



***PLANNING COMMISSION
REGULAR MEETING MINUTES
TUESDAY, JANUARY 28, 2025***

The Planning Commission convened in a regular meeting on Tuesday, January 28, 2025, at Austin City Hall, Council Chambers, Room 1001, 301 W. Second Street, in Austin, Texas.

Chair Hempel called the Planning Commission meeting to order at 6:06 p.m.

Board Members/Commissioners in Attendance:

*Claire Hempel
Awais Azhar
Ryan Johnson
Felicity Maxwell*

Board Members/Commissioners in Attendance Remotely:

*Nadia Barrera-Ramirez
Grayson Cox
Casey Haney
Patrick Howard
Alberta Phillips
Danielle Skidmore*

Board Members/Commissioners absent:

*Greg Anderson
Adam Haynes
Alice Woods*

Ex-Officio Members in Attendance:

Jessica Cohen

Ex-Officio Members absent:

Candace Hunter

PUBLIC COMMUNICATION: GENERAL

None.

APPROVAL OF MINUTES

1. Approve the minutes of the Planning Commission regular meetings on January 14, 2025.
The minutes from the meeting of January 14, 2025, were postponed to February 11, 2025, Planning Commission meeting on the consent agenda on Commissioner Johnson's motion, Commissioner Maxwell's second, on a 9-0 vote. Commissioners Haynes and Phillips were off the dais. Commissioners Anderson and Woods were absent.

PUBLIC HEARINGS

2. **Plan Amendment: NPA-2024-0012.01 - 1106 and 1110 East 30th Street; District 9**
Location: 1106 and 1110 E. 30th Street, Waller Creek Watershed; Upper Boggy Creek Neighborhood Planning Area
Owner/Applicant: Tom E. Sapp
Agent: Shelby Johnson-Sapp
Request: Single Family to Mixed Use
Staff Rec.: **Applicant Request for Indefinite Postponement**
Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov
Planning Department
The motion to approve the Applicant's indefinite postponement request was approved on the consent agenda on Commissioner Johnson's motion, Commissioner Maxwell's second, on a 9-0 vote. Commissioners Haynes and Phillips were off the dais. Commissioners Anderson and Woods were absent.

3. **Rezoning: C14-2024-0048 - 1106 and 1110 East 30th Street; District 9**
Location: 1106 and 1110 E. 30th Street, Waller Creek Watershed; Upper Boggy Creek Neighborhood Planning Area
Owner/Applicant: Tom E. Sapp
Agent: Shelby Johnson-Sapp
Request: SF-3-NP to CS-MU-V-CO-NP
Staff Rec.: **Applicant Request for Indefinite Postponement**
Staff: Jonathan Tomko, 512-974-1057, jonathan.tomko@austintexas.gov
Planning Department
The motion to approve the Applicant's indefinite postponement request was approved on the consent agenda on Commissioner Johnson's motion, Commissioner Maxwell's second, on a 9-0 vote. Commissioners Haynes and Phillips were off the dais. Commissioners Anderson and Woods were absent.

4. 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

The motion to approve Applicant's postponement request to February 11, 2025, was approved on the consent agenda on Commissioner Johnson's motion, Commissioner Maxwell's second, on a 9-0 vote. Commissioners Haynes and Phillips were off the dais. Commissioners Anderson and Woods were absent.

5. 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.: **LR-MU-V-CO-NP**

Staff: Marcelle Boudreaux, 512-974-8094,
marcelle.boudreaux@austintexas.gov
Planning Department

The motion to approve Applicant's postponement request to February 11, 2025, was approved on the consent agenda on Commissioner Johnson's motion, Commissioner Maxwell's second, on a 9-0 vote. Commissioners Haynes and Phillips were off the dais. Commissioners Anderson and Woods were absent.

6. 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 March 25, 2025**

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

The motion to approve Applicant's postponement request to March 25, 2025, was approved on the consent agenda on Commissioner Johnson's motion, Commissioner Maxwell's second, on a 9-0 vote. Commissioners Haynes and Phillips were off the dais. Commissioners Anderson and Woods were absent.

7. **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 March 25, 2025**
Staff: Marcelle Boudreaux, 512-974-8094, marcelle.boudreaux@austintexas.gov
Planning Department

The motion to approve Applicant's postponement request to March 25, 2025, was approved on the consent agenda on Commissioner Johnson's motion, Commissioner Maxwell's second, on a 9-0 vote. Commissioners Haynes and Phillips were off the dais. Commissioners Anderson and Woods were absent.

8. **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

There was a motion by Commissioner Maxwell, seconded by Vice Chair Azhar, to postpone to February 11, 2025.

There was a substitute motion from Commissioner Cox, seconded by Commissioner Phillips to postponed to February 25, 2025. This motion failed on a 6-4-1 vote. Those voting aye were Chair Hempel, and Commissioners Barrera-Ramirez, Cox, Haney, Haynes, and Phillips. Those voting nay were Vice Chair Azhar, and Commissioners Howard, Maxwell, and Skidmore. Commissioner Johnson abstained. Commissioners Anderson and Woods were absent.

The motion to postpone to February 11, 2025, was approved on Commissioner Maxwell's motion, Vice Chair Azhar's second, on a 7-3 vote. Those voting aye were Chair Hempel, Vice Chair Azhar, and Commissioners Haney, Howard, Johnson,

Maxwell, and Skidmore. Those voting nay were Commissioners Barrera-Ramirez, Cox, and Haynes. Commissioner Phillips was off the dais. Commissioners Anderson and Woods were absent.

9. **Rezoning:** **C14-2024-0107 - Manor Road Revision Rezone; 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: TOD-NP to CS-DB90-NP
Staff Rec.: **Recommended**
Staff: Jonathan Tomko, 512-974-1057, jonathan.tomko@austintexas.gov
Planning Department

There was a motion by Commissioner Maxwell, seconded by Vice Chair Azhar, to postpone to February 11, 2025.

There was a substitute motion from Commissioner Cox, seconded by Commissioner Phillips to postponed to February 25, 2025. This motion failed on a 6-4-1 vote. Those voting aye were Chair Hempel, and Commissioners Barrera-Ramirez, Cox, Haney, Haynes, and Phillips. Those voting nay were Vice Chair Azhar, and Commissioners Howard, Maxwell, and Skidmore. Commissioner Johnson abstained. Commissioners Anderson and Woods were absent.

The motion to postpone to February 11, 2025, was approved on Commissioner Maxwell's motion, Vice Chair Azhar's second, on a 7-3 vote. Those voting aye were Chair Hempel, Vice Chair Azhar, and Commissioners Haney, Howard, Johnson, Maxwell, and Skidmore. Those voting nay were Commissioners Barrera-Ramirez, Cox, and Haynes. Commissioner Phillips was off the dais. Commissioners Anderson and Woods were absent.

10. **Rezoning:** **C14-2024-0158 - 2100 Polaris; District 4**
Location: 2100 Polaris, Little Walnut Creek Watershed; Crestview/Wooten Neighborhood Planning Area
Owner/Applicant: SB-Polaris Property LLC (Zachary Greenky)
Agent: Land Use Solutions (Michele Haussmann)
Request: CS-CO-MU-NP to CS-MU-V-CO-DB90-NP
Staff Rec.: **Recommended**
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov
Planning Department

The motion to approve Applicant's postponement request to February 25, 2025, was approved on the consent agenda on Commissioner Johnson's motion, Commissioner Maxwell's second, on a 9-0 vote. Commissioners Haynes and Phillips were off the dais. Commissioners Anderson and Woods were absent.

- 11. Historic Zoning: C14H-2024-0171 - Perry House; District 9**
 Location: 610 Baylor Street, Lady Bird Lake, Shoal Creek; Old West Austin
 Owner/Applicant: Perry House, LLC
 Agent: O'Connell Architecture (Lori Martin)
 Request: MF-4-HD-NP to MF-4-H-HD-NP
 Staff Rec.: **Recommended**
 Staff: Austin Lukes, 512-978-0766, austin.lukes@austintexas.gov
 Planning Department
The motion to approve Staff's recommendation of MF-4-H-HD-NP for C14H-2024-0171 - Perry House, located at 610 Baylor Street, was approved on the consent agenda on Commissioner Johnson's motion, Commissioner Maxwell's second, on an 8-0 vote. Commission Maxwell abstained. Commissioners Haynes and Phillips were off the dais. Commissioners Anderson and Woods were absent.
- 12. Conditional Use Permit: SPC-2024-0236A - Waller Creek Boat House Austin Rowing Club; District 9**
 Location: 74 Trintinty Street, Lady Bird Lake, Waller Creek; N/A
 Owner/Applicant: City of Austin
 Agent: City of Austin Parks and Recreation Department (Reynaldo Hernandez)
 Request: Conditional Use Permit to allow alcohol sales as part of a parks and recreation services (special) use.
 Staff Rec.: **Recommended**
 Staff: Heather Chaffin, 512-974-2140, heather.chaffin@austintexas.gov
 Development Services Department
The motion to approve Staff's recommendation of a Conditional Use Permit to allow alcohol sales as part of a parks and recreation services (special) use for SPC-2024-0236A - Waller Creek Boat House Austin Rowing Club, located at 74 Trintinty Street, was approved on the consent agenda on Commissioner Johnson's motion, Commissioner Maxwell's second, on a 9-0 vote. Commissioners Haynes and Phillips were off the dais. Commissioners Anderson and Woods were absent.
- 13. LDC Amendment: C20-2022-025 - Colorado River Protections**
 Location: Colorado River
 Request: Amend City Code Title 25 (Land Development) to increase erosion protections along the Colorado River below Longhorn Dam.
 Staff Rec.: **Recommended**
 Staff: Matt Hollon, 512-974-2238, matt.hollon@austintexas.gov
 Watershed Protection Department
The motion to approve Neighborhood's postponement request to February 25, 2025, was approved on the consent agenda on Commissioner Johnson's motion, Commissioner Maxwell's second, on a 9-0 vote. Commissioners Haynes and Phillips were off the dais. Commissioners Anderson and Woods were absent.

14. LDC C20-2024-021 - Safety Bollards

Amendment:

Request: Amend City Code Title 25 to require the installation of crash-rated bollards or other similar safety barriers to prevent vehicle-into-building crashes at the pedestrian entrances of medical facilities with nearby vehicular traffic.

Staff Rec.: **Withdrawn, no action required**

Staff: Curtis Beaty, 512-974-6471, curtis.beaty@austintexas.gov
Transportation and Public Works Department

Withdrawn, no action required

15. 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

The motion to approve Neighborhood's postponement request to February 11, 2025, was approved on the consent agenda on Commissioner Johnson's motion, Commissioner Maxwell's second, on a 9-0 vote. Commissioners Haynes and Phillips were off the dais. Commissioners Anderson and Woods were absent.

DISCUSSION AND ACTION ITEMS

16. Discussion and action for an initiation of site-specific amendments to City Code Chapter 25-8, Subchapter A, Article 13 of the Save Our Springs Initiative as necessary for the Hays Commons Municipal Utility District located near the intersection of SH 130 and 1626, Bear Creek/Little Bear Creek. (Sponsors: Vice Chair Azhar and Commissioner Maxwell)

Withdrawn, no action required

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 Chair Hempel, Vice-Chair Azhar and Commissioners Anderson and Maxwell)

Update was given by Chair Hempel.

- 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 Cox, Haynes, Phillips, and Johnson)
Update was given by Commissioner Haynes.
- 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 Commissioners Woods and Phillips)
Update was given by Commissioner Phillips.
- 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 and Howard)
Update was given by Commissioner Howard.
- 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 Hempel and Commissioner Maxwell)
Maxwell gave update
- 22. 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)
Update was given by Vice Chair Azhar.
- 23. 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)
Update was given by Commissioner Cox.
- 24. 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)

Update was given by Commissioner Maxwell.

25. 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)

Update was given by Commissioner Johnson.

FUTURE AGENDA ITEMS

Review changes to the Planning Commission and make possible recommendations to City Council.
(Sponsors: Commissioner Cox and Chair Hempel)

Review upcoming future items, briefings, and code amendments coming to Planning Commission.
(Sponsors: Vice Chair Azhar and Chair Hempel)

ADJOURNMENT

Chair Hempel adjourned the meeting at 7:11 p.m. without objection.