



**REGULAR MEETING of the PLANNING COMMISSION
TUESDAY, SEPTEMBER 9, 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 BOARD MEMBERS/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 26, 2025.

PUBLIC HEARINGS

2. **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
3. **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: From SF-3-NP to CS-MU-CO-NP
Staff Rec.: **Recommended**
Staff: Jonathan Tomko, 512-974-1057, jonathan.tomko@austintexas.gov
Planning Department
4. **Plan Amendment: NPA-2023-0014.04 - 4302 Nuckols Crossing; District 2**
Location: 4302, 4304 ½, and 4316 Nuckols Crossing Road, Williamson Creek Watershed; Southeast Combined (Franklin Park) Neighborhood Planning Area
Owner/Applicant: Katherine Barnidge
Agent: LOC Consultants Civil Division (Sergio Lozano-Sanchez, P.E.)
Request: Single Family to Multifamily Residential land use
Staff Rec.: **Staff Postponement Request to October 28, 2025**
Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov
Planning Department

5. **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 23, 2025**
Staff: Cynthia Hadri, 512-974-7620, cynthia.hadri@austintexas.gov
Planning Department
6. **Rezoning:** **C14-2025-0029 - Airport 38 Rezone; District 1**
Location: 3811 Airport Boulevard, Boggy Creek Watershed; East MLK Combined Neighborhood Planning Area (MLK)
Owner/Applicant: 3811 Airport 2017 LP
Agent: Thrower Design, LLC (Victoria Haase)
Request: CS-MU-V-NP to CS-MU-V-DB90-NP
Staff Rec.: **Recommended**
Staff: Jonathan Tomko, 512-974-1057, jonathan.tomko@austintexas.gov
Planning Department
7. **Rezoning:** **C14-2025-0072 - Sir Swante Palm Neighborhood Park Rezoning; District 9**
Location: 200 North Interstate Highway 35 Service Road Southbound and 201 ½ Red River Street, Waller Creek Watershed; Downtown Austin Plan (Waller Creek District)
Owner/Applicant: City of Austin
Agent: City of Austin (PARD - Paul Books)
Request: CBD and UNZ to P
Staff Rec.: **Recommended**
Staff: Cynthia Hadri, 512-974-7620, cynthia.hadri@austintexas.gov
Planning Department
Paul Books, 512-978-1315, paul.books@austintexas.gov
Parks and Recreation Department
8. **Historic Zoning:** **C14H-2025-0077 - Palm Park Shelter House; District 9**
Location: 200 North Interstate Highway 35 Service Road Southbound, Waller Creek Watershed; Downtown Austin Plan (Waller Creek District)
Owner/Applicant: City of Austin Parks and Recreation
Agent: City of Austin (PARD - Paul Books)
Request: P-H
Staff Rec.: **Recommended**
Staff: Kalan Contreras, 512-974-2727, kalan.contreras@austintexas.gov
Planning Department
Paul Books, 512-978-1315, paul.books@austintexas.gov
Parks and Recreation Department

- 9. Historic Zoning: C14H-2025-0022 - Stedman-Graves House; District 9**
Location: 1701 San Gabriel Street, Shoal Creek Watershed; Not in a neighborhood planning area
Owner/Applicant: Shana Feste & Brian Kavanaugh-Jones
Agent: Sean Reynolds (Side Angle Side)
Request: SF-3-H
Staff Rec.: **Recommended**
Staff: Austin Lukes, 512-978-0766, austin.lukes@austintexas.gov
Planning Department
- 10. Site Plan Extension: SP-2018-0495C(XT2) - Domain Tower II; District 7**
Location: 10723 Domain Drive, Walnut Creek Watershed; North Burnet/Gateway Neighborhood Planning Area
Owner/Applicant: SL Domain LP (John Kiltz)
Agent: Land Use Solutions (Michele Haussmann)
Request: The applicant requests a 3-year extension to a previously approved site plan.
Staff Rec.: **Recommended**
Staff: Kate Castles, 512-978-4555, kate.castles@austintexas.gov
Development Services Department
- 11. Site Plan Extension: SP-2019-0025C(XT2) - Domain Tower IV; District 7**
Location: 10017 Alterra Parkway, Walnut Creek Watershed; North Burnet/Gateway Neighborhood Planning Area
Owner/Applicant: SL Domain LP (John Kiltz)
Agent: Land Use Solutions (Michele Haussmann)
Request: The applicant requests a 3-year extension to a previously approved site plan.
Staff Rec.: **Recommended**
Staff: Kate Castles, 512-978-4555, kate.castles@austintexas.gov
Development Services Department
- 12. Site Plan Extension: SP-2014-0071C(XT4) - All Saints Presbyterian Church; District 8**
Location: 7808 Rialto Blvd, Williamson Creek Watershed; Oak Hill Combined Neighborhood Planning Area (West Oak Hill)
Owner/Applicant: All Saints Presbyterian Church (David Breeding)
Agent: Drenner Group (Leah Bojo)
Request: The applicant requests a 3-year extension to a previously approved site plan.
Staff Rec.: **Recommended**
Staff: Kate Castles, 512-978-4555, kate.castles@austintexas.gov
Development Services Department

13. Conditional Use SPC-2025-0190A - 1700 South Congress; District 9

Permit:

Location: 1700 South Congress Ave., East Bouldin Creek Watershed; Bouldin Creek Neighborhood Plan Area

Owner/Applicant: DCW PROPERTIES LTD

Agent: Armbrust & Brown, PLLC (Richard Suttle)

Request: The applicant is requesting a CUP to allow for a cocktail lounge.

Staff Rec.: **Recommended**

Staff: Alyse Ramirez, 512-978-1750, alyse.ramirez@austintexas.gov
Development Services Department

DISCUSSION AND ACTION ITEMS

14. Discussion and action on a recommendation to City Council to amend the Land Development Code, the City's technical codes, and other housing-related criteria. (Sponsored by Chair Anderson and Secretary Maxwell)

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

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 Vice Chair Woods, 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 Commissioners Ahmed, 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 Parliamentarian 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 Chair 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 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.