



**REGULAR MEETING of the PLANNING COMMISSION
TUESDAY, MARCH 11, 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:

<u>Claire Hempel, Chair</u> (District 8)	<u>Casey Haney</u> (District 6)
<u>Awais Azhar, Vice Chair</u> (Mayor's Representative)	<u>Ryan Johnson</u> (District 7)
<u>Greg Anderson, Secretary</u> (District 4)	<u>Danielle Skidmore</u> (District 9)
<u>Alice Woods, Parliamentarian</u> (District 2)	<u>Grayson Cox</u> (District 10)
<u>Patrick Howard</u> (District 1)	<u>Alberta Phillips</u> (Mayor's Representative)
<u>Nadia Barrera-Ramirez</u> (District 3)	<u>Adam Haynes</u> (Mayor's Representative)
<u>Felicity Maxwell</u> (District 5)	

EX-OFFICIO MEMBERS:

<i>Jessica Cohen, Chair of Board of Adjustment</i>	<i>Candace Hunter, AISD Board of Trustees</i>
<i>TC Broadnax, City Manager</i>	<i>Richard Mendoza – Director of Transportation and Public Works</i>

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, February 25, 2025.

PUBLIC HEARINGS

2. **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
3. **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

- 4. Rezoning: C14-2024-0167 - Airport & Koenig DB90 Tracts Rezoning - Parcel A**
- Location: 5600 Middle Fiskville Road; 700 E 56th Street; 702 E 56th Street; 600 E 56th Street; 501 E Koenig Ln Svr; 629 E Koenig Ln; 5601 1/2 Middle Fiskville Road; 5608 1/2 Middle Fiskville Road, Tannehill Branch Watershed; North Loop Neighborhood Planning Area
- Owner/Applicant: BUP 501 Austin Owner LLC (Victor Young, Phil Cattanaach), Johnson Special Land, Ltd. (T.J. Schultz), River City Partners, Ltd. (T.J. Schultz)
- Agent: Dubois Bryant & Campbell, LLP (David Hartman)
- Request: CS-MU-V-CO-NP and CS-V-CO-NP to CS-MU-V-CO-DB90-NP
- Staff Rec.: **Recommended**
- Staff: Marcelle Boudreaux, 512-974-8094,
marcelle.boudreaux@austintexas.gov
Planning Department
- 5. Rezoning: C14-2025-0010 - Airport & Koenig DB90 Tracts Rezoning - Parcel B**
- Location: 605 E 56th Street, Tannehill Branch Watershed; North Loop Neighborhood Planning Area
- Owner/Applicant: Johnson Special Land, Ltd. (T.J. Schultz), River City Partners, Ltd. (T.J. Schultz), Leif Johnson Ford, Inc. FKA Armstrong-Johnson, Inc. (T.J. Schultz)
- Agent: Dubois Bryant & Campbell, LLP (David Hartman)
- Request: CS-V-CO-NP to CS-V-CO-DB90-NP
- Staff Rec.: **Recommended**
- Staff: Marcelle Boudreaux, 512-974-8094,
marcelle.boudreaux@austintexas.gov
Planning Department
- 6. Rezoning: C14-2025-0014 - Airport & Koenig DB90 Tracts Rezoning - Parcel C**
- Location: 5500 Martin Avenue, Tannehill Branch Watershed; North Loop Neighborhood Planning Area
- Owner/Applicant: Johnson Special Land, Ltd. (T.J. Schultz)
- Agent: Dubois Bryant & Campbell, LLP (David Hartman)
- Request: CS-V-CO-NP to CS-V-CO-DB90-NP
- Staff Rec.: **Recommended**
- Staff: Marcelle Boudreaux, 512-974-8094,
marcelle.boudreaux@austintexas.gov
Planning Department

- 7. Rezoning: C14-2025-0012 - Airport & Koenig DB90 Tracts Rezoning - Parcel D**
Location: 701 and 703 E 55th Street, Tannehill Branch Watershed; North Loop Neighborhood Planning Area
Owner/Applicant: River City Partners, Ltd. (T.J. Schultz)
Agent: Dubois Bryant & Campbell, LLP (David Hartman)
Request: CS-V-CO-NP to CS-V-CO-DB90-NP
Staff Rec.: **Recommended**
Staff: Marcelle Boudreaux, 512-974-8094,
marcelle.boudreaux@austintexas.gov
Planning Department
- 8. Rezoning: C14-79-019(RCT) - 701 and 703 E. 55th St. Public RC Termination – Parcel D**
Location: 701 and 703 E 55th Street, Tannehill Branch Watershed; North Loop Neighborhood Planning Area
Owner/Applicant: River City Partners, Ltd. (T.J. Schultz)
Agent: Dubois Bryant & Campbell, LLP (David Hartman)
Request: Terminate Restrictive Covenant
Staff Rec.: **Recommended**
Staff: Marcelle Boudreaux, 512-974-8094,
marcelle.boudreaux@austintexas.gov
Planning Department
- 9. Rezoning: C14-2025-0015 - Airport & Koenig DB90 Tracts Rezoning - Parcel E**
Location: 5509 Martin Avenue; 707 E 56th Street, Tannehill Branch Watershed; North Loop Neighborhood Planning Area
Owner/Applicant: Johnson Special Land, Ltd. (T.J. Schultz), River City Partners, Ltd. (T.J. Schultz)
Agent: Dubois Bryant & Campbell, LLP (David Hartman)
Request: CS-V-CO-NP to CS-V-CO-DB90-NP
Staff Rec.: **Recommended**
Staff: Marcelle Boudreaux, 512-974-8094,
marcelle.boudreaux@austintexas.gov
Planning Department

- 10. Rezoning:** **C14-2025-0017 - Airport & Koenig DB90 Tracts Rezoning - Parcel F**
Location: 713 E 56th Street; 5502, 5508 and 5522 1/2 Middle Fiskville Road, Tannehill Branch Watershed; North Loop Neighborhood Planning Area
Owner/Applicant: Johnson Special Land, Ltd. (T.J. Schultz), River City Partners, Ltd. (T.J. Schultz)
Agent: Dubois Bryant & Campbell, LLP (David Hartman)
Request: CS-V-CO-NP to CS-V-CO-DB90-NP
Staff Rec.: **Recommended**
Staff: Marcelle Boudreaux, 512-974-8094, marcelle.boudreaux@austintexas.gov
Planning Department
- 11. Rezoning:** **C14-2025-0016 - Airport & Koenig DB90 Tracts Rezoning - Parcel G**
Location: 5500 Airport Boulevard; 5512 and 5515 Middle Fiskville Road, Tannehill Branch Watershed; North Loop Neighborhood Planning Area
Owner/Applicant: Johnson Special Land, Ltd. (T.J. Schultz), River City Partners, Ltd. (T.J. Schultz), BUP 501 Austin Owner LLC (Victor Young, Phil Cattanch)
Agent: Dubois Bryant & Campbell, LLP (David Hartman)
Request: CS-V-CO-NP to CS-V-CO-DB90-NP
Staff Rec.: **Recommended**
Staff: Marcelle Boudreaux, 512-974-8094, marcelle.boudreaux@austintexas.gov
Planning Department
- 12. Rezoning:** **C14-2025-0021 - Goodnight Cowboy; District 1**
Location: 3120 Manor Road, Boggy Creek Watershed; East MLK Combined Neighborhood Plan (MLK)
Owner/Applicant: Braun Enterprises
Agent: Adam Rios
Request: CS-V-NP to CS-1-V-CO-NP
Staff Rec.: **Recommended**
Staff: Jonathan Tomko, 512-974-1057, jonathan.tomko@austintexas.gov
Planning Department
- 13. 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.: **Staff recommends CS-1-V-CO-DB90**
Staff: Cynthia Hadri, 512-974-7620, cynthia.hadri@austintexas.gov
Planning Department

- 14. Rezoning: C14-2024-0184 - 4930 South Congress; District 3**
Location: 4910 and 4930 South Congress Avenue, Williamson Creek Watershed; South Congress Combined (West Congress) Neighborhood Planning Area
Owner/Applicant: 4930 SOCO LLC (Colin Brothers)
Agent: Drenner Group, PC (Drew Raffaele)
Request: CS-MU-CO-NP, CS-1-MU-CO-NP to CS-MU-V-CO-NP, CS-1-MU-V-CO-NP
Staff Rec.: **Recommended**
Staff: Nancy Estrada, 512-974-7617, nancy.estrada@austintexas.gov
Planning Department
- 15. ROW Vacation: 2024-130020 LM - 6400-1/2 Burleson Road; District 2**
Location: 6400-1/2 Burleson Road, Onion Creek, Carson Creek; Southeast
Owner/Applicant: Travis County
Agent: Winstead PC (Micah King)
Request: Street Right-of-Way Vacation approximately 39,697 square foot (0.9113-acre) tract of land abutting 6400-1/2 Burleson Road
Staff Rec.: **Recommended, with conditions**
Staff: Christopher Bueckert, 512-974-1780, christopher.bueckert@austintexas.gov
Transportation and Public Works Department
- 16. Appeal of Administrative Denial of Waivers of Design Guidelines: SP-2022-0218C.SH - Avalon Pointe**
Location: 2610 Hume Place, Shoal Creek
Owner/Applicant: Sudhakar Allada, 2602 Hume Place LLC
Agent: Leah Bojo, Drenner Group
Request: Appeal of administrative denial of waivers of design guidelines under LDC Section 25-2-764(C) for Building Criteria Manual Section 12 Provision 12.1.7 under Site Plan No. SP-2022-0218C.SH
Staff Rec.: **Not recommended**
Staff: Jorge E. Rousselin, 512-974-2975, jorge.rousselin@austintexas.gov
Planning Department

STAFF BRIEFINGS

- 17.** Briefing on North Lamar Transit Center and South Congress Transit Center Station Area Vision Plans and Related Recommendations. Presentation by Ana Villarreal, 512-978-2089, ana.villarreal@austintexas.gov, Planning Department.

DISCUSSION AND ACTION ITEMS

- 18.** Discussion and action recommending adoption of the Austin Core Transportation Plan (ACT Plan) as an attachment to the Austin Strategic Mobility Plan (ASMP). Presentation by Cole

Kitten, 512-974-6442, cole.kitten@austintexas.gov, Transportation and Public Works Department.

19. Discussion and action to appoint a member to serve on the Equitable Transit Oriented Development and Vision Plans working group. (Sponsors: Vice-Chair Azhar and Commissioner Woods)

WORKING GROUP/COMMITTEE UPDATES

20. **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)
21. **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)
22. **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)
23. **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)
24. **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)
25. **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)

26. 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)

27. 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)

28. 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. 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.

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/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.

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.