leadership in sustainability and connectivity, such as adopting employee telework policies that support the goals adopted in the Austin Strategic Mobility Plan and Austin Climate Equity Plan.

- 32. LDC Amendment:** [C20-2023-010 - Eliminate Minimum Parking Requirements](#)
Request: Discuss and consider amendments to City Code Title 25 (Land Development) to eliminate the minimum number of off-street motor vehicle parking spaces currently required except for accessible parking spaces.

Staff Rec.: **Recommended**
Staff: Dan Hennessey, 512-974.13-05, Dan.Hennessey@austintexas.gov
Transportation Public Works

Public Hearing closed.

Motion to grant Staff's recommendation, as amended, amendments to City Code Title 25 (Land Development) to eliminate the minimum number of off-street motor vehicle parking spaces currently required except for accessible parking spaces was approved on the motion by Commissioner Anderson, seconded by Commissioner Maxwell on a vote 9-0. Vice-Chair Hempel off the dais. Commissioner Mushtaler abstained. Commissioners Cox and Phillips absent.

Amendment

§ 25-6-471 OFF-STREET PARKING [FACILITY REQUIRED]. (Page 52 of 75)

- (A) This section applies to all uses and to specific Regulating Plans, Transit Oriented Development areas (TODs), and Neighborhood Conservation Combining Districts (NCCDs) that incorporate this chapter by reference. Except as provided in Subsection (B), off-street motor vehicle parking is not required. **This article governs over a conflicting provision of this title or other ordinance.** A planned unit development (PUD) that includes specific off-site parking requirements controls over this article.

- 33. LDC Amendment:** [C20-2023-029 - Eliminate Community, Areawide, and Regulating Plan Filing Deadlines](#)
Owner/Applicant: Discuss and consider amendments to allow amendments to community plans, area wide plans, and regulating plans at any time.
Postponement Request: **Postponement request by Staff to November 14, 2023.**

Motion to grant Applicant's request for postponement of this item to November 14, 2023 was approved on the consent agenda on the motion by Commissioner Azhar, seconded by Commissioner Maxwell on a vote of 11-0. Commissioners Cox and Phillips absent.

Items posted on Addendum

- 37. 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
Owner/Applicant: LEIFINDUS300, LLC; LEIFINDUS440, LLC
Agent: Drenner Group, PC (Leah Bojo)
Request: LI-NP to LI-PDA-NP
Staff Rec.: **Pending**
Staff: Nancy Estrada, 512-974-7617, nancy.estrada@austintexas.gov Planning Department
Postponement Request: **Staff postponement request to October 24, 2023**

Motion to grant Staff's request for postponement of this item to November 14, 2023 was approved on the consent agenda on the motion by Commissioner Azhar, seconded by Commissioner Maxwell on a vote of 11-0. Commissioners Cox and Phillips absent.

- 38. 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
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.: **Pending**
Staff: Nancy Estrada, 512-974-7617, nancy.estrada@austintexas.gov Planning Department
Postponement Request: **Staff postponement request to November 14, 2023**

Motion to grant Staff's request for postponement of this item to November 14, 2023 was approved on the consent agenda on the motion by Commissioner Azhar, seconded by Commissioner Maxwell on a vote of 11-0. Commissioners Cox and Phillips absent.

- 39. Rezoning:** [C14-2023-0056 - W US Hwy 290; District 8](#)
Location: 5151 W. US 290 Hwy Eastbound, Williamson Creek and Barton Creek Watersheds
Owner/Applicant: Jimmy Nassour
Agent: Drenner Group, PC (Leah Bojo)
Request: DR-NP; LO-CO-NP; GO-CO-NP; GR-CO-NP; GR-MU-CO-NP to LI-PDA-NP
Staff Rec.: **Pending**
Staff: Nancy Estrada, 512-974-7617, nancy.estrada@austintexas.gov
Planning Department
Postponement Request: **Staff postponement request to November 14, 2023**

Motion to grant Staff's request for postponement of this item to November 14, 2023 was approved on the consent agenda on the motion by Commissioner Azhar, seconded by Commissioner Maxwell on a vote of 11-0. Commissioners Cox and Phillips absent.

ITEMS FROM THE COMMISSION

- 34.** Discussion and possible action concerning special called meetings pertaining to code amendments.
(Sponsors Chair Shaw and Vice-Chair Hempel)

Item discussed.

- 35.** Discussion and possible action to establish a working group tasked with providing amendments to the Planning Commission regarding regulations that apply to single-family zoning districts and the number of unrelated adults living in a housing unit. (Sponsors Chair Shaw and Vice-Chair Hempel)

Motion by Commissioner Woods, seconded by Commissioner Maxwell to establish a working group tasked with providing amendments to the Planning Commission regarding regulations that apply to single-family zoning districts and the number of unrelated adults living in a housing unit consisting of the following members: Chair Shaw and Commissioners Azhar, Cohen, Cox, Haynes, Maxwell and Woods, was approved on a vote of 9-0. Vice-Chair Hempel off the dais. Commissioner Mushtaler abstained. Commissioners Cox and Phillips absent.

COMMITTEE MEMBER RECOMMENDATIONS

36. Discuss and consider recommending members to serve on Joint Committees.

After closing of nominations Commissioner Phillips recommended as the nominee to serve on the comprehensive plan joint committee by acclamation on a vote of 10-0. Vice-Chair Hempel off the dais. Commissioners Cox and Phillips 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.

Commissioners Azhar / Connolly – Briefing by Law and Staff regarding Imagine Austin Comprehensive Plan amendments.

BOARDS, COMMITTEES & WORKING GROUPS UPDATES

[Codes and Ordinances Joint Committee](#)

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

No update provided.

[Comprehensive Plan Joint Committee](#)

(Commissioners: Azhar, Connolly, Cox and Haynes)

No update provided.

[Joint Sustainability Committee](#)

(Commissioner Woods; Commissioner Phillips, alternate)

Update provided by Commissioner Woods.

[Small Area Planning Joint Committee](#)

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

No update 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 update provided.

Telework Working Group
(Commissioners Azhar, Connolly, Cohen, Cox, Haynes, Maxwell and Woods)

Update provided by Commissioner Woods.

Chair Shaw adjourned the meeting without objection on Tuesday, October 10, 2023 at 9:46 p.m.

On October 24, 2023 minutes of September 26, 2023 was approved on the consent agenda on the motion by Commissioner Anderson , seconded by Commissioner Maxwell on a vote of 12-0. Chair Shaw absent.

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