



***PLANNING COMMISSION
REGULAR MEETING
MINUTES
TUESDAY, JANUARY 14, 2025***

The Planning Commission convened in a regular meeting on Tuesday, January 14, 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 6:08 p.m.

Board Members/Commissioners in Attendance:

*Claire Hempel
Awais Azhar
Greg Anderson
Nadia Barrera-Ramirez
Felicity Maxwell
Casey Haney
Danielle Skidmore
Alice Woods*

Board Members/Commissioners in Attendance Remotely:

*Grayson Cox
Adam Haynes
Patrick Howard
Alberta Phillips*

Board Members/Commissioners absent:

Ryan Johnson

Ex-Officio Members in Attendance:

Jessica Cohen

Ex-Officio Members absent:

Candace Hunter

PUBLIC COMMUNICATION: GENERAL

Philip Wiley: Representing the Downtown Austin Neighborhood Association/Downtown Plan Kickoff

Bobby Levinski: Save our Spring Alliance/Mopac South Expansion

APPROVAL OF MINUTES

1. Approve the minutes of the Zoning and Platting Commission regular meeting on December 17, 2025

The minutes from the meeting of December 17, 2025, were approved on the consent agenda on Vice Chair Azhar's motion, Commissioner Skidmore's second, on an 11-0 vote. Commissioner Haynes was off the dais. Commissioner Johnson was absent.

PUBLIC HEARINGS

2. **Plan Amendment: NPA-2024-0015.03 - Cherrylawn Rezoning; District 1**
Location: 6102, 6106, and 6108 Cherrylawn Circle, Little Walnut Creek Watershed; East MLK Combined (Pecan Springs-Springdale) Neighborhood Planning Area
Owner/Applicant: Cherrylawn Circle Trust dated March 11, 2023
Agent: Husch Blackwell LLP (Nikelle Meade)
Request: Single Family to Mixed Use land use
Staff Rec.: **Withdrawn, no action required**
Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov Planning Department

This item was withdrawn, no action was taken.

3. **Rezoning: C14-2024-0122 - Cherrylawn Rezoning; District 1**
Location: 6102, 6106, and 6108 Cherrylawn Circle, Little Walnut Creek Watershed; East MLK Combined (Pecan Springs-Springdale) Neighborhood Planning Area
Owner/Applicant: Cherrylawn Circle Trust dated March 11, 2023
Agent: Husch Blackwell LLP (Nikelle Meade)
Request: SF-3-NP to GO-MU-NP
Staff Rec.: **Withdrawn, no action required**
Staff: Jonathan Tomko, 512-974-1057, jonathan.tomko@austintexas.gov Planning Department

This item was withdrawn, no action was taken.

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
Staff Rec.: **Staff postponement request to January 28, 2025**
Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov Planning Department

The motion to approve Staff's postponement request to January 28, 2025, was approved on the consent agenda on Vice Chair Azhar's motion, Commissioner Skidmore's second, on an 11-0 vote. Commissioner Haynes was off the dais. Commissioner Johnson was absent.

5. **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.: **Staff postponement request to January 28, 2025**
Staff: Jonathan Tomko, 512-974-1057, jonathan.tomko@austintexas.gov Planning Department

The motion to approve Staff's postponement request to January 28, 2025, was approved on the consent agenda on Vice Chair Azhar's motion, Commissioner Skidmore's second, on an 11-0 vote. Commissioner Haynes was off the dais. Commissioner Johnson was absent.

6. **Plan Amendment:** **NPA-2024-0005.01 - Saxon 2; District 3**
Location: 318 Saxon Lane and 6328 El Mirando Street, Country Club East and Colorado River Watersheds; Montopolis Neighborhood Planning Area
Owner/Applicant: Saxon Acres LLC
Agent: Thrower Design, LLC (Ron Thrower & Victoria Haase)
Request: Single Family to Multifamily Residential land use
Staff Rec.: **Not recommended**
Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov Planning Department

The public hearing was closed on Commissioner Haney's motion, Commissioner Maxwell's second, on a 10-0 vote. Commissioners Haynes and Phillips were off the dais. Commissioner Johnson was absent.

The motion to hear the item was approved on Commissioner Anderson's motion, Commissioner Woods' second, on an 8-3-1 vote. Those voting aye were Chair Hempel, Vice Chair Azhar, and Commissioners Anderson, Haney, Johnson, Maxwell, Skidmore, and Woods. Those voting nay were Commissioners Haynes, Cox, and

Phillips. Commissioner Barrera-Ramirez abstained. Commissioner Johnson was absent.

There was a motion by Commissioner Maxwell, seconded by Commissioner Anderson, to approve the Applicant's recommendation.

There was a substitute motion from Commissioner Haynes to approve the Applicant's request but add a provision that 10% of the units meet 80% MFI affordability. This motion failed for lack of a second.

The motion to approve the Applicant's recommendation of Multifamily Residential land use for NPA-2024-0005.01 - Saxon 2, located at 318 Saxon Lane and 6328 El Mirando Street, was approved on Commissioner Maxwell's motion, Commissioner Anderson's second, on a 10-0-2 vote. Commissioners Barrera-Ramirez and Haynes abstained. Commissioner Johnson was absent.

- 7. Rezoning: C14-2024-0099 - Saxon 2; District 3**
Location: 318 Saxon Lane and 6328 El Mirando Street, Country Club East and Colorado River Watersheds; Montopolis Neighborhood Planning Area
Owner/Applicant: Saxon Acres LLC
Agent: Thrower Design, LLC (Ron Thrower & Victoria Haase)
Request: SF-6-NP to MF-2-NP
Staff Rec.: **Not recommended**
Staff: Cynthia Hadri, 512-974-7620, cynthia.hadri@austintexas.gov
Planning Department

The public hearing was closed on Commissioner Haney's motion, Commissioner Maxwell's second, on a 10-0 vote. Commissioners Haynes and Phillips were off the dais. Commissioner Johnson was absent.

The motion to hear the item was approved on Commissioner Anderson's motion, Commissioner Woods' second, on an 8-3-1 vote. Those voting aye were Chair Hempel, Vice Chair Azhar, and Commissioners Anderson, Haney, Johnson, Maxwell, Skidmore, and Woods. Those voting nay were Commissioners Haynes, Cox, and Phillips. Commissioner Barrera-Ramirez abstained. Commissioner Johnson was absent.

There was a motion by Commissioner Maxwell, seconded by Commissioner Anderson, to approve the Applicant's recommendation.

There was a substitute motion from Commissioner Haynes to approve the Applicant's request but add a provision that 10% of the units meet 80% MFI affordability. This motion failed for lack of a second.

The motion to approve the Applicant's recommendation of MF-2-NP for C14-2024-0099 - Saxon 2, located at 318 Saxon Lane and 6328 El Mirando Street, was approved on Commissioner Maxwell's motion, Commissioner Anderson's second, on a 10-0-2 vote. Commissioners Barrera-Ramirez and Haynes abstained. Commissioner Johnson was absent.

- 8. Plan Amendment: NPA-2023-0025.02 - 5524 W. US Hwy 290; District 8**
Location: 5524 W US 290 HWY WB, Barton Springs Zone Watershed; Oak Hill Combined (East Oak Hill) Neighborhood Planning Area
Owner/Applicant: House of 8, LLC
Agent: Armbrust & Brown, PLLC (Jewels Cain)
Request: Neighborhood Commercial to Mixed Use land use
Staff Rec.: **Applicant requests 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 Vice Chair Azhar's motion, Commissioner Skidmore's second, on an 11-0 vote. Commissioner Haynes was off the dais. Commissioner Johnson was absent.

- 9. Rezoning: C14-2024-0164 - Club Corona; District 4**
Location: 10503 North Lamar Boulevard, Little Walnut Creek Watershed; North Lamar/Georgian Acres Neighborhood Planning Area
Owner/Applicant: Ponce Noe Ramses
Agent: Lenworth Consulting, LLC (Nash Gonzales, Jr.)
Request: CS-V-CO-NP to CS-1-V-CO-NP
Staff Rec.: **Recommended**
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov
Planning Department

The motion to approve Staff's recommendation of CS-1-V-CO-NP for C14-2024-0164 - Club Corona located at 10503 North Lamar Boulevard, was approved on the consent agenda on Vice Chair Azhar's motion, Commissioner Skidmore's second, on an 11-0 vote. Commissioner Haynes was off the dais. Commissioner Johnson was absent.

- 10. Rezoning: C814-2008-0165.01 - East Riverside PUD Amendment #1; District 9**
Location: 222 East Riverside Drive, Lady Bird Lake and East Bouldin Creek Watersheds; Greater South River City Combined Neighborhood Planning Area
Owner/Applicant: CWS Riverside Square LP (Mary Ellen Barlow, Vice President)
Agent: Armbrust & Brown, PLLC, Richard Suttle
Request: PUD to PUD, to change a condition of zoning
Staff Rec.: **Recommendation Pending, Staff requests indefinite postponement**
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov
Planning Department

The motion to approve the Applicant's indefinite postponement request was approved on the consent agenda on Vice Chair Azhar's motion, Commissioner Skidmore's second,

on an 11-0 vote. Commissioner Haynes was off the dais. Commissioner Johnson was absent.

- 11. Rezoning: C14-2024-0004 - Stout House Patio; District 4**
Location: 6406 N IH 35 Service Road SB Suite 1700, Tannehill Branch Watershed; St. John/Cornado Hills Combined (St. John) Neighborhood Planning Area
Owner/Applicant: LED-LINC-LLC
Agent: Thrower Design, LLC (Ron Thrower & Victoria Haase)
Request: CS-NP to CS-1-NP
Staff Rec.: **Staff recommends CS-1-CO-NP**
Staff: Cynthia Hadri, 512-974-7620, cynthia.hadri@austintexas.gov
Planning Department

The motion to approve Staff's recommendation of CS-1-CO-NP for C14-2024-0004 – Stout House Patio located at 6406 N IH 35 Service Road SB Suite 1700, was approved on the consent agenda on Vice Chair Azhar's motion, Commissioner Skidmore's second, on an 11-0 vote. Commissioner Haynes was off the dais. Commissioner Johnson was absent.

- 12. Rezoning: C14-2024-0112 - 5301 Martin Avenue; District 4**
Location: 5301 and 5303 Martin Avenue, Tannehill Branch Watershed; North Loop Neighborhood Planning Area
Owner/Applicant: JEV Family, LTD
Agent: Drenner Group, PC (Leah Bojo)
Request: CS-CO-NP and SF-3-NP to CS-MU-V-CO-NP
Staff Rec.: **Recommended**
Staff: Cynthia Hadri, 512-974-7620, cynthia.hadri@austintexas.gov
Planning Department

The motion to reopen the consent agenda for reconsideration was approved on Commissioner Cox's motion, Commissioner Haynes' second, on a 10-0 vote. Commissioners Barrera-Ramirez and Skidmore were off the dais. Commissioner Johnson was absent.

The motion to approve Staff's recommendation of CS-MU-V-CO-NP for C14-2024-0112 - 5301 Martin Avenue located at 5301 and 5303 Martin Avenue, was approved on the reconsideration of the consent agenda on Vice Chair Azhar's motion, Commissioner Woods' second on a 10-0 vote. Commissioners Barrera-Ramirez and Skidmore were off the dais. Commissioner Johnson was absent.

- 13. Rezoning: C14-2024-0113 - 704 E 53rd Street; District 4**
Location: 704, 706, 706 1/2 and 708 East 53rd St, Tannehill Branch Watershed;
North Loop Neighborhood Planning Area
Owner/Applicant: JEV Family, LTD
Agent: Drenner Group, PC (Leah Bojo)
Request: CS-CO-NP to CS-MU-V-CO-DB90-NP
Staff Rec.: **Recommended**
Staff: Cynthia Hadri, 512-974-7620, cynthia.hadri@austintexas.gov
Planning Department

The motion to reopen the consent agenda for reconsideration was approved on Commissioner Cox's motion, Commissioner Haynes' second, on a 10-0 vote. Commissioners Barrera-Ramirez and Skidmore were off the dais. Commissioner Johnson was absent.

The motion to approve Staff's recommendation of CS-MU-V-CO-DB90-NP for C14-2024-0113 - 704 E 53rd Street located at 704, 706, 706 1/2 and 708 East 53rd St, was approved on the reconsideration of the consent agenda on Vice Chair Azhar's motion, Commissioner Woods' second on a 10-0 vote. Commissioners Barrera-Ramirez and Skidmore were off the dais. Commissioner Johnson was absent.

- 14. Rezoning: C14-2024-0114 - 5210 Bruning Avenue; District 9**
Location: 705 East 53rd Street and 5210 Bruning Avenue, Boggy Creek
Watershed; North Loop Neighborhood Planning Area
Owner/Applicant: JEV Family, LTD
Agent: Drenner Group, PC (Leah Bojo)
Request: GR-CO-NP to GR-MU-V-CO-DB90-NP
Staff Rec.: **Recommended**
Staff: Cynthia Hadri, 512-974-7620, cynthia.hadri@austintexas.gov
Planning Department

The public hearing was closed on Vice Chair Azhar's motion, Commissioner Maxwell's second, on an 11-0 vote. Commissioner Haynes was off the dais. Commissioner Johnson was absent.

There was a motion by Vice Chair Azhar, seconded by Commissioner Haney, to approve Staff's recommendation.

There was a substitute motion from Commissioner Cox to postpone to February 11, 2025. This motion failed for lack of a second.

The motion to approve Staff's recommendation of GR-MU-V-CO-DB90-NP for C14-2024-0114 - 5210 Bruning Avenue located at 705 East 53rd Street and 5210 Bruning Avenue, was approved on Vice Chair Azhar's motion, Commissioner Haney second on a 10-1-1 vote. Commissioner Cox voted nay. Commissioner Phillips abstained. Commissioner Johnson was absent.

- 15. Restrictive Covenant Termination:** **C14-86-069(RCT) - 7910 Burleson Road; District 2**
- Location: 7910, 7920, 7914, 7914 ½ Burleson Road, Onion Creek Watershed; Southeast Combined (Southeast) Neighborhood Planning Area
- Owner/Applicant: Felter Investments LTD (Brenda Horton)
- Agent: Metcalfe Wolf Stuart & Williams (Michele Rogerson Lynch)
- Request: Terminate Restrictive Covenant
- Staff Rec.: **Recommended**
- Staff: Nancy Estrada, 512-974-7617, nancy.estrada@austintexas.gov
Planning Department
- The motion to approve Staff's recommendation of a Terminate Restrictive Covenant for C14-86-069(RCT) - 7910 Burleson Road located at 7910, 7920, 7914, 7914 ½ Burleson Road, was approved on the consent agenda on Vice Chair Azhar's motion, Commissioner Skidmore's second, on an 11-0 vote. Commissioner Haynes was off the dais. Commissioner Johnson was absent.**
- 16. Historic zoning:** **C14H-2024-0102 - Fannie Davis Gazebo; District 9**
- Location: 9037 Butler Hike and Bike Trail, Lady Bird Lake; Bouldin Creek Neighborhood Planning Area
- Owner/Applicant: City of Austin Parks and Recreation Department
- Agent: Historic Landmark Commission
- Request: P-NP to P-NP-H
- Staff Rec.: **Recommended**
- Staff: Kalan Contreras, 512-974-2727, kalan.contreras@austintexas.gov
Planning Department
- The motion to approve Staff's recommendation of P-NP-H for C14H-2024-0102 - Fannie Davis Gazebo located at 9037 Butler Hike and Bike Trail, was approved on the consent agenda on Vice Chair Azhar's motion, Commissioner Skidmore's second, on an 11-0 vote. Commissioner Haynes was off the dais. Commissioner Johnson was absent.**
- 17. Subdivision Vacation:** **C8-79-4465(VAC) - The Village at Pleasant Valley Section Two Total Plat Vacation; District 2**
- Location: S. Pleasant Valley Rd. & Village Square Dr./ Nuckols Crossing & Village Square Dr., Slaughter Creek; Franklin Park
- Owner/Applicant: Austin Housing Finance Corporation
- Agent: DAVCAR Engineering (Thomas Duval, P.E.)
- Request: Approval of the total plat vacation case to vacate two blocks with 50 lots on 5.30 acres.
- Staff Rec.: **Recommended**
- Staff: Cesar Zavala, 512-974-3404, cesar.zavala@austintexas.gov
Juan Enriquez, 512-974-2767, juan.enriquez@austintexas.gov
Development Services Department
- The motion to approve Staff's recommendation for the approval of the total plat vacation case to vacate two blocks with 50 lots on 5.30 acres for C8-79-4465(VAC) - The Village at Pleasant Valley Section Two Total Plat Vacation located at S. Pleasant Valley Rd. & Village Square Dr./ Nuckols Crossing & Village Square Dr., was approved on the consent agenda on Vice Chair Azhar's motion, Commissioner Skidmore's second, on an**

10-0-1 vote. Commissioner Woods abstained. Commissioner Haynes was off the dais. Commissioner Johnson was absent.

DISCUSSION AND ACTION ITEMS

- 18.** 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)

The motion to approve the Applicant's postponement request to January 28, 2025, was approved on the consent agenda on Vice Chair Azhar's motion, Commissioner Skidmore's second on an 11-0 vote. Commissioner Haynes was off the dais. Commissioner Johnson was absent.

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)

Update was given by Chair Hempel.

- 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)

Update was given by Commissioner Haynes.

- 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 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.

- 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)

No update was given.

- 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)

No update was given.

- 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)

No update was given.

- 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)

No update was given.

- 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)

No update was given.

- 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)

No update was given.

FUTURE AGENDA ITEMS

Elect new member to the Comprehensive Plan Joint Committee. (Sponsors: Commissioner Cox and Chair Hempel)

ADJORNMENT

Chair Hempel adjourned the meeting at 7:49 p.m. without objection.