



## **PLANNING COMMISSION**

### **MINUTES**

**November 14, 2023**

**The Planning Commission convened in a meeting on November 14, 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 6:11 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  
Alberta Phillips  
Todd Shaw – Chair  
Alice Woods**

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

**Absent**

**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 of October 24, 2023 and October 26, 2023 Joint City Council and Planning Commission meeting.

Motion to postpone approval of the minutes of the regular meeting of October 24, 2023 and October 26, 2023 Joint City Council and Planning Commission meeting was approved on the consent agenda on the motion by Commissioner Azhar, seconded by Commissioner Maxwell on a vote of 12-0. Commissioner Barrera-Ramirez off the dais.

## PUBLIC HEARING


2. **Code Amendments:** [C20-2023-024 Changes to Residential Uses and Standards \(HOME Amendments\)](#)

Request: Discussion and possible action to recommend amendments to Title 25 that would allow up to three housing units, including tiny homes, on a single-family (SF) zoned property; revise regulations that apply to a property with two housing units; and remove restrictions on the number of unrelated adults living in a housing unit.

Staff: Jordan Feldman, (512) 974-7220, LDCUpdates@austintexas.gov  
Planning Department

Public hearing closed.

Motion by Commissioner Azhar, seconded by Vice-Chair Hempel to approve recommending City Council amend City Code Title 25 to accomplish the changes described in the draft documents provided for the November 14, 2023 Planning Commission meeting, as amended, was approved on a vote of 11-2. Commissioners Cox and Mushtaler voted nay.

 [Recommendation](#) - Recommendation 20231114-002: Changes to Residential Uses and Standards (HOME Amendments).pdf

3. **Plan Amendment:** [NPA-2022-0010.02 - 2000 E. 6th Street and 2007 E. 7th Street; District 3](#)  
Location: 1914, 2000 E 6TH ST and 1917, 1917 ½, 1923, 2007 E. 7th Street, Lady Bird Lake Watershed; Holly NP Area  
Owner/Applicant: REG ATX 2000 E. 6th St., LTD  
Agent: Armbrust & Brown, PLLC (Richard T. Suttle, Jr.)  
Request: Mixed Use to Specific Regulating District land use  
Staff Rec.: **Pending**

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

**Postponement Request:** **Applicant indefinite postponement request.**

Motion to grant Applicant's indefinite request for postponement of this item to was approved on the consent agenda on the motion by Commissioner Azhar, seconded by Commissioner Maxwell on a vote of 12-0. Commissioner Barrera-Ramirez off the dais.

- 4. Plan Amendment:** [NPA-2023-0013.01 - 200 W. Mary; District 9](#)  
Location: 200 and 204 W. Mary St., East Bouldin Creek Watershed  
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:** **Applicant postponement request to December 12, 2023**

Motion to grant Applicant's 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 12-0. Commissioner Barrera-Ramirez off the dais.

- 5. Rezoning:** [C14-2023-0021 - 200 W. Mary; District 9](#)  
Location: 200 and 204 W. Mary St., East Bouldin Creek Watershed; Bouldin Creek NP Area; Bouldin Creek NP Area  
Owner/Applicant: Herb Bar Soco, LLC  
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:** **Applicant postponement request to December 12, 2023**

Motion to grant Applicant's 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 12-0. Commissioner Barrera-Ramirez off the dais.

- 6. 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 January 9, 2024**

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 12-0. Commissioner Barrera-Ramirez off the dais.

- 7. Plan Amendment:** [NPA-2022-0015.01 - Tracor Lane NPA; District 1](#)  
Location: 6211 ½, 6500, 6500 ½ 6502 ½, 6525 ½, 6540 Tracor Lane and 6515 ½, 6801, 6801 ½ FM 969 Road and 4209 1/2, 4525 Ed Bluestein Boulevard NB, Walnut Creek Watershed; E. MLK Combined NP Area  
  
Owner/Applicant: Karlin Tracor Lane, LLC  
Agent: Armbrust & Brown, PLLC (Richard T. Suttle, Jr.)  
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 indefinite postponement request.**

Motion to grant Applicant's indefinite request for postponement of this item to was approved on the consent agenda on the motion by Commissioner Azhar, seconded by Commissioner Maxwell on a vote of 12-0. Commissioner Barrera-Ramirez off the dais.

- 8. 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 by the Planning Commission 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 12-0. Commissioner Barrera-Ramirez off the dais.

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

Postponement by the Planning Commission 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 12-0. Commissioner Barrera-Ramirez off the dais.

**10. 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 November 28, 2023.**

Motion to grant Staff'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 12-0. Commissioner Barrera-Ramirez off the dais.

**11. Rezoning:** [C14-2023-0101 - 410 Pressler; District 9](#)  
Location: 410, 410 1/2, and 412 Pressler Street; 1401 1/2 and 1407 West 5th Street, Lady Bird Lake Watershed; Old West Austin NP Area  
Owner/Applicant: Duchy East, LLC; 5th & Pressler, LP  
Agent: Armbrust & Brown, PLLC (Amanda Hendrix)  
Request: LI-CO-NP to LI-PDA-NP  
Staff Rec.: **Recommended**  
Staff: Jonathan Tomko, 512-974-1057, jonathan.tomko@austintexas.gov  
Planning Department  
**Postponement Request: Neighborhood Postponement Request to December 12, 2023**

Motion to grant Neighborhood's 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 12-0. Commissioner Barrera-Ramirez off the dais.

**12. 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

Postponement by the Planning Commission 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 12-0. Commissioner Barrera-Ramirez off the dais.

**13. Rezoning:** [C14-2023-0087 - FM 969; District 1](#)  
Location: 6314 and 6400 FM 969 Road, Walnut Creek Watershed; 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

Postponement by the Planning Commission 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 12-0. Commissioner Barrera-Ramirez off the dais.

**14. 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

Postponement by the Planning Commission 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 12-0. Commissioner Barrera-Ramirez off the dais.

**15. 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

Postponement by the Planning Commission 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 12-0. Commissioner Barrera-Ramirez off the dais.

**16. Rezoning:** [C14-2023-0104 - North Burnet/Gateway CMU-Midway Rezoning; District 7](#)  
Location: Area bounded by Loop 1/Mopac Expy; US Hwy 183; Capital of Texas Hwy; Stonelake Blvd; York Blvd; Tudor Blvd., Shoal Creek Watershed; North Burnet/Gateway NP  
Owner/Applicant: City of Austin Planning Department  
Agent: Jorge E. Rousslein (Urban Design)  
Request: NBG-CMU-NP to NBG-CMU-M-NP  
Staff Rec.: **Recommended**  
Staff: Jorge E. Rousselin, 512-974-2975, jorge.rousselin@austintexas.gov  
Planning Department

Public Hearing closed.

Motion to grant Staff's recommendation of NBG-CMU-M-NP combining district zoning for C14-2023-0104 - North Burnet/Gateway CMU-Midway Rezoning located at area bounded by Loop 1/Mopac Expy; US Hwy 183; Capital of Texas Hwy; Stonelake Blvd; York Blvd; Tudor Blvd., was approved on the consent agenda on the motion by Commissioner Azhar, seconded by Commissioner Maxwell on a vote of 12-0. Commissioner Barrera-Ramirez off the dais.

**17. Rezoning:** [C14-00-2195 \(RCT\) - Waterline; District 9](#)  
Location: 92 Red River Street, Waller Creek Watershed  
Owner/Applicant: Waller Creek Owner, LLC  
Agent: Armbrust & Brown, PLLC (Richard T. Suttle, Jr.)  
Request: Amendment to the restrictive covenant.  
Staff Rec.: **Recommended**  
Staff: Jonathan Tomko, 512-974-1057, jonathan.tomko@austintexas.gov  
Planning Department

Public Hearing closed.

Motion to grant Staff's recommendation for C14-00-2195 (RCT) - Waterline located at 92 Red River Street was approved on the consent agenda on the motion by Commissioner Azhar, seconded by Commissioner Maxwell on a vote of 12-0. Commissioner Barrera-Ramirez off the dais.

**18. 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

Postponement by the Planning Commission 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 12-0. Commissioner Barrera-Ramirez off the dais.

**19. Rezoning:** [C14-2023-0056 - W US Hwy 290; District 8](#)  
Location: 5151 W. US 290 Hwy Eastbound, Williamson Creek and Barton Creek Watersheds; Oak Hill Combined (East Oak Hill) NP Area  
Owner/Applicant: Jimmy Nassour (Member)  
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  
**Staff Postponement:** **Staff postponement request to December 12, 2023**

Motion to grant Staff's 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 12-0. Commissioner Barrera-Ramirez off the dais.

**20. Site Plan:** [SPC-2022-0484A - 1505 / 1209 Multi Family; District 9](#)  
Location: 1505 W 13TH Street, Lady Bird Lake Watershed; Old West Austin  
Owner/Applicant: 13th & Elm, LLC & Kimberlin Family Partnership LTD (Marissa Kimberlin)  
Agent: Stansberry Engineering (Blayne Stansberry)  
Request: Compatibility Waivers for Building and Pool.  
Staff Rec.: **Recommended**  
Staff: Randall Rouda, 512-974-3338, randall.rouda@austintexas.gov  
Development Services Department (DSD)

Motion to grant Neighborhood's 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 12-0. Commissioner Barrera-Ramirez off the dais.



**21. Site Plan:** [SP-2023-0204D - Longhorn Dam Multimodal Improvements](#)  
Location: 203 1/2 S Pleasant Valley Rd, Lady Bird Lake Watershed;  
Holly NP Area  
Owner/Applicant: City of Austin - Public Works  
Agent: Lee Frieberg, HDR  
Request: Conditional use site plan for public trail connections.  
Staff Rec.: **Recommended**  
Staff: Meg Greenfield, 512-978-4664, meg.greenfield@austintexas.gov  
Development Services Department (DSD)

Public Hearing closed.

Motion to grant Staff's recommendation for SP-2023-0204D - Longhorn Dam Multimodal Improvements located at 203 1/2 S Pleasant Valley Rd was approved on the consent agenda on the motion by Commissioner Azhar, seconded by Commissioner Maxwell on a vote of 12-0. Commissioner Barrera-Ramirez off the dais.

**22. Site Plan:** [SPC-2023-0247C - Little Walnut Creek Greenbelt Park](#)  
Location: 5401 Springdale Rd, Little Walnut Creek Watershed;  
Pecan Springs-Springdale NP Area  
Owner/Applicant: City of Austin - PARD  
Agent: Meredith Kizewski, P.E.  
360 Professional Services, Inc.  
Request: Conditional use site plan for public park.  
Staff Rec.: **Recommended**  
Staff: Meg Greenfield, 512-978-4663, meg.greenfield@austintexas.gov  
Development Services Department (DSD)

Public Hearing closed.

Motion to grant Staff's recommendation for SPC-2023-0247C - Little Walnut Creek Greenbelt Park located at 5401 Springdale Rd was approved on the consent agenda on the motion by Commissioner Azhar, seconded by Commissioner Maxwell on a vote of 12-0. Commissioner Barrera-Ramirez off the dais.

**23. Site Plan:** [SP-2022-1387C - The Eddy](#)  
Location: 6620 Ed Bluestein Blvd, SB, Walnut Creek Watershed;  
University Hills NP Area  
Owner/Applicant: PARADISA HOMES LLC (Luis Zaragoza)  
Agent: LOC Consultants, Civil Division Inc, (Sergio Lozano-Sanches, P.E.)  
Request: Compatibility Waiver for Fire Lane  
Staff Rec.: **Recommended**  
Staff: Randall Rouda, 512-974-3338, randall.rouda@austintexas.gov  
Development Services Department (DSD)

Public Hearing closed.

Motion to grant Staff's recommendation for SP-2022-1387C - The Eddy located at 6620 Ed Bluestein Blvd, SB, was approved on the consent agenda on the motion by Commissioner Azhar, seconded by Commissioner Maxwell on a vote of 12-0. Commissioner Barrera-Ramirez off the dais.

- 24. Code Amendment:**     [C20-2023-027 - Parkland Dedication Repeal and Replace](#)  
Request:                     Discuss and consider amendments to Title 25 to repeal and replace Article 14 - Parkland Dedication as required by HB 1526.  
Staff Rec.:                 **Recommended**  
Staff:                        Scott Grantham, 512-974-9457, [scott.grantham@austintexas.gov](mailto:scott.grantham@austintexas.gov)  
                                  Robynne Heymans, 512) 974-9549 [robynne.heymans@austintexas.gov](mailto:robynne.heymans@austintexas.gov)  
                                  Parks and Recreation Department

Public Hearing closed.

Motion to recommend amendments to Title 25 to repeal and replace Article 14 - Parkland Dedication as required by HB 1526 was approved on the consent agenda on the motion by Commissioner Azhar, seconded by Commissioner Maxwell on a vote of 12-0. Commissioner Barrera-Ramirez off the dais.

## DISCUSSION AND POSSIBLE ACTION

- 25.** Discussion and possible action adopting the 2024 meeting calendar.

Motion to adopt the 2024 meeting calendar was approved on the consent agenda on the motion by Commissioner Azhar, seconded by Commissioner Maxwell on a vote of 12-0. Commissioner Barrera-Ramirez off the dais.

Tuesday, January 9, 2024	Tuesday, May 28, 2024	
Tuesday, January 23, 2024	Tuesday, June 11, 2024	Tuesday, October 8, 2024
Tuesday, February 13, 2024	Tuesday, June 25, 2024	Tuesday, October 22, 2024
Tuesday, February 27, 2024	Tuesday, July 9, 2024	Tuesday, November 12, 2024
Tuesday, March 12, 2024	Tuesday, July 23, 2024	Tuesday, November 19, 2024, 5 PM
Tuesday, March 26, 2024	Tuesday, August 13, 2024	Tuesday, December 10, 2024
Tuesday, April 9, 2024	Tuesday, August 27, 2024	Tuesday, December 17, 2024, 5 PM
Tuesday, April 23, 2024	Tuesday, September 10, 2024	
Tuesday, May 14, 2024	Tuesday, September 24, 2024	

*Meeting recessed at 12:55 AM on Wednesday, November 15, 2023 and reconvened on Wednesday November 15, 2023, at 5:43 P.M.*

**Chair Shaw adjourned the meeting without objection at 11: 21 PM on Wednesday, November 15, 2023**

Minutes approved on November 28, 2023 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.

The City of Austin is committed to compliance with the American with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Meeting locations are planned with wheelchair access. If requiring Sign Language Interpreters or alternative formats, please give notice at least 4 days before the meeting date. Please call Andrew Rivera at Planning Department, at 512-974-6508.