



***PLANNING COMMISSION
REGULAR CALLED MEETING
FEBRUARY 11, 2025***

The Planning Commission convened in a regular meeting on Tuesday, February 11, 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 6:04 p.m.

Board Members/Commissioners in Attendance:

*Claire Hempel
Awais Azhar
Casey Haney
Felicity Maxwell
Danielle Skidmore*

Board Members/Commissioners in Attendance Remotely:

*Greg Anderson
Nadia Barrera-Ramirez
Grayson Cox
Ryan Johnson
Alice Woods*

Board Members/Commissioners absent:

*Adam Haynes
Patrick Howard
Alberta Phillips*

Ex-Officio Members in Attendance:

Jessica Cohen

Ex-Officio Members remote:

Candace Hunter

PUBLIC COMMUNICATION: GENERAL

Angela Benavides Garza: Issues about not knowing about the meeting in the community, and the company name Expedia Group is on Lobbyist page

Santiago: Historic overlay

APPROVAL OF MINUTES

1. Approve the minutes of the Planning Commission REGULAR MEETING on January 14, 2025, and January 28, 2025

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

The minutes from the meeting of January 14, 2025, and January 28, 2025, were approved on the consent agenda on Vice Chair Azhar's motion, Commissioner Maxwell's second, on a 10-0 vote. Commissioners Haynes, Howard, and Phillips were absent.

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

The motion to approve Staff's postponement request to February 25, 2025, was approved on the consent agenda on Vice Chair Azhar's motion, Commissioner Maxwell's second, on a 10-0 vote. Commissioners Haynes, Howard, and Phillips were absent.

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

The motion to approve Staff's postponement request to February 25, 2025, was approved on the consent agenda on Vice Chair Azhar's motion, Commissioner

Maxwell's second, on a 10-0 vote. Commissioners Haynes, Howard, and Phillips were absent.

- 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

The motion to approve the Applicant's postponement request to March 11, 2025, was approved on the consent agenda on Vice Chair Azhar's motion, Commissioner Maxwell's second, on a 10-0 vote. Commissioners Haynes, Howard, and Phillips were 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 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

The motion to approve the Applicant's postponement request to March 11, 2025, was approved on the consent agenda on Vice Chair Azhar's motion, Commissioner Maxwell's second, on a 10-0 vote. Commissioners Haynes, Howard, and Phillips were absent.

- 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

The public hearing was closed on Commissioner Maxwell's motion, Vice Chair Azhar's second, on a 10-0 vote. Commissioners Haynes, Howard, and Phillips were absent.

The motion to approve the Applicant's request of Neighborhood Mixed Use land use for NPA-2024-0019.01 - Red River, located at 4305, 4307, 4309 Red River Street, was approved on Commissioner Johnson's motion, Commissioner Anderson's second, on a 9-1 vote. Commissioner Cox voted nay. Commissioners Haynes, Howard, and Phillips were absent.

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

The public hearing was closed on Commissioner Maxwell's motion, Vice Chair Azhar's second, on a 10-0 vote. Commissioners Haynes, Howard, and Phillips were absent.

The motion to approve Staff's recommendation of LR-MU-V-CO-NP for C14-2024-0121 - Red River, located at 4305, 4307, 4309 Red River Street, failed on Commissioner Cox's motion, due to lack of a second.

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

The motion to amend the Applicant's request to state "The Conditional Overlay would prohibit the following uses permitted within the LR base zoning district: alternative financial services; consumer convenience services; communication services facilities; financial services; local utility services; off-site accessory parking; plant nursery; printing and publishing; safety services; service station; urban farm; community recreation; club/lodge; custom manufacturing; college and university facilities; community events; community recreation (private); community recreation (public); guidance services; hospital services (limited); residential treatment; and special use historic.

The Conditional Overlay would make conditional the following uses permitted within the LR base zoning district: community garden; family home; bed & breakfast (group 1); bed & breakfast (group 2); and medical offices – not exceeding 5,000 sq. ft. gross floor area," was approved on Vice Chair Azhar's motion, Commissioner Maxwell's second, on a 9-0-1 vote. Commissioner Cox abstained. Commissioners Haynes, Howard, and Phillips were absent.

The motion to approve the Applicant's request of LR-MU-DB90-NP, as amended, for C14-2024-0121 - Red River, located at 4305, 4307, 4309 Red River Street, was approved on Commissioner Johnson's motion, Commissioner Anderson's second, on a

9-1 vote. Commissioner Cox voted nay. Commissioners Haynes, Howard, and Phillips were absent.

- 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

The motion to approve Staff's recommendation of Mixed Use land use for NPA-2024-0023.01 - 1211 East 52nd Street, located at 1211 East 52nd Street, was approved on the consent agenda on Vice Chair Azhar's motion, Commissioner Maxwell's second, on a 10-0 vote. Commissioners Haynes, Howard, and Phillips were absent.

- 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

The motion to approve Staff's recommendation of CS-V-CO-DB90-NP for C14-2024-0180 - 1211 East 52nd Street Zoning, located at 1211 East 52nd Street, was approved on the consent agenda on Vice Chair Azhar's motion, Commissioner Maxwell's second, on a 10-0 vote. Commissioners Haynes, Howard, and Phillips were absent.

- 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

The motion to approve the Applicant's indefinite postponement was approved on the consent agenda on Vice Chair Azhar's motion, Commissioner Maxwell's second, on a 10-0 vote. Commissioners Haynes, Howard, and Phillips were absent.

- 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
The motion to approve the Applicant's postponement request to March 11, 2025, was approved on the consent agenda on Vice Chair Azhar's motion, Commissioner Maxwell's second, on a 10-0 vote. Commissioners Haynes, Howard, and Phillips were absent.
- 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
The motion to approve Staff's recommendation of CS-MU-V-CO-ETOD-DBETOD-NP, change conditions of zoning, for C14-2024-0137 - 1207 S 1st Street, located at 1207 and 1209 South 1st Street, was approved on the consent agenda on Vice Chair Azhar's motion, Commissioner Maxwell's second, on a 10-0 vote. Commissioners Haynes, Howard, and Phillips were absent.
- 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
The motion to approve Staff's recommendation of SF-3-NP for C14-2024-0182 - 5706 Nancy Dr, located at 5706 and 5708 Nancy Drive, was approved on the consent agenda on Vice Chair Azhar's motion, Commissioner Maxwell's second, on a 10-0 vote. Commissioners Haynes, Howard, and Phillips were absent.

- 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

The motion to approve Staff's recommendation of CH-PDA-NP for C14-2024-0166 - W Ben White Multifamily, located at 603, 611, 613, 623, 625, and 629 West Ben White Boulevard Service Road Eastbound, was approved on the consent agenda on Vice Chair Azhar's motion, Commissioner Maxwell's second, on a 10-0 vote. Commissioners Haynes, Howard, and Phillips were absent.

- 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

The motion to approve Staff's recommendation of CS-MU-CO-NP for C14-2024-0161 - 505 Oakland Ave Rezoning, located at 505 and 507 Oakland Avenue, was approved on the consent agenda on Vice Chair Azhar's motion, Commissioner Maxwell's second, on a 10-0 vote. Commissioners Haynes, Howard, and Phillips were absent.

- 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

Withdrawn, no action required

- 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

The public hearing was closed on Vice Chair Azhar's motion, Commissioner Haney's second, on a 10-0 vote. Commissioners Haynes, Howard, and Phillips were absent.

The motion to extend the meeting to 11:00pm was approved on Chair Hempel's motion, Commissioner Cox's second, on a 9-0 vote. Commissioner Anderson was off the dais. Commissioners Haynes, Howard, and Phillips were absent.

The motion to extend the meeting to 11:30pm was approved on Vice Chair Azhar's motion, Commissioner Maxwell's second, on a 10-0 vote. Commissioners Haynes, Howard, and Phillips were absent.

Please see the linked document below outlining each amendment and their vote. This document will also be available in backup.

[STR Amendment Tracking Reference Document.pdf](#)

The motion to approve Staff's recommendation 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, as amended, for C20-2024-014 - STR Modifications, was approved on Chair Hempel's motion, Vice Chair Azhar's second, on a 9-0-1 vote. Commissioner Cox abstained. Commissioners Haynes, Howard, and Phillips were absent.

DISCUSSION ITEMS

- 18. Discussion of future agenda items, code amendments, and briefings.**
Presentation was made by Chair Hempel.

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 Cox.
- 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 Woods.
- 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)
Update was given by Commissioner Barrera-Ramirez.
- 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)
Update was given by 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)
Update was given by Vice Chair Azhar.

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)

Update was given by Commissioner Cox.

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)

Update was given by Commissioner Cox.

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)

Update was given by Commissioner Johnson.

FUTURE AGENDA ITEMS

None.

ADJORNMENT

Chair Hempel adjourned the meeting at 11:13 p.m. without objection.