



## **PLANNING COMMISSION**

### **MINUTES**

**October 24, 2023**

**The Planning Commission convened in a meeting on October 24, 2023, in Council Chambers of City Hall, 301 W. 2nd Street, Austin, Texas and via videoconference @ <http://www.austintexas.gov/page/watch-atxn-live>**

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

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

**Greg Anderson- Secretary**

**Awais Azhar - Parliamentarian**

**Nadia Barrera-Ramirez**

**João Paulo Connolly**

**Grayson Cox**

**Adam Haynes**

**Claire Hempel – Vice-Chair**

**Patrick Howard**

**Felicity Maxwell**

**Jennifer Mushtaler**

**Alberta Phillips**

**Alice Woods**

**Jessica Cohen – Ex-Officio**

**Absent**

**Todd Shaw – Chair**

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

## **PUBLIC COMMUNICATION**

The first four (4) speakers signed up prior to the commencement of the meeting will each be allowed a three-minute allotment to address their concerns regarding items not posted on the agenda.

## **APPROVAL OF MINUTES**

1. Approve the minutes of the regular meetings on September 26, 2023 and October 10, 2023.

Motion to approved the minutes of September 26, 2023 and October 10, 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.

## **PUBLIC HEARING**

2. **Plan Amendment:** [NPA-2023-0020.03 - 300-440 Industrial Blvd. NPA; District 3](#)  
Location: 300, 400, 436 and 440 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 November 14, 2023**

Motion to grant Staff' request for postponement of this item to November 14, 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.

- 3. 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.: **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' request for postponement of this item to November 14, 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.

- 4. 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 to grant Neighborhood's request for postponement of this item to November 28, 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

- 5. 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-NP & LI-CO-NP to CS-MU-V-NP

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

Motion to grant Neighborhood's request for postponement of this item to November 28, 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.

6. **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.: **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-2023-0018.03 - 5514 Grover and 5515 Roosevelt Avenue located at 5514 Grover Avenue and 5515 Roosevelt Avenue 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.

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

Public Hearing closed.

Motion to grant Staff's recommendation of MF-6-CO-NP combining district zoning for C14-2023-0065 - 5506 and 5514 Grover Avenue and 5515 Roosevelt Avenue located at 5506 and 5514 Grover Avenue and 5515 Roosevelt Avenue 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.

**8. 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 Whellan)

Request: To amend the Lamar/Justin Station Area Plan TOD to allow a maximum building height of 160 feet with density bonus. 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.: **Recommended**

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

Public Hearing closed.

Motion by Commissioner Connolly, seconded by Commissioner Mushtaler to grant Staff's recommendation to amend the Lamar/Justin Station Area Plan TOD for NPA-2022-0017.01 - Crestview Village located at 6916, 6926, 6928 N. Lamar Blvd and 808, 810, 812, 906 Justin Ln. was approved on a vote of 11-0. Vice-Chair Hempel abstained. Chair Shaw absent.

**9. 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 Whellan)

Request: TOD-NP to TOD-NP (increased height)

Staff Rec.: **Recommended**

Staff: Jonathan Tomko, 512-974-1057, jonathan.tomko@austintexas.gov  
Planning Department

Public Hearing closed.

Motion by Commissioner Connolly, seconded by Commissioner Mushtaler to grant Staff's recommendation of TOD-NP (increased height), combining district zoning for C14-2022-0035 - Crestview Village located at 6916, 6926, 6928 N. Lamar Blvd and 808, 810, 812, 906 Justin Ln. was approved on a vote of 11-0. Vice-Chair Hempel abstained. Chair Shaw absent.

**10. 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

Public Hearing closed.

Motion by Commissioner Woods, seconded by Commissioner Anderson to grant Applicant's request of Mixed Use land use for NPA-2023-0013.02 - 700 Dawson located at 700 Dawson Road was approved on a vote of 8-3. Commissioners Cox, Mushtaler and Phillips voted nay. Commissioner Haynes abstained. Chair Shaw absent.

**11. 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

Public Hearing closed.

Motion by Commissioner Woods, seconded by Commissioner Anderson to grant Applicant's amended request of GR-MU-CO-NP, combining district zoning, and include conditions per Exhibit F for C14-2023-0064 - 700 Dawson located at 700 Dawson Road was approved on a vote of 8-3. Commissioners Cox, Mushtaler and Phillips voted nay. Commissioner Haynes abstained. Chair Shaw absent.

- 12. Rezoning:** [C14-2023-0072 - Hyde Park High Street; District 9](#)  
Location: 4221 Avenue H, Waller Creek Watershed; Hyde Park Neighborhood Planning Area  
Owner/Applicant: Hyde Park High Street, LLC (Jesse Lunsford)  
Agent: Micah King  
Request: GR-HD-NCCD-NP and MF-3-HD-NCCD-NP to GR-HD-NCCD-NP  
Staff Rec.: **Recommended**  
Staff: Jonathan Tomko, 512-974-1057, jonathan.tomko@austintexas.gov  
Planning Department  
**Postponement Request: Postponement request by Neighborhood to November 28, 2023**

Motion to grant Staff' request for postponement of this item to November 28, 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.

- 13. Rezoning:** [C14-2023-0084 - Ed Bluestein Multifamily; District 1](#)  
Location: 4000-4200 Block of Ed Bluestein Blvd Southbound. Walnut Creek Watershed; East MLK Combined Neighborhood Planning Area (MLK-183)  
Owner/Applicant: Robert Tiemann, Trustee of the Robert Miller Tiemann Trust  
Agent: Jackson Walker LLP (Henry Gilmore)  
Request: CS-NP to CS-MU-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 CS-MU-NP combining district zoning for C14-2023-0084 - Ed Bluestein Multifamily located at 4000-4200 Block of Ed Bluestein Blvd Southbound 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.

- 14. Rezoning:** [C14-2022-0162 - 10601 N Lamar Blvd.; District 4](#)  
Location: 10601 and 10601 1/2 N Lamar Boulevard, Little Walnut Creek Watershed; North Austin Civic Association NP;  
Owner/Applicant: CSW 10601 N Lamar, LP  
Agent: Drenner Group, PC (Amanda Swor)

Request: CS-NP, LO-NP and SF-3-NP to CS-V-CO-NP  
Staff Rec.: **Pending**  
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov  
Planning Department  
**Postponement Request: Staff and Applicant request for Indefinite Postponement**

Motion to grant Staff and Applicant's request for Indefinite Postponement of this item 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.

**15. Restrictive Covenant [C14-77-138\(RCT\) - 10601 N Lamar Blvd. RCT; District 4](#) Termination:**

Location: 10601 and 10601 1/2 N. Lamar Boulevard, Little Walnut Creek Watershed; North Austin Civic Association NP  
Owner/Applicant: CSW 10601 N Lamar, LP  
Agent: Drenner Group, PC (Amanda Swor)  
Request: To terminate the restrictive covenant that was recorded in association with the 1977 zoning case no. C14-77-138, and as amended in 1983, to remove restrictions requiring a 10-foot pedestrian easement across the Property, a 15-foot no-build setback along rear adjacent property lines, and a 60-foot setback adjacent to the 15-foot setback that allows only a street or open space.  
Staff Rec.: **Recommended**  
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov  
Planning Department

Public Hearing closed.

Motion to grant Staff's recommendation to terminate the restrictive covenant that was recorded in association with the 1977 zoning case no. C14-77-138, and as amended in 1983, to remove restrictions requiring a 10-foot pedestrian easement across the Property, a 15-foot no-build setback along rear adjacent property lines, and a 60-foot setback adjacent to the 15-foot setback that allows only a street or open space. for located at 10601 and 10601 1/2 N. Lamar Boulevard 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.

**16. Rezoning: [C14-2023-0047 - 1911 Willow Creek Drive; District 3](#)**  
Location: 1911 Willow Creek Drive, Lady Bird Lake and Country Club West Watersheds; Riverside NP  
Owner/Applicant: 1911 Willow L.P. (Anthony Clarke)  
Agent: Drenner Group, P.C. (Amanda Swor)  
Request: ERC-UR to ERC-CMU  
Staff Rec.: **Recommended**



Staff: Jonathan Tomko, 512-974-1057, jonathan.tomko@austintexas.gov  
Planning Department

Public Hearing closed.

Motion to grant Staff's recommendation of ERC-CMU combining 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 Anderson, seconded by Commissioner Maxwell on a vote of 12-0. Chair Shaw absent.

**17. Rezoning:** [C14-2023-0099 - 7800 N Interstate 35 Rezoning; District 4](#)  
Location: 7800 N Interstate Highway-35, Buttermilk Creek Watershed; North Lamar  
Combined NP (Georgian Acres)  
Owner/Applicant: Five Star Austin Group, LLC  
Agent: UTEX Storage Partners (Justin Barnes)  
Request: GR-NP, CS-NP to CS-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 CS-NP combining district zoning for C14-2023-0099 - 7800 N Interstate 35 Rezoning located at 7800 N Interstate Highway-35 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.

**18. Rezoning:** [C814-2014-0110.02.SH - Colony Park Sustainable Communities Initiative PUD; District 1](#)  
Location: 7900 Loyola Lane, Walnut Creek, Decker Creek and Elm Creek  
Owner/Applicant: City of Austin  
Agent: McCann Adams Studio (Jim Adams)  
Request: PUD to PUD, to change of condition of zoning.  
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 PUD, to change of condition of zoning. district zoning for C814-2014-0110.02.SH - Colony Park Sustainable Communities Initiative PUD located at 7900 Loyola Lane 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.

- 19. Rezoning:** [C14-2023-0088 - 903 West Avenue & 704 W 9th Street, District 9](#)  
Location: 903 West Avenue and 704 W 9th Street, Shoal Creek Watershed; Downtown Area Plan (Northwest District)  
Owner/Applicant: 903 W Ave Owner LLC & 704 W 9th LLC  
Agent: Drenner Group, P.C. (Amanda Swor)  
Request: GO to DMU-CO  
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 DMU-CO combining district zoning for C14-2023-0088 - 903 West Avenue & 704 W 9th Street located at 903 West Avenue and 704 W 9th Street 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.

- 20. Historic Zoning:** [C14H-2023-0092 - Depew-Cherico-Frazier House; District 1](#)  
Location: 1104 E. 10th St., Lady Bird Lake; Central East Austin  
Owner/Applicant: Mark Rogers  
Agent: Mark Rogers  
Request: SF-3-HD-NP to SF-3-H-HD-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-HD-NP combining district zoning for C14H-2023-0092 - Depew-Cherico-Frazier House located at 1104 E. 10th St., 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.

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

Public Hearing closed.

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 Anderson, seconded by Commissioner Maxwell on a vote of 12-0. Chair Shaw absent.

22. **CUP & Compatibility waiver:** [SPC-2022-0444A - East Cesar Chavez Hotel](#)  
Location: 1805 E Cesar Chavez, Lady Bird Lake; Central East Austin  
Owner/Applicant: Emergence Texas Realty  
Agent: Civiltude  
Request: Change of use from Bed & Breakfast to Hotel & compatibility waiver  
Staff Rec.: **Recommended**  
Staff: Meg Greenfield, 512-978-4663, meg.greenfield@austintexas.gov  
Development Services Department

Public Hearing closed.

Motion to grant Staff's recommendation for SPC-2022-0444A - East Cesar Chavez Hotel located at 1805 E Cesar Chavez 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.

- 23. Site Plan Extension:** [SP-2017-0484C\(XT2\) - Sunridge Condominiums Site Plan Extension; District 3](#)
- Location: 2701 Sundridge Drive, Country Club West  
Owner/Applicant: Texas In-Town Homes, Ltd. (Dawn Bayarena)  
Agent: Drenner Group, PC (Leah Bojo)  
Request: Requesting a three-year extension to a previously approved site plan.  
Staff Rec.: **Recommended**  
Staff: Clarissa Davis, 512-974-1423, Clarissa.davis@austintexas.gov  
Development Services Department

Public Hearing closed.

Motion to grant Staff's recommendation with conditions per Exhibit C for SP-2017-0484C(XT2) - Sunridge Condominiums Site Plan Extension located at 2701 Sundridge Drive 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.

- 24. Final Plat out of an Approved Preliminary Plan:** [C8J-2008-0048-04.1A - Eastwood Section 1 Subdivision](#)
- Location: 9608 FM 973, Gilleland Creek  
Owner/Applicant: Cyclone Development, Inc. (John Lloyd)  
Agent: Carlson, Brigrance and Doering, Inc. (Brendan McEntee)  
Request: Approval with conditions of Eastwood Section 1 consisting of 76 lots on 35.77 acres. Water provided by Manville Water Supply Co. and wastewater provided by the City of Austin  
Staff Rec.: **Recommended**  
Staff: Sarah Sumner, 512-854-7687, Sarah.sumner@traviscountytexas.gov  
Single Office

Public Hearing closed.

Motion to grant Staff's recommendation with conditions per Exhibit C for C8J-2008-0048-04.1A - Eastwood Section 1 Subdivision located at 9608 FM 97 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.

- 26. Short Form Final Plat:** [C8J-2023-0174.0A - Clarius Elroy Subdivision](#)
- Location: 6005 FM 973, Onion Creek  
Owner/Applicant: B6 Investments, LLC (Walter Biel)  
Agent: Kimley-Horn and Associates, Inc. (Ian Roberts)

Request: Approval with conditions of Clarius Elroy Subdivision consisting of 8 lots on 103.31 acres. Water and wastewater provided by the City of Austin  
Staff Rec.: **Recommended**  
Staff: Sarah Sumner, 512-854-7687, Sarah.sumner@traviscountytexas.gov  
Single Office

Public Hearing closed.

Motion to grant Staff's recommendation with conditions per Exhibit C for C8J-2023-0174.0A - Clarius Elroy Subdivision located at 6005 FM 973 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.

**27. Subdivision Application:** [C8J-2022-0351.1A - Whisper Valley Multifamily Subdivision Parcel 3 and 4; District 1](#)  
Location: 9605 N FM 973, Gilleland Creek  
Owner/Applicant: Francis Capello  
Agent: HR Green Development Texas, LLC (Michael Giannetta)  
Request: Approval of Subdivision Application  
Staff Rec.: **Approve with Conditions listed in Exhibit C**  
Staff: Amy Combs, 512-974-2786, amy.combs@austintexas.gov Development Services Department

Public Hearing closed.

Motion to grant Staff's recommendation with conditions per Exhibit C for C8J-2023-0174.0A - Clarius Elroy Subdivision located at 6005 FM 973 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.

**28. LDC Amendment:** [C20-2023-027 - Parkland Dedication Repeal and Replace](#)  
Owner/Applicant: City of Austin (Parks and Recreation Department)  
Request: Discuss and consider amendments to Title 25 to repeal and replace Article 14 - Parkland Dedication as required by HB 1526.  
Staff: Scott Grantham, Thomas Rowlinson  
Parks and Recreation Department

Public Hearing closed.

Motion to grant Staff's recommendation to amend 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 Anderson, seconded by Commissioner Maxwell on a vote of 12-0. Chair Shaw absent.

- 29. Right of Way Vacation:** [2023-033877 LM - Clay Avenue ROW Vacation](#)  
Location: Approximately 5400 Clay Avenue, Urban/ Shoal Creek  
Owner/Applicant: GDC-NRG Brentwood, LLC, John E. Meddau, Andrew M. Cotton  
Agent: Alejandra Flores, Civiltude  
Request: Vacate approximate 10,130 square foot portion of Clay Avenue traversing from Burnet Rd. to Houston Street  
Staff Rec.: **Recommended**  
Staff: Mashell Smith, 512-974-7191, mashell.smith@austintexas.gov  
Transportation and Public Works Department

Motion to grant Staff's recommendation for 2023-033877 LM - Clay Avenue ROW Vacation located at approximately 5400 Clay Avenue 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.

## **BRIEFINGS**

- 30.** Briefing on the Planning Commission's amendment process in reference to Charter Article X, § 4, Powers and Responsibilities of the Planning Commission, and Article X, § 5, The Comprehensive Plan.

Presenters: Planning Department and Law Department.

Presentation was not provided.

## **DISCUSSION AND POSSIBLE ACTION**

- 31.** Discussion and possible action recommending amendments to the Imagine Austin Comprehensive Plan or element or portion thereof, including the Austin Equity Climate Plan and Austin Strategic Mobility Plan related to matters concerning telework; approve and forward a memorandum to Council concerning matters related to City of Austin telework policies. (Co-Sponsors Commissioners Azhar, Connolly, Cohen, Cox, Haynes, Maxwell and Woods)

Motion by Commissioner Connolly, seconded by Commissioner Woods to recommend amendments to the Imagine Austin Comprehensive Plan or element or portion thereof, including the Austin Equity Climate Plan and Austin Strategic Mobility Plan related to matters concerning telework; approve and forward a memorandum to Council concerning matters related to City of Austin telework policies was approved on a vote of 12-0. Chair Shaw absent.

## **ITEMS FROM THE COMMISSION**

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

Item discussed and disposed without action.

33. Discussion regarding 2024 meeting calendar. (Vice-Chair Hempel, and Commissioner Azhar)

Item discussed and disposed.

## **FUTURE AGENDA ITEMS**

*Future agenda items will not be discussed at the current meeting, but will be offered for initiation, discussion or possible recommendation at a future meeting.*

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

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

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

Update provided by Vice-Chair Hempel and Commissioner Azhar.

### [Comprehensive Plan Joint Committee](#) (Commissioners: Connolly, Cox, Haynes and Phillips)

Update provided by Commissioner Haynes.

### [Joint Sustainability Committee](#)

(Commissioner Woods; Commissioner Phillips, alternate)

No report provided.

### [Small Area Planning Joint Committee](#)

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

No report provided.

### [South Central Waterfront Advisory Board](#) (Commissioner Maxwell)

Update provided by Commissioner Maxwell.

Accessory Dwelling Units and Duplexes Working Group (Commissioners

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

Update provided by Commissioner Azhar

HOME Amendments Working Group

(Chair Shaw and Commissioners Azhar, Cohen, Cox, Haynes, Maxwell and Woods)

Update provided by Commissioner Azhar

Telework Working Group

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

No report provided.

**Vice-Chair Hempel adjourned the meeting without objection at 10:07 PM on Tuesday, October 24, 2023**

Minutes approved on the consent agenda on December 12, 2023 on the consent agenda on the motion by Commissioner Maxwell, seconded by Commissioner Azhar on a vote of 11-0. Commissioner Barrera-Ramirez and Howard 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.