



**REGULAR MEETING of the PLANNING COMMISSION
TUESDAY, AUGUST 26, 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:

[Greg Anderson, Chair](#) (District 4)
[Alice Woods, Vice Chair](#) (District 2)
[Felicity Maxwell, Secretary](#) (District 5)
[Casey Haney, Parliamentarian](#) (Mayor's Representative)
[Anna Lan](#) (Mayor's Representative)
Vacant (Mayor's Representative)
[Patrick Howard](#) (District 1)

[Nadia Barrera-Ramirez](#) (District 3)
[Imad Ahmed](#) (District 6)
[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, August 12, 2025.

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

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
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
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

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: Cooe 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

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: Cooe 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

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

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

- 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
- 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
- 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
- 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

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

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)
- 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)

- 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)
- 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)
- 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)
- 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)

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.