



## **PLANNING COMMISSION**

### **MINUTES**

**September 26, 2023**

**The Planning Commission convened in a meeting on September 26, 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 6:16 p.m.**

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

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

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

#### **Absent**

**Claire Hempel – Vice-Chair  
Patrick Howard  
Jennifer Mushtaler**

**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 August 22, 2023, special called August 29, 2023 and September 12, 2023.

Motion to postpone approval of special called August 29, 2023 and approve the minutes of August 22, 2023 and 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. Vice-Chair Hempel and Commissioners Howard and Mushtaler 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.: **Pending**  
Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov  
Planning Department  
**Postponement Request:** **Staff postponement request to October 10, 2023**

Motion to grant Staff request for postponement of this item to October 10, 2023 was approved on the consent agenda on the motion by Commissioner Azhar, seconded by Commissioner Maxwell on a vote of 10-0. Vice-Chair Hempel and Commissioners Howard and Mushtaler absent.

3. **Plan Amendment:** [NPA-2023-0020.03 - 300-400 Industrial Blvd. ; 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 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 10-0. Vice-Chair Hempel and Commissioners Howard and Mushtaler absent.

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 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 10-0. Vice-Chair Hempel and Commissioners Howard and Mushtaler absent.

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

Motion by Commissioner Cox, seconded by Commissioner Azhar to grant Neighborhood's request for postponement of this item to October 24, 2023 was approved vote of 10-0. Vice-Chair Hempel and Commissioners Howard and Mushtaler absent.

- 6. Rezoning:** [C14-2023-0043 - 4201 South Congress; District 3](#)  
Location: 4201 S. Congress Avenue, Williamson Creek Watershed and Blunn Creek Watershed; South Congress Combined (East Congress) NP Area  
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

Motion by Commissioner Cox, seconded by Commissioner Azhar to grant Neighborhood's request for postponement of this item to October 24, 2023 was approved on a vote of 10-0. Vice-Chair Hempel and Commissioners Howard and Mushtaler absent.

- 7. Plan Amendment:** [NPA-2023-0018.02 - Koenig; District 7](#)  
Location: 1911, 2001, 2003, 2005 and 2007 W KOENIG LN 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.: **Recommended**  
Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov  
Planning Department

Public Hearing closed.

Motion to grant Higher Density Single Family for the property located at 1902, 1904, and 1906 Ullrich Avenue; Multifamily Residential for the property located at 1911, 2001, 2003, 2005, and 2007 West Koenig Lane for NPA-2023-0018.02 - Koenig was approved on the consent agenda on the motion by Commissioner Azhar, seconded by Commissioner Maxwell on a vote of 10-0. Vice-Chair Hempel and Commissioners Howard and Mushtaler absent.

- 8. 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 Combined Neighborhood Plan Area (Brentwood)  
Owner/Applicant: GDC-NRG, LLC (Adam Moore)  
Agent: Alice Glasco Consulting (Alice Glasco)  
Request: LO-MU-NP, LO-MU-CO-NP, and SF-3-NP to MF-6-NP  
Staff Rec.: **Recommendation of MF-6-NP and SF-6-NP**  
Staff: Jonathan Tomko, 512-974-1057, jonathan.tomko@austintexas.gov  
Planning Department

Public Hearing closed.

Motion to grant SF-6-NP, combining district zoning, for property located at 1902, 1904, and 1906 Ullrich Avenue and MF-6-NP, combining district zoning, for property located at 1911, 2001, 2003, 24 2005, and 2007 West Koenig Lane for C14-2023-0019 - Koenig was approved on the consent agenda on the motion by Commissioner Azhar, seconded by Commissioner Maxwell on a vote of 10-0. Vice-Chair Hempel and Commissioners Howard and Mushtaler absent.

- 9. 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 October 10, 2023**

Motion to grant Staff's request for postponement of this item to October 10, 2023 was approved on the consent agenda on the motion by Commissioner Azhar, seconded by Commissioner Maxwell on a vote of 10-0. Vice-Chair Hempel and Commissioners Howard and Mushtaler absent.

- 10. 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 October 10, 2023**

Motion to grant Staff's request for postponement of this item to October 10, 2023 was approved on the consent agenda on the motion by Commissioner Azhar, seconded by Commissioner Maxwell on a vote of 10-0. Vice-Chair Hempel and Commissioners Howard and Mushtaler absent.

- 11. Plan Amendment:**      [NPA-2023-0013.01 - 200 W. Mary; District 9](#)  
Location:                    200 and 204 W. Mary St., 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 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 10-0. Vice-Chair Hempel and Commissioners Howard and Mushtaler absent.

- 12. Rezoning:**                [C14-2023-0021 - 200 W. Mary; District 9](#)  
Location:                    200 and 204 W. Mary St., 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 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 10-0. Vice-Chair Hempel and Commissioners Howard and Mushtaler absent.

- 13. Rezoning:** [C14-2023-0020 - Morelos-Webberville CS-1; District 3](#)  
Location: 2304, 2308 and 2312 Morelos Street and 2237 Webberville Road, Lady Bird Lake Watershed; Central East Austin Neighborhood Combined Planning Area  
Owner/Applicant: Flying X Investments, LLC  
Agent: Thrower Design (Ron Thrower)  
Request: CS-MU-CO-NP to CS-1-CO-NP  
Staff Rec.: **Recommended with conditions**  
Staff: Jonathan Tomko, 512-974-1057, jonathan.tomko@austintexas.gov  
Planning Department

Public Hearing closed.

Motion to grant Staff's recommendation of CS-1-CO-NP combining district zoning for C14-2023-0020 - Morelos-Webberville CS-1 located at 2304, 2308 and 2312 Morelos Street and 2237 Webberville Road was approved on the consent agenda on the motion by Commissioner Azhar, seconded by Commissioner Maxwell on a vote of 10-0. Vice-Chair Hempel and Commissioners Howard and Mushtaler absent.

- 14. Rezoning:** [C14-2023-0098 - 2901 Del Curto Road](#)  
Location: 2901 Del Curt Road, West Boulding Creek Watershed; South Lamar  
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 C14-2023-0098 - 2901 Del Curto Road located at 2901 Del Curt Road was approved on the consent agenda on the motion by Commissioner Azhar, seconded by Commissioner Maxwell on a vote of 10-0. Vice-Chair Hempel and Commissioners Howard and Mushtaler absent.

15. Plan Amendment:

[NPA-2023-0014.02.SH - 5901 Drowsy Willow Trail; District 2](#)

Location: 5900 Drowsy Willow Trail, 5902 Drowsy Willow Trail, 5904 Drowsy Willow Trail, 5906 Drowsy Willow Trail, 5908 Drowsy Willow Trail, 5910 Drowsy Willow Trail, 5912 Drowsy Willow Trail, 5914 Drowsy Willow Trail, 5916 Drowsy Willow Trail, 5918 Drowsy Willow Trail, 5920 Drowsy Willow Trail, 5922 Drowsy Willow Trail, 5923 Drowsy Willow Trail, 5921 Drowsy Willow Trail, 5919 Drowsy Willow Trail, Drowsy Willow Trail, 5915 Drowsy Willow Trail, 5913 Drowsy Willow Trail, Drowsy Willow Trail, 5909 Drowsy Willow Trail, 5907 Drowsy Willow Trail, 5905 Drowsy Willow Trail, 5903 Drowsy Willow Trail, 5901 Drowsy Willow Trail, Drowsy Willow Trail (LOT 25&26 BLK 4 Village At Pleasant Valley SEC 2 The Common Area) Williamson Creek Watershed; Southeast Combined (Franklin Park) NP Area

Owner/Applicant: Austin Housing Finance Corporation

Agent: City of Austin, Housing Dept. (Travis Perlman)

Request: Single Family and Recreation/Open Space to Multifamily Residential 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 land use for NPA-2023-0014.02.SH - 5901 Drowsy Willow Trail located at 5900 Drowsy Willow Trail, 5902 Drowsy Willow Trail, 5904 Drowsy Willow Trail, 5906 Drowsy Willow Trail, 5908 Drowsy Willow Trail, 5910 Drowsy Willow Trail, 5912 Drowsy Willow Trail, 5914 Drowsy Willow Trail, 5916 Drowsy Willow Trail, 5918 Drowsy Willow Trail, 5920 Drowsy Willow Trail, 5922 Drowsy Willow Trail, 5923 Drowsy Willow Trail, 5921 Drowsy Willow Trail, 5919 Drowsy Willow Trail, Drowsy Willow Trail, 5915 Drowsy Willow Trail, 5913 Drowsy Willow Trail, Drowsy Willow Trail, 5909 Drowsy Willow Trail, 5907 Drowsy Willow Trail, 5905 Drowsy Willow Trail, 5903 Drowsy Willow Trail, 5901 Drowsy Willow Trail, Drowsy Willow Trail (LOT 25&26 BLK 4 Village At Pleasant Valley SEC 2 The Common Area) was approved on the consent agenda on the motion by Commissioner Azhar, seconded by Commissioner Maxwell on a vote of 9-0. Commissioner Woods recused on this matter; rendered professional services. Vice-Chair Hempel and Commissioners Howard and Mushtaler absent.



- 16. Rezoning:** [C14-2023-0078.SH - 5901 Drowsy Willow Trail; District 2](#)
- Location: 5900 Drowsy Willow Trail, 5902 Drowsy Willow Trail, 5904 Drowsy Willow Trail, 5906 Drowsy Willow Trail, 5908 Drowsy Willow Trail, 5910 Drowsy Willow Trail, 5912 Drowsy Willow Trail, 5914 Drowsy Willow Trail, 5916 Drowsy Willow Trail, 5918 Drowsy Willow Trail, 5920 Drowsy Willow Trail, 5922 Drowsy Willow Trail, 5923 Drowsy Willow Trail, 5921 Drowsy Willow Trail, 5919 Drowsy Willow Trail, Drowsy Willow Trail, 5915 Drowsy Willow Trail, 5913 Drowsy Willow Trail, Drowsy Willow Trail, 5909 Drowsy Willow Trail, 5907 Drowsy Willow Trail, 5905 Drowsy Willow Trail, 5903 Drowsy Willow Trail, 5901 Drowsy Willow Trail, Drowsy Willow Trail (LOT 25&26 BLK 4 Village At Pleasant Valley SEC 2 The Common Area)Williamson Creek Watershed;Southeast Combined (Franklin Park) NP Area
- Owner/Applicant: Austin Housing Finance Corporation
- Agent: City of Austin, Housing Dept. (Travis Perlman)
- Request: PUD-NP to MF-3-NP
- Staff Rec.: **Recommended**
- Staff: Nancy Estrada, 512-974-7617, [nancy.estrada@austintexas.gov](mailto:nancy.estrada@austintexas.gov)  
Planning Department

Public Hearing closed.

Motion to grant Staff's recommendation of combining district zoning for C14-2023-0078.SH - 5901 Drowsy Willow Trail located at 5900 Drowsy Willow Trail, 5902 Drowsy Willow Trail, 5904 Drowsy Willow Trail, 5906 Drowsy Willow Trail, 5908 Drowsy Willow Trail, 5910 Drowsy Willow Trail, 5912 Drowsy Willow Trail, 5914 Drowsy Willow Trail, 5916 Drowsy Willow Trail, 5918 Drowsy Willow Trail, 5920 Drowsy Willow Trail, 5922 Drowsy Willow Trail, 5923 Drowsy Willow Trail, 5921 Drowsy Willow Trail, 5919 Drowsy Willow Trail, Drowsy Willow Trail, 5915 Drowsy Willow Trail, 5913 Drowsy Willow Trail, Drowsy Willow Trail, 5909 Drowsy Willow Trail, 5907 Drowsy Willow Trail, 5905 Drowsy Willow Trail, 5903 Drowsy Willow Trail, 5901 Drowsy Willow Trail, Drowsy Willow Trail (LOT 25&26 BLK 4 Village At Pleasant Valley SEC 2 The Common Area) was approved on the consent agenda on the motion by Commissioner Azhar, seconded by Commissioner Maxwell was on a vote of 9-0. Commissioner Woods recused on this matter; rendered professional services. Vice-Chair Hempel and Commissioners Howard and Mushtaler absent.

- 17. Plan Amendment:** [NPA-2023-0014.01.SH - 5900 S. Pleasant Valley Apartments; District 2](#)
- Location: 5900 Rapid Creek Trail, 5902 Rapid Creek Trail, 5904 Rapid Creek Trail, 5906 Rapid Creek Trail, 5908 Rapid Creek Trail, 5910 Rapid Creek Trail, 5912 Rapid Creek Trail, 5914 Rapid Creek Trail, 5916 Rapid Creek Trail, 5918 Rapid Creek Trail, 5920 Rapid Creek Trail, 5922 Rapid Creek Trail, 5925 Rapid Creek Trail, 5923 Rapid Creek Trail, 5921 Rapid Creek Trail, 5919 Rapid Creek Trail, 5917 Rapid Creek Trail, 5915 Rapid Creek Trail, 5913 Rapid Creek Trail, 5911 Rapid Creek Trail, 5909 Rapid Creek Trail, 5907 Rapid Creek Trail, 5905 Rapid Creek Trail, 5903 Rapid Creek Trail, Rapid Creek Trail (LOT 25&26 BLK 1 Village At Pleasant Valley SEC 2 THE Common Area) Williamson Creek Watershed; Southeast Combined (Franklin Park) NP Area
- Owner/Applicant: Austin Housing Finance Corporation
- Agent: City of Austin, Housing Dept. (Courtney Banker)
- Request: Single Family and Recreation/Open Space 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-2023-0014.01.SH - 5900 S. Pleasant Valley Apartments located at 5900 Rapid Creek Trail, 5902 Rapid Creek Trail, 5904 Rapid Creek Trail, 5906 Rapid Creek Trail, 5908 Rapid Creek Trail, 5910 Rapid Creek Trail, 5912 Rapid Creek Trail, 5914 Rapid Creek Trail, 5916 Rapid Creek Trail, 5918 Rapid Creek Trail, 5920 Rapid Creek Trail, 5922 Rapid Creek Trail, 5925 Rapid Creek Trail, 5923 Rapid Creek Trail, 5921 Rapid Creek Trail, 5919 Rapid Creek Trail, 5917 Rapid Creek Trail, 5915 Rapid Creek Trail, 5913 Rapid Creek Trail, 5911 Rapid Creek Trail, 5909 Rapid Creek Trail, 5907 Rapid Creek Trail, 5905 Rapid Creek Trail, 5903 Rapid Creek Trail, Rapid Creek Trail (LOT 25&26 BLK 1 was approved on the consent agenda on the motion by Commissioner Azhar, seconded by Commissioner Maxwell on a vote of 9-0. Commissioner Woods recused on this matter; rendered professional services. Vice-Chair Hempel and Commissioners Howard and Mushtaler absent.

- 18. Rezoning:** [C14-2023-0071.SH - 5900 S. Pleasant Valley Apartments; District 2](#)
- Location: 5900 Rapid Creek Trail, 5902 Rapid Creek Trail, 5904 Rapid Creek Trail, 5906 Rapid Creek Trail, 5908 Rapid Creek Trail, 5910 Rapid Creek Trail, 5912 Rapid Creek Trail, 5914 Rapid Creek Trail, 5916 Rapid Creek Trail, 5918 Rapid Creek Trail, 5920 Rapid Creek Trail, 5922 Rapid Creek Trail, 5925 Rapid Creek Trail, 5923 Rapid Creek Trail, 5921 Rapid Creek Trail, 5919 Rapid Creek Trail, 5917 Rapid Creek Trail, 5915 Rapid Creek Trail, 5913 Rapid Creek Trail, 5911 Rapid Creek Trail, 5909 Rapid Creek Trail, 5907 Rapid Creek Trail, 5905 Rapid Creek Trail, 5903 Rapid Creek Trail, Rapid Creek Trail (LOT 25&26 BLK 1 Village At Pleasant Valley SEC 2 THE Common Area) Williamson Creek Watershed; Southeast Combined (Franklin Park) NP Area
- Owner/Applicant: Austin Housing Finance Corporation
- Agent: City of Austin, Housing Dept. (Courtney Banker)
- Request: PUD-NP to GR-MU-CO-NP
- Staff Rec.: **Recommended**
- Staff: Nancy Estrada, 512-974-7617, [nancy.estrada@austintexas.gov](mailto:nancy.estrada@austintexas.gov)  
Planning Department

Public Hearing closed.

Motion to grant Staff's recommendation of GR-MU-CO-NP for C14-2023-0071.SH - 5900 S. Pleasant Valley Apartments located at 5900 Rapid Creek Trail, 5902 Rapid Creek Trail, 5904 Rapid Creek Trail, 5906 Rapid Creek Trail, 5908 Rapid Creek Trail, 5910 Rapid Creek Trail, 5912 Rapid Creek Trail, 5914 Rapid Creek Trail, 5916 Rapid Creek Trail, 5918 Rapid Creek Trail, 5920 Rapid Creek Trail, 5922 Rapid Creek Trail, 5925 Rapid Creek Trail, 5923 Rapid Creek Trail, 5921 Rapid Creek Trail, 5919 Rapid Creek Trail, 5917 Rapid Creek Trail, 5915 Rapid Creek Trail, 5913 Rapid Creek Trail, 5911 Rapid Creek Trail, 5909 Rapid Creek Trail, 5907 Rapid Creek Trail, 5905 Rapid Creek Trail, 5903 Rapid Creek Trail, Rapid Creek Trail (LOT 25&26 BLK 1 was approved on the consent agenda on the motion by Commissioner Azhar, seconded by Commissioner Maxwell on a vote of 9-0. Commissioner Woods recused on this matter; rendered professional services. Vice-Chair Hempel and Commissioners Howard and Mushtaler absent.

- 19. 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](mailto:maureen.meredith@austintexas.gov)  
Planning Department
- Postponement Request:** **Neighborhood postponement request to October 10, 2023.**

Motion to grant Neighborhood's request for postponement of this item to October 10, 2023 was approved on the consent agenda on the motion by Commissioner Azhar, seconded by Commissioner Maxwell on a vote of 10-0. Vice-Chair Hempel and Commissioners Howard and Mushtaler absent.

- 20. 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  
**Postponement Request: Neighborhood postponement request to October 10, 2023.**

Motion to grant Neighborhood's request for postponement of this item to October 10, 2023 was approved on the consent agenda on the motion by Commissioner Azhar, seconded by Commissioner Maxwell on a vote of 10-0. Vice-Chair Hempel and Commissioners Howard and Mushtaler absent.

- 21. Rezoning:** [C14-2023-0041 - The Village at Vargas; District 3](#)  
Location: 2110 and 2110 1/2 Thrasher Lane, Carson Creek Watershed; Montopolis  
Neighborhood Plan  
Owner/Applicant: TLH Riverside 6507 GP, LLC, (M. Timothy Clark)  
Agent: Alice Glasco Consulting (Alice Glasco)  
Request: SF-3-NP to SF-6-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 SF-6-NP combining district zoning for C14-2023-0041 - The Village at Vargas located at 2110 and 2110 1/2 Thrasher Lane 2110 and 2110 1/2 Thrasher Lane was approved on the consent agenda on the motion by Commissioner Azhar, seconded by Commissioner Maxwell on a vote of 10-0. Vice-Chair Hempel and Commissioners Howard and Mushtaler absent.

- 22. Rezoning:** [C14-2023-0042 - 714 Turtle Creek Multifamily](#)  
Location: 714 Turtle Creek Boulevard, Williamson Creek Watershed; Garrison Park NP Area  
Owner/Applicant: 714 Turtle Creek LP (Anthony Clarke)  
Agent: DuBois, Bryant & Campbell, L.L.P. (David Hartman)  
Request: MF-2-NP to GR-MU-V-NP  
Staff Rec.: **Pending**  
Staff: Dana Moses, 512-974-8008, dana.moses@austintexas.gov  
Planning Department  
**Postponement Request: Staff postponement request to October 10, 2023.**

Motion to grant Staff's request for postponement of this item to October 10, 2023 was approved on the consent agenda on the motion by Commissioner Azhar, seconded by Commissioner Maxwell on a vote of 10-0. Vice-Chair Hempel and Commissioners Howard and Mushtaler absent.

- 23. 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 Area  
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 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 10-0. Vice-Chair Hempel and Commissioners Howard and Mushtaler absent.

- 24. Rezoning:** [C14-2023-0060 - Kintsugi North Loop Rezoning; District 7](#)  
Location: 1505 W. North Loop Boulevard, Shoal Creek Watershed; Brentwood/Highland Combined (Brentwood) NP Area  
Owner/Applicant: Playa Sonando, Inc.  
Agent: Thrower Design LLC (A. Ron Thrower)  
Request: LO-MU-NP to GO-MU-NP  
Staff Rec.: **Recommended**  
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov  
Planning Department

Public Hearing closed.

Motion to grant Staff's recommendation of GO-MU-NP combining district zoning for C14-2023-0060 - Kintsugi North Loop Rezoning located at 1505 W. North Loop Boulevard was approved on the consent agenda on the motion by Commissioner Azhar, seconded by Commissioner Maxwell on a vote of 10-0. Vice-Chair Hempel and Commissioners Howard and Mushtaler absent.

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

Public Hearing closed.

Motion to grant Staff's recommendation of ERC-CMU district zoning for C14-2023-0047 - 1911 Willow Creek Drive located at 1911 Willow Creek Drive was approved on the consent agenda on the motion by Commissioner Azhar, seconded by Commissioner Maxwell on a vote of 10-0. Vice-Chair Hempel and Commissioners Howard and Mushtaler absent.

- 26. PUD Amendment:** [C814-06-0175.05 - East Avenue PUD, Parcel A 2nd Amendment](#)  
Location: 3500, 3500 1/2, 3502, 3506, and 3700 North IH-35 SVRD SB and 1012, 1012 1/2, and 1018 and 1018 1/2 Concordia Avenue, Boggy Creek Watershed  
Owner/Applicant: 1010 Concordia LP, a Texas Limited Partnership, (Taylor Wilson)  
Agent: Drenner Group, PC (Leah Bojo)  
Request: PUD to PUD, to change a condition of zoning.  
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 PUD, district zoning, to change a condition of zoning, as amended, for C814-06-0175.05 - East Avenue PUD, Parcel A 2nd Amendment located at 3500, 3500 1/2, 3502, 3506, and 3700 North IH-35 SVRD SB and 1012, 1012 1/2, and 1018 and 1018 1/2 Concordia Avenue was approved on the consent agenda on the motion by Commissioner Azhar, seconded by Commissioner Maxwell on a vote of 10-0. Vice-Chair Hempel and Commissioners Howard and Mushtaler absent.

Amendment

Allow maximum height from 120 feet to 160 feet except for the area reserved for TxDOT right of way which is approximately 8.9 feet on the eastern boundary and 40.5 feet on the western boundary.

- 27. Conditional Use Site Plan:** [SPC-2022-0162C - Dougherty Arts Center Replacement; District 9](#)
- Location: 148 S Lamar Blvd, Lady Bird Lake Watershed; Zilker Neighborhood Plan (Suspended)
- Owner/Applicant: Parks and Recreation Department
- 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 10, 2023 was approved on the consent agenda on the motion by Commissioner Azhar, seconded by Commissioner Maxwell on a vote of 10-0. Vice-Chair Hempel and Commissioners Howard and Mushtaler absent.

- 28. Preliminary Plan:** [C8-2022-0146 - Parkside Section 2 at Wildhorse Ranch; District 1](#)
- Location: 9936-1/2 Lindell Lane, Gilleland Creek Watershed
- Owner/Applicant: Forestar USA Real Estate (Jeff Scott)
- Agent: BGE, Inc. (Pablo Martinez)
- Request: Approval of a preliminary plan of 42.3 acres within the Wildhorse Ranch PUD consisting of 169 single family lots with ROW, open space, water quality, drainage, and SER for water and wastewater.
- Staff Rec.: **Recommended**
- Staff: Nicholas Coussoulis, 512-978-1769, Nicholas.Coussoulis@austintexas.gov  
Development Services Department

Item withdrawn.

- 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 542 lots on 106.27 acres.
- Staff Rec.: **Disapproval for Reasons, per Exhibit C**
- Staff: Cesar Zavala, 512-974-3404, cesar.zavala@austintexas.gov  
Development Services

Public Hearing closed.

Motion to Disapprove for Reasons per Exhibit C of 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 10-0. Vice-Chair Hempel and Commissioners Howard and Mushtaler absent.

- 30. Final Plat out of Approved Preliminary Plan:** [C8J-2019-0138.2A - Schwetman Phase 2 Final Plat](#)
- Location: Old Webberville Road (FM 969), Decker  
Owner/Applicant: Starlight Homes Texas, LLC (Lindsay Motley)  
Agent: Carlson, Brigance & Doering Inc (C. Brigance)  
Request: Approval of Final Plat consisting of 169 lots on 26.482 acres  
Staff Rec.: **Recommended with conditions as listed in Exhibit C**  
Staff: Sue Welch, 512-836-7637, sue.welch@traviscountytexas.gov  
Travis County TNR - single office

Motion to grant Staff's recommendation with conditions as listed in Exhibit C for C8J-2019-0138.2A - Schwetman Phase 2 Final Plat located at Old Webberville Road (FM 969) was approved on the consent agenda on the motion by Commissioner Azhar, seconded by Commissioner Maxwell on a vote of 10-0. Vice-Chair Hempel and Commissioners Howard and Mushtaler absent.

- 31. LDC Amendment:** [C20-2023-20 - Zoning Application Processes and Deadlines](#)
- Request: Discuss and consider amending City Code Title 25-1 and 25-2 to create a six-month pilot program modifying certain deadlines related to zoning and rezoning applications and neighborhood plan amendment applications.
- Staff Rec.: **Recommended**  
Staff: Jordan Feldman, (512)974-7288, Jordan.Feldman@austintexas.gov  
Lauren Middleton-Pratt, Lauren.Middleton-Pratt@austintexas.gov  
Planning Department

Public Hearing closed.

Motion to grant Staff's recommendation for C20-2023-20 - Zoning Application Processes and Deadlines, as amended was approved on the motion by Commissioner Azhar, seconded by Commissioner Maxwell was approved on a vote of 10-0. Vice-Chair Hempel and Commissioners Howard and Mushtaler absent.

#### Amendments

After February 1, 2024, provide the Planning Commission with the status of the Pilot Program impact on the application review process.

Planning Commission shall provide a recommendation prior to placing an item on the City Council agenda to terminate or extend the Pilot Program



Enhance process improvements and staff efficiency to reduce redundant staff tasks, streamline operations and revise policies to integrate and combine neighborhood plan amendment and zoning case information within meeting backup materials and agenda postings.

Except for Council meetings, Land Use Commission meetings, including make up dates which may commence on nontraditional meeting days, shall be prioritized for meeting room reservations to ensure public hearings are conducted in a timely manner.

- 32. LDC Amendment:** [C20-2023-001 - Childcare Services](#)  
Request: Discuss and consider proposed amendments to City Code Title 25 pertaining to childcare and day care services to modify land use definitions, create use-specific development regulations, ensure compatibility with adjacent uses, and adjust zoning district permitted uses to increase opportunities for childcare services around the city.  
Staff Rec.: **Recommended**  
Staff: Jordan Feldman, (512)974-7288, Jordan.Feldman@austintexas.gov  
Paul Books, paul.books@austintexas.gov  
Planning Department

Public Hearing closed.

Motion to grant Staff's recommendation for amendments to City Code Title 25 pertaining to childcare and day care services to modify land use definitions, create use-specific development regulations, ensure compatibility with adjacent uses, and adjust zoning district permitted uses to increase opportunities for childcare services around the city was approved on the consent agenda on the motion by Commissioner Azhar, seconded by Commissioner Maxwell on a vote of 10-0. Vice-Chair Hempel and Commissioners Howard and Mushtaler absent.

## **STAFF BRIEFINGS**

- 33.** Briefing regarding Texas Open Meetings Act pertaining to agenda-related requirements to be presented by the Law Department

Department submitted a memorandum in lieu of presentation.

- 34.** Briefing regarding agenda process to be presented by the Planning Department.

Department submitted a memorandum in lieu of presentation.

**35.** Briefing regarding template use and publishing of agendas to be presented by the Office of the City Clerk.

Office of the City Clerk submitted a memorandum in lieu of presentation.

### **ITEMS FROM THE COMMISSION**

**36.** Discussion and possible action to adopt amendments to By-laws and Rules and Procedures regarding agenda format.

Item indefinitely postponed by unanimous consent on a vote of 10-0. Vice-Chair Hempel and Commissioners Howard and Mushtaler absent.

**37.** Discussion and possible action to adopt amendments to Rules and Procedures regarding speakers for discussion postponement items.

Motion by Commissioner Azhar, seconded by Commissioner Conolly to adopt the following rule change was approved on a vote of 10-0. Vice-Chair Hempel and Commissioners Howard and Mushtaler absent.

#### Rule Change

For discussion postponement items, Primary speaker in favor and Primary speaker opposed will be allotted 2 minutes each, all other speakers, unlimited, will receive an allotted time of 1 minute.

**38.** Discussion and possible action pertaining to special called meetings.

Item discussed.

### **COMMITTEE MEMBER RECOMMENDATIONS**

**39.** Discuss and consider recommending a member to serve on the Comprehensive Plan Joint Committee.

Item postponed to October 10, 2023 by unanimous consent on a vote of 10-0. Vice-Chair Hempel and Commissioners Howard and Mushtaler absent.

**40.** Discuss and consider recommending a member to serve on the Joint Sustainability Committee.

After closing of nominations, Commissioner Phillips was recommended as a member to serve on the Joint Sustainability Committee by unanimous consent on a vote of 10-0. Vice-Chair Hempel and Commissioners Howard and Mushtaler 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.*

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

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

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

Update provided by Commissioners Azhar.

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

(Commissioners: Azhar, Connolly, Cox and Haynes)

Update provided by Commissioner Haynes.

### [Joint Sustainability Committee](#)

(Commissioner Woods; alternate seat vacant)

No update provided.

### [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 Connolly.

**Chair Shaw adjourned the meeting without objection at 7:42 PM on Tuesday, September 26, 2023**

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.

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.