



***PLANNING COMMISSION
REGULAR MEETING
TUESDAY, MARCH 25, 2025***

The Planning Commission convened in a regular meeting on Tuesday, March 25, 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 6:02 p.m.

Board Members/Commissioners in Attendance:

*Claire Hempel
Awais Azhar
Greg Anderson
Felicity Maxwell
Imad Ahmed
Casey Haney
Danielle Skidmore
Alice Woods*

Commissioners in Attendance Remotely:

*Nadia Barrera-Ramirez
Patrick Howard
Ryan Johnson*

Commission Vacancy:

District 10

Ex-Officio Members in Attendance:

Jessica Cohen

Ex-Officio Members in Attendance Remotely:

Candace Hunter

Ex-Officio Members Absent:

TC Broadnax

PUBLIC COMMUNICATION: GENERAL

Philip Wiley: Expressing concern with the University Neighborhood Overlay (UNO).

Angela Garza: Expressing more training to understand changes of properties in relation to removal from FLUMs.

APPROVAL OF MINUTES

1. Approve the minutes of the Planning Commission REGULAR MEETING on Tuesday, March 25, 2025.

The minutes from the meeting of Tuesday, March 25, 2025, were postponed to April 8, 2025, on the consent agenda on Vice Chair Azhar's motion, Commissioner Maxwell's second, on an 11-0 vote.

PUBLIC HEARINGS

2. **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 indefinite postponement request**

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 Maxwell's second, on an 11-0 vote.

3. **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 indefinite postponement request**
Staff: Marcelle Boudreaux, 512-974-8094, marcelle.boudreaux@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 Maxwell's second, on an 11-0 vote.
4. **Plan Amendment:** **URP for East 11th and 12th Street Urban Renewal Area Modification #13**
Location: N/A-Urban Renewal Plan, Lady Bird Lake Watershed; Central East Austin Neighborhood Planning Area
Owner/Applicant: City of Austin
Agent: City of Austin (Hunter Maples)
Request: Amend Ordinance No.20220728-163 which amended the East 11th Street Neighborhood Conservation Combining District (NCCD) to allow a cocktail lounge use on 1201 East 11th Street Austin, Texas 78702.
Staff Rec.: **Staff Postponement request to April 22, 2025**
Staff: Hunter Maples, 512-974-3120, hunter.maples@austintexas.gov
Housing Department
The motion to approve Staff's postponement request to April 22, 2025, was approved on the consent agenda on Vice Chair Azhar's motion, Commissioner Maxwell's second, on an 11-0 vote.
5. **Rezoning:** **C14-2025-0030 - 1201 East 11th Street; District 1**
Location: 1201 East 11th Street, Lady Bird Lake Watershed; Central East Austin Neighborhood Planning Area
Owner/Applicant: Cooe Yakka LLC dba 1201 E 11th Series (Paul Stables)
Agent: City of Austin (Jonathan Tomko)
Request: CS-1-NCCD-NP and SF-3-NCCD-NP to CS-1-NCCD-NP and SF-3-NCCD-NP (change to a condition of zoning)
Staff Rec.: **Staff Postponement request to April 22, 2025**
Staff: Jonathan Tomko, 512-974-1057, jonathan.tomko@austintexas.gov
Planning Department
The motion to approve Staff's postponement request to April 22, 2025, was approved on the consent agenda on Vice Chair Azhar's motion, Commissioner Maxwell's second, on an 11-0 vote.

6. **Plan Amendment:** **NPA-2025-0007.01 - Neighborhood Plan Amendment; District 4**
Location: Various properties within the North Lamar Transit Center Station Area, North Austin Civic Association (NACA) Neighborhood Planning Area
Owner/Applicant: Owner: Various Property Owners
Applicant: City of Austin
Agent: City of Austin (Ana Villarreal)
Request: Amend Ordinance No. 000629-106 which adopted the North Austin Civic Association (NACA) Neighborhood Plan as an element of the Imagine Austin Comprehensive Plan to remove the Future Land Use Map (FLUM) designation for approximately 77 acres of land on property generally located north of US 183/ Research Boulevard, south of Fairfield Drive, west of North Lamar Boulevard, and east of Jamestown Drive.
Staff Rec.: **Recommended**
Staff: Ana Villarreal, 512-978-2091, ana.villarreal@austintexas.gov
Planning Department

The motion to approve Staff's recommendation to amend ordinance No. 000629-106 which adopted the North Austin Civic Association (NACA) Neighborhood Plan as an element of the Imagine Austin Comprehensive Plan to remove the Future Land Use Map (FLUM) designation for approximately 77 acres of land on property generally located north of US 183/ Research Boulevard, south of Fairfield Drive, west of North Lamar Boulevard, and east of Jamestown Drive for NPA-2025-0007.01 - Neighborhood Plan Amendment, located at various properties within the North Lamar Transit Center Station Area, North Austin Civic Association (NACA) Neighborhood Plan was approved on the consent agenda on Vice Chair Azhar's motion, Commissioner Maxwell's second, on an 11-0 vote.

7. **Plan Amendment:** **NPA-2025-0017.01 - Neighborhood Plan Amendment; District 7**
Location: Various properties within the North Lamar Transit Center Station Area, Crestview/Wooten Combined Neighborhood Planning Area (Wooten NP)
Owner/Applicant: Owner: Various Property Owners
Applicant: City of Austin
Agent: City of Austin (Ana Villarreal)
Request: Amend Ordinance No. 040401-Z-2 which adopted the Crestview/Wooten Combined Neighborhood Plan (Wooten NP) as an element of the Imagine Austin Comprehensive Plan to remove the Future Land Use Map (FLUM) designation for approximately 26 acres of land on property generally located north of West Anderson Lane, south of US 183/ Research Boulevard, west of North Lamar Boulevard, and east of Gault Street.
Staff Rec.: **Recommended**
Staff: Ana Villarreal, 512-978-2092, ana.villarreal@austintexas.gov
Planning Department

The motion to approve Staff's recommendation to amend ordinance No. 040401-Z-2 which adopted the Crestview/Wooten Combined Neighborhood Plan (Wooten NP) as

an element of the Imagine Austin Comprehensive Plan to remove the Future Land Use Map (FLUM) designation for approximately 26 acres of land on property generally located north of West Anderson Lane, south of US 183/ Research Boulevard, west of North Lamar Boulevard, and east of Gault Street for NPA-2025-0017.01 - Neighborhood Plan Amendment, located at various properties within the various properties within the North Lamar Transit Center Station Area, Crestview/Wooten Combined Neighborhood Plan (Wooten NP) was approved on the consent agenda on Vice Chair Azhar's motion, Commissioner Maxwell's second, on an 11-0 vote.

- 8. Plan Amendment: NPA-2025-0017.02 - Neighborhood Plan Amendment; District 4**
- Location:** Various properties within the North Lamar Transit Center Station Area, Crestview/Wooten Combined Neighborhood Planning Area (Crestview NP)
- Owner/Applicant:** Owner: Various Property Owners
Applicant: City of Austin
- Agent:** City of Austin (Ana Villarreal)
- Request:** Amend Ordinance No. 040401-Z-2 which adopted the Crestview/Wooten Combined Neighborhood Plan (Crestview NP) as an element of the Imagine Austin Comprehensive Plan to remove the Future Land Use Map (FLUM) designation for approximately 14 acres of land on property generally located north of Morrow Street, south of West Anderson Lane, west of North Lamar Boulevard, and east of Gault Street.
- Staff Rec.:** **Recommended**
- Staff:** Ana Villarreal, 512-978-2093, ana.villarreal@austintexas.gov
Planning Department

The motion to approve Staff's recommendation to amend ordinance No. 040401-Z-2 which adopted the Crestview/Wooten Combined Neighborhood Plan (Crestview NP) as an element of the Imagine Austin Comprehensive Plan to remove the Future Land Use Map (FLUM) designation for approximately 14 acres of land on property generally located north of Morrow Street, south of West Anderson Lane, west of North Lamar Boulevard, and east of Gault Street for NPA-2025-0017.02 - Neighborhood Plan Amendment, located at various properties within the various properties within the North Lamar Transit Center Station Area, Crestview/Wooten Combined Neighborhood Plan (Crestview NP) was approved on the consent agenda on Vice Chair Azhar's motion, Commissioner Maxwell's second, on an 11-0 vote.

9. **Plan Amendment:** **NPA-2025-0018.01 - Neighborhood Plan Amendment; District 4**
Location: Various properties within the North Lamar Transit Center Station Area, Brentwood/Highland Combined Neighborhood Planning Area (Highland NP)
Owner/Applicant: Owner: Various Property Owners
Applicant: City of Austin
Agent: City of Austin (Ana Villarreal)
Request: Amend Ordinance No. 040513-30 which adopted the Brentwood/Highland Combined Neighborhood Plan (Highland NP) as an element of the Imagine Austin Comprehensive Plan to remove the Future Land Use Map (FLUM) designation for approximately 33 acres of land on property generally located north of Morrow Street, south of US 183/ Research Boulevard, west of Guadalupe Street, and east of North Lamar Boulevard. Staff Recommendation: to grant the request to remove the Future Land Use Map (FLUM) designation for the specified properties within the Brentwood/Highland Combined Neighborhood Plan (Highland NP).
Staff Rec.: **Recommended**
Staff: Ana Villarreal, 512-978-2094, ana.villarreal@austintexas.gov
Planning Department

The motion to approve Staff's recommendation to amend ordinance No. 040513-30 which adopted the Brentwood/Highland Combined Neighborhood Plan (Highland NP) as an element of the Imagine Austin Comprehensive Plan to remove the Future Land Use Map (FLUM) designation for approximately 33 acres of land on property generally located north of Morrow Street, south of US 183/ Research Boulevard, west of Guadalupe Street, and east of North Lamar Boulevard. Staff Recommendation: to grant the request to remove the Future Land Use Map (FLUM) designation for the specified properties within the Brentwood/Highland Combined Neighborhood Plan (Highland NP) for NPA-2025-0018.01 - Neighborhood Plan Amendment, located at various properties within the North Lamar Transit Center Station Area, Brentwood/Highland Combined Neighborhood Plan (Highland NP) was approved on the consent agenda on Vice Chair Azhar's motion, Commissioner Maxwell's second, on an 11-0 vote.

- 10. Plan Amendment: NPA-2025-0026.01 - Neighborhood Plan Amendment; District 4**
Location: Various properties within the North Lamar Transit Center Station Area, North Lamar Combined Neighborhood Planning Area (Georgian Acres)
Owner/Applicant: Owner: Various Property Owners
Applicant: City of Austin
Agent: City of Austin (Ana Villarreal)
Request: Amend Ordinance No. 20100624-110 which adopted the North Lamar Combined Neighborhood Plan (Georgian Acres Neighborhood Plan) as an element of the Imagine Austin Comprehensive Plan to remove the Future Land Use Map (FLUM) designation for approximately 125 acres of land on property generally located north of US 183/ Research Boulevard, south of Beaver Street, west of Georgian Drive, and east of North Lamar Boulevard.
Staff Rec.: **Recommended**
Staff: Ana Villarreal, 512-978-2095, ana.villarreal@austintexas.gov
Planning Department

The motion to approve Staff's recommendation to amend ordinance No. 20100624-110 which adopted the North Lamar Combined Neighborhood Plan (Georgian Acres Neighborhood Plan) as an element of the Imagine Austin Comprehensive Plan to remove the Future Land Use Map (FLUM) designation for approximately 125 acres of land on property generally located north of US 183/ Research Boulevard, south of Beaver Street, west of Georgian Drive, and east of North Lamar Boulevard for NPA-2025-0026.01 - Neighborhood Plan Amendment, located at various properties within the North Lamar Transit Center Station Area, North Lamar Combined Neighborhood Plan (Georgian Acres) was approved on the consent agenda on Vice Chair Azhar's motion, Commissioner Maxwell's second, on an 11-0 vote.

- 11. Plan Amendment: NPA-2025-0001.01 - Neighborhood Plan Amendment; District 3**
Location: Various properties within the South Congress Transit Center Station Area, Dawson Neighborhood Planning Area
Owner/Applicant: Owner: Various Property Owners
Applicant: City of Austin
Agent: City of Austin (Ana Villarreal)
Request: Amend Ordinance No. 980827-B which adopted the Dawson Neighborhood Plan as an element of the Imagine Austin Comprehensive Plan to remove the Future Land Use Map (FLUM) designation for approximately 14 acres of land on property generally located north of US 290/Ben White Boulevard, south of West Alpine Road, west of South Congress Avenue, and east of South First Street.
Staff Rec.: **Recommended**
Staff: Ana Villarreal, 512-978-2096, ana.villarreal@austintexas.gov
Planning Department

The motion to approve Staff's recommendation to amend ordinance No. 980827-B which adopted the Dawson Neighborhood Plan as an element of the Imagine Austin Comprehensive Plan to remove the Future Land Use Map (FLUM) designation for approximately 14 acres of land on property generally located north of US 290/Ben White Boulevard, south of West Alpine Road, west of South Congress Avenue, and east of South First Street for NPA-2025-0001.01 - Neighborhood Plan Amendment, located

at various properties within the South Congress Transit Center Station Area, Dawson Neighborhood Plan was approved on the consent agenda on Vice Chair Azhar's motion, Commissioner Maxwell's second, on an 11-0 vote.

12. Plan Amendment: NPA-2025-0020.01 - Neighborhood Plan Amendment; District 3

Location: Various properties within the South Congress Transit Center Station Area, South Congress Combined Neighborhood Planning Area (West Congress NP)

Owner/Applicant: Owner: Various Property Owners
Applicant: City of Austin

Agent: City of Austin (Ana Villarreal)

Request: Amend Ordinance No. 20050818-Z001 which adopted the South Congress Combined Neighborhood Plan (West Congress NP) as an element of the Imagine Austin Comprehensive Plan to remove the Future Land Use Map (FLUM) designation for approximately 84 acres of land on property generally located north of Wasson Road, south of US 290/Ben White Boulevard, west of South Congress Avenue, and east of South First Street.

Staff Rec.: **Recommended**

Staff: Ana Villarreal, 512-978-2097, ana.villarreal@austintexas.gov
Planning Department

The motion to approve Staff's recommendation to amend ordinance No. 20050818-Z001 which adopted the South Congress Combined Neighborhood Plan (West Congress NP) as an element of the Imagine Austin Comprehensive Plan to remove the Future Land Use Map (FLUM) designation for approximately 84 acres of land on property generally located north of Wasson Road, south of US 290/Ben White Boulevard, west of South Congress Avenue, and east of South First Street for NPA-2025-0020.01 - Neighborhood Plan Amendment, located at various within the South Congress Transit Center Station Area, South Congress Combined Neighborhood Plan (West Congress NP) was approved on the consent agenda on Vice Chair Azhar's motion, Commissioner Maxwell's second, on an 11-0 vote.

- 13. Plan Amendment: NPA-2025-0020.02 - Neighborhood Plan Amendment; District 3**
Location: Various properties within the South Congress Transit Center Station Area, South Congress Combined Neighborhood Planning Area (East Congress NP)
Owner/Applicant: Owner: Various Property Owners
Applicant: City of Austin
Agent: City of Austin (Ana Villarreal)
Request: Amend Ordinance No. 20050818-Z001 which adopted the South Congress Combined Neighborhood Plan (East Congress NP) as an element of the Imagine Austin Comprehensive Plan to remove the Future Land Use Map (FLUM) designation for approximately 120 acres of land on property generally located north of Sheraton Avenue, south of US 290/Ben White Boulevard, west of Terry-O Lane, and east of South Congress Avenue.
Staff Rec.: **Recommended**
Staff: Ana Villarreal, 512-978-2098, ana.villarreal@austintexas.gov
Planning Department

The motion to approve Staff's recommendation to amend ordinance No. 20050818-Z001 which adopted the South Congress Combined Neighborhood Plan (East Congress NP) as an element of the Imagine Austin Comprehensive Plan to remove the Future Land Use Map (FLUM) designation for approximately 120 acres of land on property generally located north of Sheraton Avenue, south of US 290/Ben White Boulevard, west of Terry-O Lane, and east of South Congress Avenue for NPA-2025-0020.02 - Neighborhood Plan Amendment, located at various within the South Congress Transit Center Station Area, South Congress Combined Neighborhood Plan (East Congress NP) was approved on the consent agenda on Vice Chair Azhar's motion, Commissioner Maxwell's second, on an 11-0 vote.

- 14. Plan Amendment: NPA-2025-0022.01 - Neighborhood Plan Amendment; District 3**
Location: Various properties within the South Congress Transit Center Station Area, Greater South River City Neighborhood Planning Area (St. Edwards NP)
Owner/Applicant: Owner: Various Property Owners
Applicant: City of Austin
Agent: City of Austin (Ana Villarreal)
Request: Amend Ordinance No. 20050929-Z001 which adopted the Greater South River City Neighborhood Plan (St. Edwards NP) as an element of the Imagine Austin Comprehensive Plan to remove the Future Land Use Map (FLUM) designation for approximately 51 acres of land on property generally located north of US 290/Ben White Boulevard, south of Woodward Street, west of Willow Springs Road, and east of South Congress Avenue.
Staff Rec.: **Recommended**
Staff: Ana Villarreal, 512-978-2099, ana.villarreal@austintexas.gov
Planning Department

The motion to approve Staff's recommendation to amend ordinance No. 20050929-Z001 which adopted the Greater South River City Neighborhood Plan (St. Edwards NP) as an element of the Imagine Austin Comprehensive Plan to remove the Future

Land Use Map (FLUM) designation for approximately 51 acres of land on property generally located north of US 290/Ben White Boulevard, south of Woodward Street, west of Willow Springs Road, and east of South Congress Avenue for NPA-2025-0022.01 - Neighborhood Plan Amendment, located at various within the South Congress Transit Center Station Area, Greater South River City Neighborhood Plan (St. Edwards NP) was approved on the consent agenda on Vice Chair Azhar's motion, Commissioner Maxwell's second, on an 11-0 vote.

15. Plan Amendment: NPA-2022-0010.02 - 2000 E. 6th Street and 2007 E. 7th Street; District 3

Location: 2000 E. 6th Street and 2007 E. 7th Street, Lady Bird Lake Watershed; Holly Neighborhood Planning Area
Owner/Applicant: REG ATX 2000 E. 6th St., Ltd.
Agent: Armbrust & Brown, PLLC (Richard T. Suttle, Jr.)
Request: Mixed Use to Specific Regulating District land use
Staff Rec.: **Applicant indefinite postponement request**
Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov
Planning Department

The motion to approve Applicant's indefinite postponement request was approved on the consent agenda on Vice Chair Azhar's motion, Commissioner Maxwell's second, on an 11-0 vote.

16. Rezoning: C14-2025-0010 - Airport & Koenig DB90 Tracts Rezoning - Parcel B; District 4

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

The motion to approve Staff's recommendation of CS-V-CO-DB90-NP for C14-2025-0010 - Airport & Koenig DB90 Tracts Rezoning - Parcel B, located at 605 E 56th Street was approved on the consent agenda on Vice Chair Azhar's motion, Commissioner Maxwell's second, on an 11-0 vote.

17. Rezoning: C14-2025-0014 - Airport & Koenig DB90 Tracts Rezoning - Parcel C; District 4

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

The motion to approve Staff's recommendation of CS-V-CO-DB90-NP for C14-2025-0014 - Airport & Koenig DB90 Tracts Rezoning - Parcel C, located at 5500 Martin Avenue was approved on the consent agenda on Vice Chair Azhar's motion, Commissioner Maxwell's second, on an 11-0 vote.

18. Rezoning: C14-2025-0012 - Airport & Koenig DB90 Tracts Rezoning - Parcel D; District 4

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

The motion to approve Staff's recommendation of CS-V-CO-DB90-NP for C14-2025-0012 - Airport & Koenig DB90 Tracts Rezoning - Parcel D, located at 701 and 703 E 55th Street was approved on the consent agenda on Vice Chair Azhar's motion, Commissioner Maxwell's second, on an 11-0 vote.

19. Rezoning: C14-79-019(RCT) - 701 and 703 E. 55th St. Public RC Termination – Parcel D; District 4

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

The motion to approve Staff's recommendation to terminate restrictive covenant for C14-79-019(RCT) - 701 and 703 E. 55th St. Public RC Termination – Parcel D, located at 701 and 703 E 55th Street was approved on the consent agenda on Vice Chair Azhar's motion, Commissioner Maxwell's second, on an 11-0 vote.

- 20. Rezoning:** **C14-2025-0015 - Airport & Koenig DB90 Tracts Rezoning - Parcel E; District 4**
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
The motion to approve Staff's recommendation of CS-V-CO-DB90-NP for C14-2025-0012 - Airport & Koenig DB90 Tracts Rezoning - Parcel D, located at 701 and 703 E 55th Street was approved on the consent agenda on Vice Chair Azhar's motion, Commissioner Maxwell's second, on an 11-0 vote.
- 21. Rezoning:** **C14-2025-0017 - Airport & Koenig DB90 Tracts Rezoning - Parcel F; District 4**
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
The motion to approve Staff's recommendation of CS-V-CO-DB90-NP for C14-2025-0017 - Airport & Koenig DB90 Tracts Rezoning Parcel F, located at 713 E 56th Street; 5502, 5508 and 5522 1/2 Middle Fiskville Road was approved on the consent agenda on Vice Chair Azhar's motion, Commissioner Maxwell's second, on an 11-0 vote.
- 22. Rezoning:** **C14-2025-0016 - Airport & Koenig DB90 Tracts Rezoning - Parcel G; District 4**
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
The motion to approve Staff's recommendation of CS-V-CO-DB90-NP for C14-2025-0016 - Airport & Koenig DB90 Tracts Rezonin – Parcel G, located at 5500 Airport

Boulevard; 5512 and 5515 Middle Fiskville Road was approved on the consent agenda on Vice Chair Azhar's motion, Commissioner Maxwell's second, on an 11-0 vote.

- 23. Rezoning: C14-2024-0175 - Airport and Oak Springs; District 1**
Location: 1157 Airport Boulevard, 3306, 3312, and 3404 Oak Springs Drive, Boggy Creek Watershed; East MLK Combined Neighborhood Planning Area (MLK)
Owner/Applicant: 2016 Airplane GP, LLC; 2016 Round Oak Tree GP, LLC; 2023 Square Oak Brush GP, LLC; 2016 Square Oak Brush GP, LLC (Rene Campos)
Agent: Armbrust & Brown, PLLC (Michael Whellan)
Request: LR-MU-NP and CS-MU-NP to CS-V-MU-CO-DB90-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-V-MU-CO-DB90-NP for C14-2024-0175 - Airport and Oak Springs, located at 1157 Airport Boulevard, 3306, 3312, and 3404 Oak Springs Drive was approved on the consent agenda on Vice Chair Azhar's motion, Commissioner Maxwell's second, on an 11-0 vote.

- 24. Rezoning: C14-2025-0018 - 2400 East Oltorf Street; District 3**
Location: 2400 East Oltorf Street, Country Club West Watershed; East Riverside/Oltorf Combined Neighborhood Planning Area (Riverside)
Owner/Applicant: CSW Oltorf LP
Agent: Drenner Group (Amanda Swor)
Request: GR to CS-CO
Staff Rec.: **Recommended**
Staff: Marcelle Boudreaux, 512-974-8094, marcelle.boudreaux@austintexas.gov
Planning Department

The motion to approve Staff's recommendation of CS-CO C14-2025-0018 - 2400 East Oltorf Street, located at 2400 East Oltorf Street was approved on the consent agenda on Vice Chair Azhar's motion, Commissioner Maxwell's second, on an 11-0 vote.

- 25. Rezoning: C14-2024-0146 - 1317 East Riverside Drive; District 9**
Location: 1317 East Riverside Drive, Harpers Branch Watershed; East Riverside/Oltorf Combined (Riverside) Neighborhood Planning Area
Owner/Applicant: Schuler Family Trust of 1998 (Jean E. Schuler)
Agent: Drenner Group, PC (Leah M. Bojo)
Request: GR-MU-CO to GR-MU-CO-V-DB90
Staff Rec.: **Staff postponement request to May 13, 2025**
Staff: Nancy Estrada, 512-974-7617, nancy.estrada@austintexas.gov
Planning Department

The motion to approve Staff's postponement request to May 14, 2025, was approved on the consent agenda on Vice Chair Azhar's motion, Commissioner Maxwell's second, on an 11-0 vote.

- 26. Rezoning:** **C14-2024-0147 - 1405 East Riverside Drive; District 9**
Location: 1405A, 1405B, and 1507 East Riverside Drive, Harpers Branch and Lady Bird Lake Watersheds; East Riverside/Oltorf Combined (Riverside) Neighborhood Planning Area
Owner/Applicant: Schuler Family Trust of 1998 (Jean E. Schuler)
Agent: Drenner Group, PC (Leah M. Bojo)
Request: East Riverside Corridor (ERC-Neighborhood Mixed Use Subdistrict) to East Riverside Corridor (ERC-Corridor Mixed Use Subdistrict), to include the entire lot in the hub boundary, and to increase the maximum building height up to 120 feet through participation in a density bonus program.
Staff Rec.: **Staff postponement request to May 13, 2025**
Staff: Nancy Estrada, 512-974-7617, nancy.estrada@austintexas.gov
Planning Department
The motion to approve Staff's postponement request to May 13, 2025, was approved on the consent agenda on Vice Chair Azhar's motion, Commissioner Maxwell's second, on an 11-0 vote.

- 27. Rezoning:** **C14-2024-0155 - 1501-1603 Shoal Creek Boulevard; District 9**
Location: 1501, 1507, 1509, 1511, 1601, and 1603 Shoal Creek Boulevard, Shoal Creek Watershed; Downtown Austin Plan
Owner/Applicant: Shoal Creek Development, LLC
Agent: Drenner Group, PC (Leah M. Bojo)
Request: GO-ETOD-DBETOD (Tract 1) and LO-ETOD-DBETOD (Tract 2) to GO-V-ETOD-DBETOD (Tract 1) and LO-MU-V-ETOD-DBETOD (Tract 2)
Staff Rec.: **Staff recommends GO-V-ETOD-DBETOD (Tract 1) and LO-V-ETOD-DBETOD (Tract 2)**
Staff: Nancy Estrada, 512-974-7617, nancy.estrada@austintexas.gov
Planning Department
The motion to approve Staff's recommendation of GO-V-ETOD-DBETOD (Tract 1) and LO-V-ETOD-DBETOD (Tract 2) for C14-2024-0155 - 1501-1603 Shoal Creek Boulevard, located at 1501, 1507, 1509, 1511, 1601, and 1603 Shoal Creek Boulevard was approved on the consent agenda on Vice Chair Azhar's motion, Commissioner Maxwell's second, on an 11-0 vote.

- 28. Conditional Use SP-2024-0356C - ACCX - Convention Center C1**
Site Plan:
Location: 500 E Cesar Chavez St, Waller Creek Watershed; Downtown NP
(started but never adopted) per LDC Section 25-1-46.E
Owner/Applicant: City of Austin
Agent: City of Austin (Audra Biediger)
Request: Approval of a convention center use site plan. Site plan is for
demolition, excavation, and shoring only; second site plan to come.
Staff Rec.: **Recommended**
Staff: Meg Greenfield, 512-978-4663, meg.greenfield@austintexas.gov
Development Services Department
**The motion to approve Staff's recommendation of an approval of a convention center
use site plan for SP-2024-0356C - ACCX - Convention Center C1, located at 500 E
Cesar Chavez St was approved on the consent agenda on Vice Chair Azhar's motion,
Commissioner Maxwell's second, on an 11-0 vote.**

- 29. Conditional Use SPC-2023-0430C - Covered Bridge Amenity Center; District 8**
Site Plan:
Location: 6820 Covered Bridge Drive, Williamson Creek Watershed, Oak Hill
Combined Neighborhood Planning Area
Owner/Applicant: Covered Bridge POA (Albert Davidian)
Agent: Goode Faith Engineering, LLC (Anthony Goode)
Request: The applicant is requesting a Conditional Use Permit to allow
Community Recreation (Private) land use on the property.
Staff Rec.: **Recommended**
Staff: Heather Chaffin, 512-974-2140, heather.chaffin@austintexas.gov
Development Services Department
**The motion to approve Staff's recommendation of approving the applicant's request of
a Conditional Use Permit to allow Community Recreation (Private) land use on the
property for SPC-2023-0430C - Covered Bridge Amenity Center, located at 6820
Covered Bridge Drive was approved on the consent agenda on Vice Chair Azhar's
motion, Commissioner Maxwell's second, on an 11-0 vote.**

- 30. Conditional Use SPC-2024-0368A - Other Racquet; District 1**
Site Plan:
Location: 2711, 2713, & 2715 Manor Road, Boggy Creek Watershed; Rosewood
NP
Owner/Applicant: 2715 Manor, LLC (David Kanne)
Agent: Wuest Group (Caroline Eckert)
Request: The applicant is requesting a Conditional Use Permit to allow Outdoor
Sports and Recreation land use on the property.
Staff Rec.: **Recommended**
Staff: Heather Chaffin, 512-974-2140, heather.chaffin@austintexas.gov
Development Services Department
**The motion to approve Staff's recommendation of approving the applicant's request of
a Conditional Use Permit to allow outdoor sports and recreation land use on the
property for SPC-2024-0368A - Other Racquet, located at 2711, 2713, & 2715 Manor**

Road was approved on the consent agenda on Vice Chair Azhar's motion, Commissioner Maxwell's second, on an 11-0 vote.

31. Code Amendment: C20-2024-024 - Area Plan Process Amendment

Location: N/A-Citywide, N/A-Citywide
Owner/Applicant: City of Austin
Agent: City of Austin (Stevie Greathouse)
Request: Amend City Code Title 25 (Land Development) to establish area plans, including station area vision plans, regulations, and amendment process.
Staff Rec.: **Recommended**
Staff: Stevie Greathouse, 512-751-8101, stevie.greathouse@austintexas.gov
Planning Department

The motion to approve Staff's recommendation to amend City Code Title 25 (Land Development to establish area plans, including station area vision plans, regulations, and amendment for C20-2024-024 - Area Plan Process Amendment was approved on the consent agenda on Vice Chair Azhar's motion, Commissioner Maxwell's second, on an 11-0 vote.

32. Comprehensive Plan Amendment: CPA-2025-0001 - North Lamar Transit Center Station Area Vision Plan

Location: Various properties within the North Lamar Transit Center Station Area, North Austin Civic Association (NACA) NP, Brentwood/Highland Combined NP (Highland NP), North Lamar Combined NP (Georgian Acres), Crestview/Wooten Combined NP (Wooten NP), and Crestview/Wooten Combined Neighborhood Plan (Crestview NP)
Owner/Applicant: Owner: Various Property Owners Applicant: City of Austin
Agent: City of Austin (Ana Villarreal)
Request: Discussion and action to recommend an amendment to the Imagine Austin Comprehensive Plan to add the North Lamar Transit Center Station Area Vision Plan.
Staff Rec.: **Recommended**
Staff: Ana Villarreal, 512-978-2089, ana.villarreal@austintexas.gov
Planning Department

The motion to approve Staff's recommendation to discuss and take action to recommend and amendment to the Imagine Austin Comprehensive Plan to add the North Lamar Transit Center Station Area Vision Plan to CPA-2025-0001 - North Lamar Transit Center Station Area Vision Plan located at various properties within the North Lamar Transit Center Station Area, North Austin Civic Association (NACA) NP, Brentwood/Highland Combined NP (Highland NP), North Lamar Combined NP (Georgian Acres), Crestview/Wooten Combined NP (Wooten NP), and Crestview/Wooten Combined Neighborhood Plan (Crestview NP) was approved on the consent agenda on Vice Chair Azhar's motion, Commissioner Maxwell's second, on an 11-0 vote.

33. **Comprehensive Plan Amendment:** **CPA-2025-0002 - South Congress Transit Center Station Area Vision Plan**
Location: Various properties within the South Congress Transit Center Station Area, Dawson Neighborhood Plan, South Congress Combined Neighborhood Plan (East Congress NP), South Congress Combined Neighborhood Plan (West Congress NP), and Greater South River City Neighborhood Plan (St. Edwards NP)
Owner/Applicant: Owner: Various Property Owners
Applicant: City of Austin
Agent: City of Austin (Ana Villarreal)
Request: Discussion and action to recommend an amendment to the Imagine Austin Comprehensive Plan to add the South Congress Transit Center Station Area Vision Plan.
Staff Rec.: **Recommended**
Staff: Ana Villarreal, 512-978-2090, ana.villarreal@austintexas.gov
Planning Department

The motion to approve Staff's recommendation to discuss and take action to recommend an amendment to the Imagine Austin Comprehensive Plan to add the South Congress Transit Center Station Area Vision Plan to CPA-2025-0002 - South Congress Transit Center Station Area Vision Plan located at various properties within the South Congress Transit Center Station Area, Dawson Neighborhood Plan, South Congress Combined Neighborhood Plan (East Congress NP), South Congress Combined Neighborhood Plan (West Congress NP), and Greater South River City Neighborhood Plan (St. Edwards NP) was approved on the consent agenda on Vice Chair Azhar's motion, Commissioner Maxwell's second, on an 11-0 vote.

DISCUSSION AND ACTION ITEMS

34. Discussion and action to initiate Code amendments to City Code § 25-2-652 - Density Bonus 90 (DB90) Combining District Regulations to add an option for a fee-in-lieu for non-residential space above zoning base district height or zoning base district FAR to be directed to the Affordable Housing Trust Fund. (Sponsors: Commissioner Maxwell and Commissioner Anderson).

The motion to initiate Code amendments to City Code § 25-2-652 - Density Bonus 90 (DB90) Combining District Regulations to add an option for a fee-in-lieu for non-residential space above zoning base district height or zoning base district FAR to be directed to the Affordable Housing Trust Fund was approved on the consent agenda on Vice Chair Azhar's motion, Commissioner Maxwell's second, on an 11-0 vote.

35. 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 Chair Hempel).

The motion to appoint Vice Chair Azhar and Commissioner Ahmed to serve on the Equitable Transit Oriented Development and Vision Plans Working Group was approved on Vice Chair Azhar's motion, Commissioner Anderson's second, on an 11-0 vote.

- 36. Discussion and possible action to review and approve Planning Commission Working Group amendments for the 2024 Technical Building Code. (Sponsors: Commissioner Maxwell and Chair Hempel).**

The motion to amend the 2024 Technical Building Code to include Commissioner Maxwell's Staff Amendment, as linked in backup, was approved on Commissioner Maxwell's motion, Commissioner Haney's second, on a 10-0 vote. Commissioner Johnson was off the dais.

The motion to amend the 2024 Technical Building Code to include Commissioner's Maxwell's Elevator Amendment, as linked in backup, was approved on Commissioner Maxwell's motion, Commissioner Haney's second, on a 10-0 vote. Commissioner Johnson was off the dais.

The motion to amend the 2024 Technical Building Code to include Commissioner Maxwell's Net Floor Area Amendment, as linked in backup, was approved with the following friendly amendment motioned by Commissioner Maxwell, seconded by Commissioner Woods, on an 11-0 vote. The friendly amendment from Commissioner Woods was to change the net floor area for each floor served by a single exit from the proposed 4000 square feet to 7,000 square feet. This was accepted by the maker of the motion and Commissioner Woods, who seconded the motion.

The motion to amend the 2024 Technical Building Code to include Maxwell's Six Story Amendment in which a six-story option for point access buildings, was approved on Commissioner Maxwell's motion, Commissioner Woods' second, on a 10-0 vote. Commissioner Johnson was off the dais.

The motion to approve the general recommendation to staff to consider addressing the issue of windowless bedrooms, specifically in the University Neighborhood Overlay, was approved with the following friendly amendment motioned by Vice Chair Azhar, seconded by Commissioner Woods, on an 11-0 vote. The friendly amendment from Vice Chair Azhar was to change the amended language after and including, 'with continued engagement with stakeholders including the development community.' This was accepted by the maker of the motion and Commissioner Woods, who seconded the motion.

The motion to strike the words 'in the University Neighborhood Overlay' from the general recommendation, as amended, was approved on Commissioner Haney's motion, Vice Chair Azhar's second, on an 11-0 vote.

The motion to approve the general recommendation to staff to study the feasibility of allowing single stairways for buildings of up to eight stories was approved on Commissioner Haney's motion, Commissioner Maxwell's second, on a 10-0 vote. Commissioner Johnson was off the dais.

The motion to approve Planning Commission Working Group amendments for the 2024 Technical Building Code, as amended, was approved on Commissioner Maxwell's motion, Commissioner Haney's second, on an 11-0 vote.

WORKING GROUP/COMMITTEE UPDATES

- 37. 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 Vice Chair Azhar.
- 38. 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).
No update was given.
- 39. 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).
No update was given.
- 40. 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.
- 41. 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.
- 42. 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.

43. 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.

44. 2024 Technical Building Code Updates Working Group – Update on discussions on proposed technical code updates and amendments (Sponsored by Commissioners Maxwell, Cox, Anderson, Skidmore, and Johnson).

Chair Hempel announced that the 2024 Technical Building Code Updates Working Group has been sunset as its purpose has been fulfilled.

45. 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 Woods.

46. Equitable Transit Oriented Development and Vision Plans Working Group – Update regarding possible recommendations in relation to the North Lamar Transit Center and South Congress Transit Center station area vision plans and ongoing Equitable Transit Oriented Development (ETOD) planning. (Sponsored by Chair Hempel, Commissioners Barrera- Ramirez, Johnson, Maxwell, Woods, and Ex-Officio member Board of Adjustment Chair Cohen).

Update was given by Commissioner Woods.

FUTURE AGENDA ITEMS

Discussion and action on Budget Recommendations for Council. (Sponsors: Chair Hempel and Commissioner Maxwell).

Discussion and action to form and appoint Commissioners to working groups. (Sponsors: Chair Hempel and Commissioner Anderson).

To conduct officer elections for the Chair, Vice Chair, Parliamentarian, and Secretary.

ADJOURNMENT

Chair Hempel adjourned the meeting at 8:01 p.m. without objection.

The minutes were approved at the April 8, 2025, meeting on the consent agenda on Commissioner Maxwell's motion, Commissioner Haney's second, on a 13-0 vote.