



**REGULAR MEETING of the PLANNING COMMISSION
TUESDAY, SEPTEMBER 23, 2025, 6:00 PM
AUSTIN CITY HALL, COUNCIL CHAMBERS, ROOM 1001
301 WEST 2ND STREET
AUSTIN, TEXAS**

Some members of the Planning Commission may be participating by videoconference. The meeting may be viewed online at: <http://www.austintexas.gov/page/watch-atxn-live>.

Public comment will be allowed in-person or remotely via telephone. Speakers may only register to speak on an item once either in-person or remotely. Registration no later than 2 PM the day of the meeting is required for remote participation by telephone. For more information on public comment, please see the agenda section “Speaker Registration.” Please contact Ella Garcia, Staff Liaison, for questions regarding speaker registration at LandUseLiaison@austintexas.gov or by phone at 512-978-0821.

CURRENT COMMISSIONERS:

[Alice Woods](#), Chair (District 2)
[Casey Haney](#), Vice Chair (Mayor’s Representative)
[Felicity Maxwell](#), Secretary (District 5)
[Imad Ahmed](#), Parliamentarian (District 6)
[Anna Lan](#) (Mayor’s Representative)
Vacant (Mayor’s Representative)
[Patrick Howard](#) (District 1)

[Nadia Barrera-Ramirez](#) (District 3)
[Brian Bedrosian](#) (District 4)
[Adam Powell](#) (District 7)
[Peter Breton](#) (District 8)
[Danielle Skidmore](#) (District 9)
[Joshua Hiller](#) (District 10)

EX-OFFICIO MEMBERS:

[Jessica Cohen](#), Chair of Board of Adjustment
[TC Broadnax](#), City Manager

[Candace Hunter](#), A.I.S.D. Board of Trustees
[Richard Mendoza](#), Director of Transportation
and Public Works

EXECUTIVE SESSION (No public discussion)

The Planning Commission will announce it will go into Executive Session, if necessary, according to Chapter 551 of the Texas Government Code, to receive advice from Legal Counsel on matters specifically listed on the agenda. The Commission may not conduct a closed meeting without the approval of the city attorney. Private Consultation with Attorney – Section 551.071.

AGENDA

CALL TO ORDER

PUBLIC COMMUNICATION: GENERAL

The first four speakers signed up prior to the meeting being called to order 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 Planning Commission regular meeting on Tuesday, September 9, 2025 and the revised minutes of the Planning Commission regular meeting on Tuesday, August 26, 2025.

PUBLIC HEARINGS

2. **Plan Amendment: NPA-2024-0016.05 - Shady Lane; District 3**
Location: 500 Shady Lane, Colorado River Watershed; Govalle/Johnston Terrace Neighborhood Planning Area (Govalle)
Owner/Applicant: Shady Lane at 5th & 7th, LLC
Agent: Alice Glasco Consulting (Alice Glasco)
Request: Industry to Mixed Use land use
Staff Rec.: **Applicant postponement request to October 28, 2025**
Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov
Planning Department
3. **Rezoning: C14-2025-0005 - Shady Lane; District 3**
Location: 500 Shady Lane, Colorado River Watershed; Govalle/Johnston Terrace Neighborhood Planning Area (Govalle)
Owner/Applicant: Shady Lane at 5th & 7th, LLC
Agent: Alice Glasco Consulting (Alice Glasco)
Request: LI-CO-NP to LI-PDA-NP
Staff Rec.: **Applicant postponement request to October 28, 2025**
Staff: Jonathan Tomko, 512-974-1057, jonathan.tomko@austintexas.gov
Planning Department
4. **Plan Amendment: NPA-2025-0016.01 - P & P .72; District 3**
Location: 905 Shady Lane, Boggy Creek Watershed; Govalle/Johnston Terrace Combined Neighborhood Planning Area (Govalle)
Owner/Applicant: United Association of Plumbers & Pipefitters Local #286
Agent: Bennett Consulting (Rodney Bennett)
Request: Single Family to Mixed Use/Office land use
Staff Rec.: **Applicant postponement request to October 28, 2025**
Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov
Planning Department

5. **Rezoning:** **C14-2025-0073 - P & P .72; District 3**
 Location: 905 Shady Lane, Boggy Creek Watershed; Govalle/Johnston Terrace Combined Neighborhood Planning Area (Govalle)
 Owner/Applicant: United Association Plumbers & Pipefitters Local #286
 Agent: Bennett Consulting (Rodney Bennett)
 Request: SF-3-NP to LO-MU-CO-NP
 Staff Rec.: **Applicant postponement request to October 28, 2025**
 Staff: Jonathan Tomko, 512-974-1057, jonathan.tomko@austintexas.gov
 Planning Department
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.: **Not recommended**
 Staff: Hunter Maples, 512-974-3120, hunter.maples@austintexas.gov
 Housing Department
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.: **Not recommended**
 Staff: Jonathan Tomko, 512-974-1057, jonathan.tomko@austintexas.gov
 Planning Department
8. **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 recommends MF-3-CO-NP**
 Staff: Cynthia Hadri, 512-974-7620, cynthia.hadri@austintexas.gov
 Planning Department

- 9. Rezoning: C14-2025-0046 - 1904 San Gabriel; District 9**
Location: 1904 San Gabriel Street, Shoal Creek Watershed; Central Austin Combined (West University) Neighborhood Planning Area
Owner/Applicant: AYN Rand Museum and Archives Foundation
Agent: Metcalfe Wolff Stuart and Williams (Michele R. Lynch)
Request: MF-4-CO-ETOD-DBETOD-NP to GO-CO-ETOD-DBETOD-NP
Staff Rec.: **Staff postponement request to October 28, 2025**
Staff: Cynthia Hadri, 512-974-7620, cynthia.hadri@austintexas.gov
Planning Department
- 10. Rezoning: C14-2024-0146 - 1317 East Riverside Drive; District 9**
Location: 1317 East Riverside Drive, Harpers Branch Watershed; East Riverside/Oltorf Combined (Riverside) Neighborhood Planning Area
Owner/Applicant: Schuler Family Trust of 1998 (Jean E. Schuler)
Agent: Drenner Group, PC (Leah M. Bojo)
Request: GR-MU-CO to GR-MU-CO-V-DB90
Staff Rec.: **Applicant postponement request to October 28, 2025**
Staff: Nancy Estrada, 512-974-7617, nancy.estrada@austintexas.gov
Planning Department
- 11. Rezoning: C14-2024-0147 - 1405 East Riverside Drive; District 9**
Location: 1405A, 1405B, and 1507 East Riverside Drive, Harpers Branch and Lady Bird Lake Watersheds; East Riverside/Oltorf Combined (Riverside) Neighborhood Planning Area
Owner/Applicant: Schuler Family Trust of 1998 (Jean E. Schuler)
Agent: Drenner Group, PC (Leah M. Bojo)
Request: East Riverside Corridor (ERC-Neighborhood Mixed Use Subdistrict) to East Riverside Corridor (ERC-Corridor Mixed Use Subdistrict), to include the entire lot in the hub boundary, and to increase the maximum building height up to 120 feet through participation in a density bonus program.
Staff Rec.: **Applicant postponement request to October 28, 2025**
Staff: Nancy Estrada, 512-974-7617, nancy.estrada@austintexas.gov
Planning Department
- 12. Rezoning: C14-2025-0078 - 10200 McKalla Place; District 7**
Location: 10200-10202 McKalla Place, North Burnet/ Gateway Neighborhood Planning Area
Owner/Applicant: 10200 McKalla Place LP
Agent: Drenner Group PC, Amanda Swor
Request: NBG-WMU-NP to NBG-CMU (Gateway Zone)-NP
Staff Rec.: **Recommended**
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov
Planning Department

DISCUSSION AND ACTION ITEMS

13. Discussion and action on a recommendation to City Council to amend Title 25 to modify the language in DB90 and DBETOD that prohibits non-residential space above certain floors. (Sponsored by Parliamentarian Ahmed and Commissioner Powell)
14. Discussion and action to appoint a member to serve on the South Central Waterfront Advisory Board. (Sponsored by Secretary Maxwell and Commissioner Anderson)
15. Discussion and action to amend the 2025 regular meeting schedule to change the November and December meeting dates.

WORKING GROUP/COMMITTEE UPDATES

16. **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 Chair Woods, Vice Chair Haney, Secretary Maxwell, and Commissioner Barrera-Ramirez)
17. **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 Parliamentarian Ahmed and Commissioners Breton, Lan, and Powell)
18. **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 Commissioners Hiller and Breton)
19. **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 Vice Chair Haney and Commissioners Barrera-Ramirez, Howard, and Skidmore)
20. **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 Commissioner Anderson)

21. 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 Chair Woods and Commissioner Barrera-Ramirez)

FUTURE AGENDA ITEMS

Note: City Code requires two board members sponsor an item to be included on an agenda. This section of the agenda provides members an opportunity to request items for future agendas. Staff should assume that if there is no objection from other members expressed at the meeting, the members' silence indicates approval for staff to include on the next agenda.

ADJOURNMENT

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 2 days (48 hours) before the meeting date. Please call or email Ella Garcia at the Planning Department, at 512-978-0821 or LandUseLiaison@austintexas.gov for additional information; TTY users' route through Relay Texas at 711.

For more information on the Planning Commission, please contact Ella Garcia at 512-978-0821 or LandUseLiaison@austintexas.gov.

PARKING AND VALIDATION

Parking is available at the City Hall parking garage and is free with validation.

SPEAKER REGISTRATION

All participants wishing to address the commission must register to speak. Public participation is available by teleconference or in-person. Presentations and handouts are requested to be e-mailed by 1:00 PM day of the meeting.

TELECONFERENCE REGISTRATION

Registration for participation by teleconference closes on **2:00 PM, the day of the meeting**. Teleconference code and additional information to be provided after the closing of the teleconference registration period.

IN-PERSON REGISTRATION

While in-person registrants are encouraged to register in advance of the meeting, in-person registration closes at **5:30 PM, the day of the meeting**. Please scan the QR code below with a mobile device or click on the link below. Mobile devices will also be available at the meeting for public use for the purpose of speaker registration.

SPEAKER DONATION OF TIME

For discussion cases, **speaker donation of time is an available option for in-person participants. Both the registered speaker donating time and the speaker recipient must be present when the public hearing is conducted.** See chart below regarding speaker time allotments.

Click on the link below or scan the QR code and submit the form to register to speak. Speakers should submit a separate registration form for each item of interest.



<https://forms.office.com/g/W9r6dSSkUG>

SPEAKER TESTIMONY TIME ALLOCATION

Public Hearing Cases

Primary speaker in favor and primary speaker opposed	5 minutes each, up to 8 minutes total with donated time.
3 speakers in favor and 3 speakers opposed	3 minutes each, up to 6 minutes total with donated time.
All other speakers in favor or opposed	1 minute each, up to 2 minutes total with donated time.

DISCUSSION POSTPONEMENT

*Donation of time is not an option for discussion postponement.

Primary speaker in favor and primary speaker opposed	3 minutes.
All other speakers in favor or opposed	2 minutes.

ORDER OF MEETING

Determination of Quorum / Meeting Called to Order

Reading of Proposed Consent Agenda

*Vote and Disposal of Consent Agenda

**Determination of Discussion Postponement Items

Discussion Cases (Including public comment, staff and applicant / representative presentations

Other Business Adjournment

*The consent agenda may be acted upon by one vote without separate discussion.

Speakers are allowed to provide testimony on an item proposed for the consent agenda. At the discretion of the Commission, the item may remain on the consent agenda.

** Discussion postponement consists of public comment and should not delve into the merits of the case. The granting of a postponement must be approved by affirmative vote of the Commission.