



***PLANNING COMMISSION
REVISED REGULAR CALLED MEETING
TUESDAY, AUGUST 26, 2025***

The Planning Commission convened in a regular meeting on Tuesday, August 26, 2025, at Austin City Hall, Council Chambers, Room 1001, 301 W. Second Street, in Austin, Texas.

Chair Anderson called the Planning Commission Meeting to order at 6:00 p.m.

Commissioners in Attendance:

*Imad Ahmed
Greg Anderson
Casey Haney
Joshua Hiller
Anna Lan
Adam Powell
Danielle Skidmore
Alice Woods*

Commissioners in Attendance Remotely:

*Nadia Barrera-Ramirez
Patrick Howard*

Commissioners Absent:

*Peter Breton
Felicity Maxwell*

Ex-Officio Members in Attendance Remotely:

*Jessica Cohen
Candace Hunter*

1 Vacancy on the Dias

PUBLIC COMMUNICATION: GENERAL

Philip Wiley: Commented on the importance of data-driven decision making in urban planning.

APPROVAL OF MINUTES

- 1. Approve the minutes of the Planning Commission regular meeting on August 12, 2025.
The minutes from the meeting of August 12, 2025, were approved on the consent agenda on Vice Chair Woods’ motion, Commissioner Lan’s second, on a 10-0 vote. Secretary Maxwell and Commissioner Breton were absent. 1 vacancy on the dais.

PUBLIC HEARINGS

- 2. **Plan Amendment: NPA-2022-0010.02 - 2000 E. 6th Street and 2007 E. 7th Street; District 3**
 Location: 1910 ½, 1914, and 2000 East 6th Street; 1901, 1917, 1917 ½, 1923, and 2007 East 7th Street; 613 Chicon Street, Lady Bird Lake Watershed; Holly Neighborhood Planning Area and the Plaza Saltillo Transit-Oriented Development (TOD) Station Area Plan
 Owner/Applicant: REG ATX 2000 E. 6th St., Ltd.
 Agent: Armbrust & Brown, PLLC (Richard T. Suttle, Jr.)
 Request: To change the future land use designation for the specified properties within the Holly Neighborhood Plan and the Plaza Saltillo Transit - Oriented Development (TOD) Station Area Plan from **Mixed Use** to **Specific Regulating District**; to include the properties in the Plaza Saltillo Transit -Oriented Development (TOD) Station Area Plan, which will change the TOD boundaries; to include the properties within the *Land Use and Design Concept Plan* map with the designation of Corridor Mixed Use; and to include the properties within the *Base Maximum Building Heights* map with a maximum building height of 90 feet.
 Staff Rec.: **Recommended**
 Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov
 Planning Department

The motion to approve the recommendation to change the future land use designation for the specified properties within the Holly Neighborhood Plan and the Plaza Saltillo Transit -Oriented Development (TOD) Station Area Plan from Mixed Use to Specific Regulating District; to include the properties in the Plaza Saltillo Transit -Oriented Development (TOD) Station Area Plan, which will change the TOD boundaries; to include the properties within the *Land Use and Design Concept Plan* map with the designation of Corridor Mixed Use; and to include the properties within the *Base Maximum Building Heights* map with a maximum building height of 90 feet for NPA-2022-0010.02 - 2000 E. 6th Street and 2007 E. 7th Street, located at 1910 ½, 1914, and 2000 East 6th Street; 1901, 1917, 1917 ½, 1923, and 2007 East 7th Street; 613 Chicon Street, was approved on the consent agenda on Vice Chair Woods’ motion, Commissioner Lan’s second, on a 10-0 vote. Secretary Maxwell and Commissioner Breton were absent. 1 vacancy on the dais.

3. Rezoning: C14-2025-0036 - 2000 E. 6th Street; District 3
 Location: 1910 ½, 1914, and 2000 East 6th Street; 1901, 1917, 1917 ½, 1923, and 2007 East 7th Street; 613 Chicon Street, Lady Bird Lake Watershed; Holly Neighborhood Planning Area and the Plaza Saltillo Transit-Oriented Development (TOD) Station Area Plan
 Owner/Applicant: REG ATX 2000 E. 6th St., Ltd.
 Agent: Armbrust & Brown, PLLC (Richard T. Suttle, Jr.)
 Request: From CS-MU-CO-NP to TOD-NP (Corridor Mixed Use Subdistrict)
 Staff Rec.: **Recommended**
 Staff: Jonathan Tomko, 512-974-1057, jonathan.tomko@austintexas.gov
 Planning Department

The motion to approve Staff’s recommendation of TOD-NP (Corridor Mixed Use Subdistrict) for C14-2025-0036 - 2000 E. 6th Street, located at 1910 ½, 1914, and 2000 East 6th Street; 1901, 1917, 1917 ½, 1923, and 2007 East 7th Street; 613 Chicon Street, was approved on the consent agenda on Vice Chair Woods’ motion, Commissioner Lan’s second, on a 10-0 vote. Secretary Maxwell and Commissioner Breton were absent. 1 vacancy on the dais.

4. Plan Amendment: NPA-2024-0018.01 - 7003, 7005, 7007 Guadalupe Street Rezone; District 4
 Location: 7003, 7005, 7007 Guadalupe Street, Waller Creek Watershed; Brentwood/Highland Combined (Highland) Neighborhood Planning Area
 Owner/Applicant: Purple Square One Limited Liability (Lan Chen)
 Agent: Perales Land Development, LLC (Jerome Perales, P.E.)
 Request: High Density Single Family and Multifamily Residential to Mixed Use land use
 Staff Rec.: **Applicant Postponement Request to October 14, 2025**
 Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov
 Planning Department

The motion to approve Applicant’s postponement request to October 14, 2025, was approved on the consent agenda on Vice Chair Wood’s motion, Commissioner Lan’s second, on a 10-0 vote. Secretary Maxwell and Commissioner Breton were absent. 1 vacancy on the dais.

5. Rezoning: C14-2024-0036 - 7003, 7005, 7007 Guadalupe Street Rezone; District 4
 Location: 7003, 7005, 7007 Guadalupe Street, Waller Creek Watershed; Brentwood/Highland Combined (Highland) Neighborhood Planning Area
 Owner/Applicant: Purple Square One Limited Liability (Lan Chen)
 Agent: Perales Land Development, LLC (Jerome Perales, P.E.)
 Request: MF-1-CO-ETOD-DBETOD-NP (Subdistrict 2), SF-6-NP and MF-2-ETOD-DBETOD-NP (Subdistrict 2) to GR-ETOD-DBETOD-NP (Subdistrict 1), increasing the maximum building height from 90 feet to 120 feet through participation in a density bonus program.
 Staff Rec.: **Applicant Postponement Request to October 14, 2025**
 Staff: Marcelle Boudreaux, 512-974-8094, marcelle.boudreaux@austintexas.gov
 Planning Department

The motion to approve Applicant’s postponement request to October 14, 2025, was approved on the consent agenda on Vice Chair Woods’ motion, Commissioner Lan’s

second, on a 10-0 vote. Secretary Maxwell and Commissioner Breton were absent. 1 vacancy on the dais.

6. Plan Amendment: East 11th & 12th Street Urban Renewal Area Modification #13 - East 11th and 12th Street Urban Renewal Plan Amendment; District 1

Location: N/A-Urban Renewal Plan, Lady Bird Lake Watershed; Central East Austin (OCEAN) Neighborhood Planning Area

Owner/Applicant: Cooee Yakka LLC dba 1201 E 11th Series (Paul Stables)

Agent: City of Austin (Hunter Maples)

Request: Amend Ordinance No.20220728-163 which amended the East 11th Street Neighborhood Conservation Combining District (NCCD) to conditionally allow a cocktail lounge use on 1201 East 11th Street Austin, Texas 78702.

Staff Rec.: **Staff Postponement Request to September 23, 2025**

Staff: Hunter Maples, 512-974-3120, hunter.maples@austintexas.gov
Housing Department

The motion to approve Staff's postponement request to October 14, 2025, was approved on the consent agenda on Vice Chair Woods' motion, Commissioner Lan's second, on a 10-0 vote. Secretary Maxwell and Commissioner Breton were absent. 1 vacancy on the dais.

7. Rezoning: C14-2024-0030 - 1201 East 11th Street; District 1

Location: 1201 East 11th Street, Lady Bird Lake Watershed; Central East Austin (OCEAN) Neighborhood Planning Area

Owner/Applicant: Cooee Yakka LLC dba 1201 E 11th Series (Paul Stables)

Agent: City of Austin (Jonathan Tomko)

Request: CS-1-NCCD-NP and SF-3-NCCD-NP to CS-1-NCCD-NP and SF-3-NCCD-NP (change to a condition of zoning to conditionally allow a cocktail lounge use)

Staff Rec.: **Staff Postponement Request to September 23, 2025**

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

The motion to approve Staff's postponement request to October 14, 2025, was approved on the consent agenda on Vice Chair Woods' motion, Commissioner Lan's second, on a 10-0 vote. Secretary Maxwell and Commissioner Breton were absent. 1 vacancy on the dais.

- 8. Plan Amendment: NPA-2025-0008.01 - 2406 Rosewood Ave; District 1**
 Location: 2406 Rosewood Avenue, 2407 ½ Sol Wilson Avenue, 1159 ½ and 1169 Hargrave Street, Boggy Creek Watershed; Rosewood Neighborhood Planning Area
 Owner/Applicant: American Can, a Texas non-profit corporation
 Agent: Armbrust & Brown, PLLC (Richard T. Suttle, Jr.)
 Request: Civic to Mixed Use land use
 Staff Rec.: **Recommended**
 Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov
 Planning Department

The motion to approve Staff’s recommendation of Mixed Use land use for NPA-2025-0008.01 - 2406 Rosewood Ave, located at 2406 Rosewood Avenue, 2407 ½ Sol Wilson Avenue, 1159 ½ and 1169 Hargrave Street, was approved on the consent agenda on Vice Chair Woods’ motion, Commissioner Lan’s second, on a 9-0-1 vote. Commissioner Lan abstained. Secretary Maxwell and Commissioner Breton were absent. 1 vacancy on the dais.

- 9. Rezoning: C14-2025-0049 - 1169 Hargrave Street; District 1**
 Location: 2407 ½ Sol Wilson Avenue, 1159 ½ and 1169 Hargrave Street, Boggy Creek Watershed; Rosewood Neighborhood Planning Area
 Owner/Applicant: American Can, a Texas non-profit corporation
 Agent: Armbrust & Brown, PLLC (Richard T. Suttle, Jr.)
 Request: SF-3-NP to CS-MU-CO-NP
 Staff Rec.: **Recommended**
 Staff: Jonathan Tomko, 512-974-1057, jonathan.tomko@austintexas.gov
 Planning Department

The motion to approve Staff’s recommendation of CS-MU-CO-NP for C14-2025-0049 - 1169 Hargrave Street, located at 2407 ½ Sol Wilson Avenue, 1159 ½ and 1169 Hargrave Street, was approved on the consent agenda on Vice Chair Woods’ motion, Commissioner Lan’s second, on a 9-0-1 vote. Secretary Maxwell and Commissioner Breton were absent. 1 vacancy on the dais.

- 10. Rezoning: C14-2025-0053 - Duval Harris Residential; District 9**
 Location: 3305, 3303 Duval Street and 501, 505 Harris Avenue, Waller Creek Watershed; Central Austin Combined (Hancock) Neighborhood Planning Area
 Owner/Applicant: 3305 Duval St LLC (Joshua Lake McGuire)
 Agent: Thrower Design, LLC (Ron Thrower & Victoria Haase)
 Request: MF-1-NP to MF-3-NP
 Staff Rec.: **Staff Postponement Request to September 9, 2025**
 Staff: Cynthia Hadri, 512-974-7620, cynthia.hadri@austintexas.gov
 Planning Department

The motion to approve Staff’s postponement request to September 9, 2025, was approved on the consent agenda on Vice Chair Woods’ motion, Commissioner Lan’s second on a 10-0 vote. Secretary Maxwell and Commissioner Breton were absent. 1 vacancy on the dais.

- 11. Rezoning: C14-2025-0057 - 1430 Collier Street; District 9**
Location: 1430 Collier Street, West Bouldin Creek Watershed
Owner/Applicant: Austin-Travis County Mental Health and Mental Retardation Center, DBA Integral Care
Agent: Drenner Group (Leah Bojo)
Request: GR to GR-V-DB90
Staff Rec.: **Recommended**
Staff: Marcelle Boudreaux, 512-974-8094, marcelle.boudreaux@austintexas.gov
Planning Department

The motion to approve Staff's recommendation of GR-V-DB90 for C14-2025-0057 – 1430 Collier Street, located at 1430 Collier Street, was approved on the consent agenda on Vice Chair Woods' motion, Commissioner Lan's second, on a 10-0 vote. Secretary Maxwell and Commissioner Breton were absent. 1 vacancy on the dais.

- 12. Rezoning: C14-2025-0068 - OneTERRA; District 7**
Location: 11901 N Mopac Expressway, Boggy Creek Watershed; Walnut Creek Watershed; North Burnet/Gateway Neighborhood Planning Area
Owner/Applicant: Husprf Domain Northside LP
Agent: Metcalfe, Wolff, Stewart & Williams (Katherine Nicely)
Request: NBG-CMU-NP to NBG-TOD (Gateway Zone)-NP
Staff Rec.: **Recommended**
Staff: Sherri Sirwaitis, 512-974-3047, sherri.sirwaitis@austintexas.gov
Planning Department

The motion to approve Staff's recommendation of NBG-TOD (Gateway Zone)-NP for C14-2025-0068 - OneTERRA, located at 11901 N Mopac Expressway, was approved on the consent agenda on Vice Chair Woods' motion, Commissioner Lan's second, on a 10-0 vote. Secretary Maxwell and Commissioner Breton were absent. 1 vacancy on the dais.

- 13. Conditional Use Permit: SPC-2024-0349C - AW - Crosstown Tunnel OCF; District 1**
Location: 6801 FM 969 Road, Walnut Creek Watershed; MLK-183
Owner/Applicant: City of Austin, Austin Water Utility
Agent: Axiom Engineers Inc., Nicole Folta Findeisen P.E., (512) 506-9335
Request: Applicant is proposing construction of an unmanned local odor control facility including a 1,440 square foot electrical building, parking, driveways, sidewalks and associated water, wastewater, drainage and water quality improvements. This site is zoned P (Public) and is greater than one acre in size; therefore, a Conditional Use Permit is required, according to the Land Development Code (Section 25-2-625).
Staff Rec.: **Recommended**
Staff: Meg Greenfield, 512-978-4663, meg.greenfield@austintexas.gov
Development Services Department

The motion to approve Staff's recommendation of approving the proposal for the construction of an unmanned local odor control facility including a 1,440 square foot electrical building, parking, driveways, sidewalks and associated water, wastewater, drainage and water quality improvements. This site is zoned P (Public) and is greater than one acre in size; therefore, a Conditional Use Permit is required, according to the

Land Development Code (Section 25-2-625) for SPC-2024-0349C - AW - Crosstown Tunnel OCF, located at 6801 FM 969 Road, was approved on the consent agenda on Vice Chair Woods' motion, Commissioner Lan's second, on a 10-0 vote. Secretary Maxwell and Commissioner Breton were absent. 1 vacancy on the dais.

14. Site Plan SP-2019-0280C(XT2) - Red Bluff Triangle; District 3

Extension:

Location: 4713 E Cesar Chavez Street, Colorado River Watershed; Govalle Neighborhood Planning Area
Owner/Applicant: Armbrust & Brown, PLLC (Jewels Cain)
Agent: Malone Wheeler (Dan Brown, PE)
Request: The applicant requests a 3-year extension to a previously approved site plan.
Staff Rec.: **Recommended**
Staff: Christine Barton-Holmes, 512-978-2788, christine.barton-holmes@austintexas.gov
Development Services Department

The motion to approve Staff's recommendation of the request of a 3-year extension to a previously approved site plan for SP-2019-0280C(XT2) - Red Bluff Triangle, located at 4713 E Cesar Chavez Street, was approved on the consent agenda on Vice Chair Woods' motion, Commissioner Lan's second on a 10-0 vote. Secretary Maxwell and Commissioner Breton were absent. 1 vacancy on the dais.

15. Site Plan SP-2019-0067B(XT2) - Red Bluff Hotel; District 3

Extension:

Location: 4701 Red Bluff Road, Colorado River Watershed; Govalle Neighborhood Planning Area
Owner/Applicant: Armbrust & Brown, PLLC (Jewels Cain)
Agent: Malone Wheeler (Dan Brown, PE)
Request: The applicant requests a 3-year extension to a previously approved site plan.
Staff Rec.: **Recommended**
Staff: Randall Rouda, 512-978-3338, randall.rouda@austintexas.gov
Development Services Department

The motion to approve Staff's recommendation of the request of a 3-year extension to a previously approved site plan for SP-2019-0067B(XT2) - Red Bluff Hotel; located at 4701 Red Bluff Road, was approved on the consent agenda on Vice Chair Woods' motion, Commissioner Lan's second on a 10-0 vote. Secretary Maxwell and Commissioner Breton were absent. 1 vacancy on the dais.

**16. Conditional Use SPC-2025-0136A - Boheme; District 3
(Cocktail Lounge):**

Location: 400 Comal Street; Lady Bird Lake
Owner/Applicant: 400 Comal Venture Group LLC
Agent: Joan Angil; UTE Consultants, Inc
Request: Request approval of a cocktail lounge use.
Staff Rec.: **Recommended**
Staff: Clarissa Davis, 512-974-1423, clarissa.davis@austintexas.gov
Development Services Department

The motion to approve Staff’s recommendation to request approval of a cocktail lounge use for SPC-2025-0136A - Boheme, located at 400 Comal Street, was approved on the consent agenda on Vice Chair Woods’ motion, Commissioner Lan’s second on a 10-0 vote. Secretary Maxwell and Commissioner Breton were absent. 1 vacancy on the dais.

WORKING GROUP/COMMITTEE UPDATES

17. Codes and Ordinances Joint Committee – Update pertaining to recommendations to the Planning Commission regarding proposed amendments to the Land Development Code for which review is required under Section 25-1- 502 (Amendment; Review); requests to initiate amendments to the Land Development Code under Section 25-1- 501 (Initiation). (Sponsored by Vice Chair Woods and Commissioners Barrera-Ramirez and Maxwell)
No update was given.

18. Comprehensive Plan Joint Committee – Update regarding recommendations to the Planning Commission on issues relating to the comprehensive plan, including proposed amendments to the Comprehensive Plan; and implementation of the Comprehensive Plan, including policy directives or initiatives of the city council or the Planning Commission. (Sponsored by Commissioners Ahmed, Lan, and Powell)
No update was given.

19. Joint Sustainability Committee – Update regarding recommendation and matters related to conservation and sustainability; and review City policies and procedures relevant to the Austin Community Climate Plan and the Austin Climate Equity Plan, including planning, implementation, community engagement, goal setting, and progress monitoring; promote close cooperation between the council, City management, City boards, commissions, committees, and taskforces, and individuals, institutions, and agencies concerned with the politics, procedures, and implementation of the Austin Community Climate Plan and the Austin Climate Equity Plan with the goal of coordinating all similar activities within the City and the community in order to secure the greatest public benefit; and forward to the city manager all advisory material that the joint committee provides to the council, the Office of Sustainability, City departments and offices, or City boards, commissions, committees, and task forces. (Sponsored by Commissioner Hiller)
No update was given.

20. Small Area Planning Joint Committee – Update regarding recommendation and issues surrounding planning and zoning in areas such as downtown, corridors and centers,

neighborhoods, the waterfront, planned unit developments, and transit-oriented developments. (Sponsored by Commissioners Barrera-Ramirez, Haney, Howard, and Skidmore)
No update was given.

21. South Central Waterfront Advisory Board – Update regarding continuity and communication among stakeholders and advocates as the South-Central Waterfront Plan moves toward implementation and to provide recommendations to the city council regarding plan implementation. Section 2-1-172 of the City Code. (Sponsored by Chair Anderson)
No update was given.

22. Governance, Rules, and Procedures Working Group – Update on the review and proposed updates to Planning Commission procedural rules to ensure they align with current and best practices. (Sponsored by Vice Chair Woods and Commissioner Barrera-Ramirez)
Update was given by Vice Chair Woods.

FUTURE AGENDA ITEMS

Discussion and action to conduct officer elections for the Chair, Vice Chair, Parliamentarian, and Secretary (Sponsored by Chair Anderson and Commissioner Skidmore)

ADJOURNMENT

Chair Anderson adjourned the meeting at 6:21 p.m. without objection.