



**REGULAR MEETING of the PLANNING COMMISSION  
TUESDAY, FEBRUARY 11, 2025, 6:00 PM  
AUSTIN CITY HALL, COUNCIL CHAMBERS, ROOM 1001  
301 WEST 2<sup>ND</sup> 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](mailto:LandUseLiaison@austintexas.gov) or by phone at 512-978-0821.

**CURRENT BOARD MEMBERS/COMMISSIONERS:**

[Claire Hempel, Chair](#) (District 8)  
[Awais Azhar, Vice Chair](#) (Mayor's Representative)  
[Greg Anderson, Secretary](#) (District 4)  
[Alice Woods, Parliamentarian](#) (District 2)  
[Patrick Howard](#) (District 1)  
[Nadia Barrera-Ramirez](#) (District 3)  
  
[Felicity Maxwell](#) (District 5)

[Casey Haney](#) (District 6)  
[Ryan Johnson](#) (District 7)  
  
[Danielle Skidmore](#) (District 9)  
[Grayson Cox](#) (District 10)  
[Alberta Phillips](#) (Mayor's Representative)  
[Adam Haynes](#) (Holdover, Mayor's Representative)

**EX-OFFICIO MEMBERS:**

*Jessica Cohen, Chair of Board of Adjustment  
TC Broadnax, City Manager*

*Candace Hunter, AISD Board of Trustees  
Richard Mendoza – Director of Transportation  
and Public Works*

**EXECUTIVE SESSION (No public discussion)**

Executive Liaison: Joi Harden, 512-974-1617  
Staff Liaison: Ella Garcia, 512-978-0821  
Attorney: AJ Urteaga, 512-974-2386

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 January 14, 2025, and January 25, 2025.

### **PUBLIC HEARINGS**

**2. Plan Amendment: NPA-2024-0008.01 - 2600 E Martin Luther King Jr. Boulevard; District 1**

Location: 2600 East Martin Luther King Jr. Boulevard, Boggy Creek Watershed; Rosewood Neighborhood Planning Area

Owner/Applicant: CTMS Holdings LLC

Agent: Drenner Group, PC (Leah M. Bojo, AICP)

Request: Civic to Mixed Use land use

Staff Rec.: **Staff postponement request to February 25, 2025**

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

**3. Rezoning: C14-2024-0111 - 2600 E Martin Luther King Jr. Boulevard; District 1**

Location: 2600 East Martin Luther King Jr. Boulevard, Boggy Creek Watershed; Rosewood Neighborhood Planning Area

Owner/Applicant: CTMS Holdings LLC

Agent: Drenner Group, PC (Leah M. Bojo)

Request: GO-V-CO-NP to GR-MU-V-DB90-NP

Staff Rec.: **Staff postponement request to February 25, 2025**

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

Executive Liaison: Joi Harden, 512-974-1617

Staff Liaison: Ella Garcia, 512-978-0821

Attorney: AJ Urteaga, 512-974-2386

4. **Plan Amendment:** **NPA-2024-0008.02 - 2967 Manor Road Revision; Districts 1 and 9**  
Location: 2967 Manor Road, Boggy Creek and Tannehill Branch Watersheds; Rosewood Neighborhood Planning Area and MLK TOD Station Area Plan  
Owner/Applicant: 2967 Manor AGV, LLC  
Agent: Thrower Design, LLC (Victoria Haase)  
Request: Specific Regulating District to Mixed Use land use and to remove the specified property from the MLK TOD Station Area Plan and change the boundary of MLK TOD Station Area Plan.  
Staff Rec.: **Recommended**  
Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov  
Planning Department
5. **Rezoning:** **C14-2024-0107 - Manor Road Revision Rezone; Districts 1 and 9**  
Location: 2967 Manor Road, Boggy Creek and Tannehill Branch Watersheds; Rosewood Planning Area and MLK TOD Station Area Plan  
Owner/Applicant: 2967 Manor AGV, LLC  
Agent: Thrower Design, LLC (Victoria Haase)  
Request: TOD-NP to CS-DB90-NP  
Staff Rec.: **Recommended**  
Staff: Jonathan Tomko, 512-974-1057, jonathan.tomko@austintexas.gov  
Planning Department
6. **Plan Amendment:** **NPA-2024-0019.01 - Red River; District 9**  
Location: 4305, 4307, 4309 Red River Street, Boggy Creek Watershed; Central Austin Combined (Hancock) Neighborhood Plan  
Owner/Applicant: Sierra Halo, LLC  
Agent: Thrower Design, LLC (Victoria Haase and Ron Thrower)  
Request: Single Family to Neighborhood Mixed Use land use  
Staff Rec.: **Recommended**  
Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov  
Planning Department
7. **Rezoning:** **C14-2024-0121 - Red River; District 9**  
Location: 4305, 4307, 4309 Red River Street, Boggy Creek Watershed; Central Austin Combined (Hancock) Neighborhood Planning Area  
Owner/Applicant: Sierra Halo, LLC (C. Copeland)  
Agent: Thrower Design, LLC (Victoria Haase)  
Request: SF-3-CO-NP to LR-MU-DB90-NP  
Staff Rec.: **Staff recommends LR-MU-V-CO-NP**  
Staff: Marcelle Boudreaux, 512-974-8094, marcelle.boudreaux@austintexas.gov  
Planning Department

Executive Liaison: Joi Harden, 512-974-1617

Staff Liaison: Ella Garcia, 512-978-0821

Attorney: AJ Urteaga, 512-974-2386

- 8. Plan Amendment: NPA-2024-0023.01 - 1211 East 52nd Street; District 4**  
Location: 1211 East 52nd Street, Tannehill Branch Watershed; University Hills/Windsor Park Cmnd Planning Area  
Owner/Applicant: Yellow 52 Investments, LLC  
Agent: Drenner Group, PC (Amanda Swor)  
Request: Multifamily Residential to Mixed Use land use  
Staff Rec.: **Recommended**  
Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov  
Planning Department
- 9. Rezoning: C14-2024-0180 - 1211 East 52nd Street Zoning; District 4**  
Location: 1211 East 52nd Street, Tannehill Branch Watershed; University Hills/Windsor Park Combined (Windsor Park) Neighborhood Planning Area  
Owner/Applicant: Yellow 52 Investments, LLC (Jonathan Saad)  
Agent: Drenner Group PC (Amanda Swor)  
Request: MF-2-NP to CS-V-CO-DB90-NP  
Staff Rec.: **Recommended**  
Staff: Beverly Villela, 512-978-0740, beverly.villela@austintexas.gov  
Planning Department
- 10. Plan Amendment: NPA-2018-0021.02 - Skyline Oltorf Mixed Use; District 3**  
Location: 5100, 5010, 5208, 5400 E OLTORF ST and 2424 & 2424 ½ RIVERSIDE FARMS RD, Country Club Creek Watershed; East Riverside/Oltorf Combined Neighborhood Planning Area  
Owner/Applicant: ADD Land, Ltd. and Charitable Holdings II  
Agent: Armbrust & Brown, PLLC (Richard T. Suttle, Jr.)  
Request: Office and Rural Residential to Mixed Use  
Staff Rec.: **Applicant request for indefinite postponement**  
Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov  
Planning Department
- 11. Rezoning: C14-2024-0124 - 1109 S. Lamar Blvd; District 9**  
Location: 1109 South Lamar Blvd, West Bouldin Creek Watershed; Zilker Neighborhood Planning Area  
Owner/Applicant: GSGB, LP  
Agent: Drenner Group, PC (Leah Bojo)  
Request: CS-1-V-CO to CS-1-MU-V-CO-DB90  
Staff Rec.: **Pending**  
Staff: Cynthia Hadri, 512-974-7620, cynthia.hadri@austintexas.gov  
Planning Department

Executive Liaison: Joi Harden, 512-974-1617  
Staff Liaison: Ella Garcia, 512-978-0821  
Attorney: AJ Urteaga, 512-974-2386

- 12. Rezoning: C14-2024-0137 - 1207 S 1st Street; District 9**  
Location: 1207 and 1209 South 1st Street, East Bouldin Creek Watershed; Bouldin Creek Neighborhood Planning Area  
Owner/Applicant: 1207 – 1209 S 1st Partners LLC  
Agent: Drenner Group, PC (Leah Bojo)  
Request: CS-MU-V-CO-ETOD-DBETOD-NP to CS-MU-V-CO-ETOD-DBETOD-NP, change conditions of zoning  
Staff Rec.: **Recommended**  
Staff: Cynthia Hadri, 512-974-7620, cynthia.hadri@austintexas.gov  
Planning Department
- 13. Rezoning: C14-2024-0182 - 5706 Nancy Dr; District 2**  
Location: 5706 and 5708 Nancy Drive, Williamson Creek Watershed; South Austin Combined (Garrison Park) Neighborhood Planning Area  
Owner/Applicant: Capital River Group, LLC -- Series 29  
Agent: Capital River Group, LLC (Stuart Carr)  
Request: MH-NP to SF-3-NP  
Staff Rec.: **Recommended**  
Staff: Tiffany Magnavice, 512-978-0722, tiffany.magnavice@austintexas.gov  
Planning Department
- 14. Rezoning: C14-2024-0166 - W Ben White Multifamily; District 3**  
Location: 603, 611, 613, 623, 625, and 629 West Ben White Boulevard Service Road Eastbound, West Bouldin Creek Watershed; South Austin Combined (South Manchaca) Neighborhood Planning Area  
Owner/Applicant: 603 W Ben White Owner, LLC, a Delaware limited liability company (Michael J. Murphy)  
Agent: DuBois Bryant & Campbell, LLP (David Hartman)  
Request: GR-V-NP; CS-V-NP; CS-1-V-NP to CH-PDA-NP  
Staff Rec.: **Recommended**  
Staff: Nancy Estrada, 512-974-7617, nancy.estrada@austintexas.gov  
Planning Department
- 15. Rezoning: C14-2024-0161 - 505 Oakland Ave Rezoning; District 9**  
Location: 505 and 507 Oakland Avenue, Lady Bird Lake Watershed; Old West Austin Neighborhood Planning Area  
Owner/Applicant: 505 Oakland Ave, LLC  
Agent: HD Brown Consulting, LLC (Amanda Brown)  
Request: LO-NP to CS-MU-CO-NP  
Staff Rec.: **Recommended**  
Staff: Jonathan Tomko, 512-974-1057, jonathan.tomko@austintexas.gov  
Planning Department

- 16. ROW Vacation: 2024-128390 LM - 1114 W 5th Street; District 9**  
Location: 1114 W 5th Street & 1134 Sayers Street, Lady Bird Lake  
Owner/Applicant: Anchor Equities Ltd  
Agent: Mashell Smith  
Request: Street & Alley Right-of-Way Vacation approximately 4,516 square foot portion of land abutting 1114 West 5th Street & 1134 Sayers Street  
Staff Rec.: **Recommended, with conditions**  
Staff: Christopher Bueckert, 512-974-1780, christopher.bueckert@austintexas.gov  
Transportation and Public Works Department
- 17. Code Amendment: C20-2024-014 - STR Modifications**  
Request: Discussion and possible action to recommend amendments to City Code Chapter 25-2 (Zoning) related to regulating short-term rentals (STR) and making STR use an additional (accessory) use to all residential uses in all districts with a city approval.  
Staff: Daniel Word, 512-974-6559, daniel.word@austintexas.gov  
Development Services Department

## **DISCUSSION ITEMS**

- 18.** Discussion of future agenda items, code amendments, and briefings.

## **WORKING GROUP/COMMITTEE UPDATES**

- 19. 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 Hempel, Vice-Chair Azhar and Commissioners Anderson and Maxwell)
- 20. 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 Cox, Haynes, Phillips, and Johnson)
- 21. 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

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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 Woods and Phillips)

**22. 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 and Howard)

**23. 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 Hempel and Commissioner Maxwell)

**24. City of Austin Buildings Working Group** – Update regarding possible recommendations in relation to evaluating City of Austin public buildings and related facilities. (Sponsored by Chair Hempel, Vice-Chair Azhar, and Commissioner Maxwell)

**25. Outreach and Procedures Working Group** – Update regarding possible recommendations to the in relation to outreach and procedure to better inform the public regarding matters reviewed and discussed by the Planning Commission. (Sponsored by Commissioners Cox, Haynes, and Phillips)

**26. 2024 Technical Building Code Updates Working Group** – Update on discussions on proposed technical code updates and amendments (Sponsors: Commissioners Maxwell, Cox, Anderson, Skidmore, and Johnson)

**27. 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 Hempel, Vice Chair Azhar, and Commissioner Johnson, Barrera-Ramirez, Haynes, and Woods)

## **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.

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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](mailto: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](mailto:LandUseLiaison@austintexas.gov).

## **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.

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**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/irmTaGAqPp>

### **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.

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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.