



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

The Planning Commission convened in a regular meeting on Tuesday, February 25, 2025, at Austin City Hall, Council Chambers, Room 1001, 301 W. Second Street, in Austin, Texas.

Vice Chair Azhar called the Planning Commission meeting to order at 6:04 p.m.

Commissioners in Attendance:

*Awais Azhar
Greg Anderson
Grayson Cox
Felicity Maxwell
Casey Haney
Danielle Skidmore
Alice Woods*

Commissioners in Attendance Remotely:

*Nadia Barrera-Ramirez
Patrick Howard
Ryan Johnson*

Commissioners Absent:

*Claire Hempel
Adam Haynes
Alberta Phillips*

Ex-officio Members in Attendance:

Jessica Cohen

Ex-officio Members in Attendance Remotely:

Candace Hunter

Ex-officio Members Absent:

PUBLIC COMMUNICATION: GENERAL

None.

APPROVAL OF MINUTES

1. Approve the minutes of the Planning Commission regular meeting on Tuesday, February 11, 2025.

The minutes from the meeting of Tuesday, February 11, 2025, were approved on the consent agenda on Commissioner Haney's motion, Commissioner Maxwell's second, on an 8-0 vote. Commissioners Cox and Johnson were off the dais. Chair Hempel and Commissioners Haynes 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.: **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-2024-0008.01 - 2600 E Martin Luther King Jr. Boulevard, located at 2600 East Martin Luther King Jr. Boulevard, was approved on the consent agenda on Commissioner Haney's motion, Commissioner Maxwell's second, on an 8-0 vote. Commissioners Cox and Johnson were off the dais. Chair Hempel and Commissioners Haynes 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-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 GR-MU-V-CO-DB90-NP for C14-2024-0111 - 2600 E Martin Luther King Jr. Boulevard, located at 2600 East Martin

Luther King Jr. Boulevard, was approved on the consent agenda on Commissioner Haney's motion, Commissioner Maxwell's second, on an 8-0 vote. Commissioners Cox and Johnson were off the dais. Chair Hempel and Commissioners Haynes and Phillips were absent.

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

The motion to approve Staff's recommendation of CS-MU-V-CO-DB90-NP for C14-2024-0158 - 2100 Polaris, located at 2100 Polaris, was approved on the consent agenda on Commissioner Haney's motion, Commissioner Maxwell's second, on an 8-0 vote. Commissioners Cox and Johnson were off the dais. Chair Hempel and Commissioners Haynes and Phillips were absent.

- 5. Conditional Use SPC-2024-0259C - CIP - Rosewood-Zaragosa Neighborhood Center Site Plan: Walkway; District 1**
Location: 2800 Webberville Rd, Boggy Creek; Rosewood
Owner/Applicant: City of Austin
Building Services Department
Sara Sallum
Agent: Raymond A. Hardaway; Lockwood, Andrews, & Newnam, Inc
Request: Approval of conditional use site plan with P zoning. Improvements limited to ADA upgrades on existing impervious cover.
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 conditional use site plan with P zoning. Improvements limited to ADA upgrades on existing impervious cover, for SPC-2024-0259C - CIP - Rosewood-Zaragosa Neighborhood Center Walkway, located at 2800 Webberville Road, was approved on the consent agenda on Commissioner Haney's motion, Commissioner Maxwell's second, on an 8-0 vote. Commissioners Cox and Johnson were off the dais. Chair Hempel and Commissioners Haynes and Phillips were absent.

6. LDC Amendment: C20-2022-025 - Colorado River Protections

Request: Amend City Code Title 25 (Land Development) to increase erosion protections along the Colorado River below Longhorn Dam.

Staff Rec.: Recommended

Staff: Matt Hollon, 512-974-2238, matt.hollon@austintexas.gov
Watershed Protection Department

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

There was a motion by Commissioner Johnson, seconded by Vice Chair Azhar, to amend the proposal to ensure that residential building permits other than multifamily, inclusive of single-family HOME developments and manufactured housing, would be subject to the existing 100-foot erosion hazard review zone instead of the proposed expanded erosion hazard review buffer.

There was a substitute motion from Commissioner Skidmore, seconded by Commissioner Cox to maintain the 200-foot buffer, but grant an administrative variance to 100 feet of that buffer for these uses. This motion failed on a 4-5 vote. Those voting aye were Commissioners Anderson, Cox, Haney, and Skidmore. Those voting nay were Vice Chair Azhar and Commissioners Howard, Johnson, Maxwell, and Woods. Commissioner Barrera-Ramirez was off the dais. Chair Hempel and Commissioners Haynes and Phillips were absent.

The motion to amend the proposal to ensure that residential building permits other than multifamily, inclusive of single-family HOME developments and manufactured housing, would be subject to the existing 100-foot erosion hazard review zone instead of the proposed expanded erosion hazard review buffer, for C20-2022-025 - Colorado River Protections, was approved on Commissioner Johnson's motion, Vice Chair Azhar's second, on a 7-2 vote. Commissioners Cox and Skidmore voted nay. Chair Hempel and Commissioners Haynes and Phillips were absent.

The motion to provide a general recommendation to staff to require disclosure with property sales to inform current and perspective property owners in the affected area that the city has recommended a 200-foot erosion hazard review zone and that even if that specific property is exempt they should be aware of the inherent potential risks of being in proximity of the river, for C20-2022-025 - Colorado River Protections, was approved on Commissioner Woods' motion, Commissioner Maxwell's second, on an 8-0 vote. Commissioners Anderson and Cox were off the dais. Chair Hempel and Commissioners Haynes and Phillips were absent.

The motion to approve Staff's recommendation to amend City Code Title 25 (Land Development) to increase erosion protections along the Colorado River below Longhorn Dam, as amended, was approved on Commissioner Skidmore's motion, Commissioner Haney's second, on an 8-0 vote. Commissioners Anderson and Cox were off the dais. Chair Hempel and Commissioners Haynes and Phillips were absent.

STAFF BRIEFINGS

7. Staff briefing regarding the Wildland-Urban Interface Code. Presentation by Stephen Truesdell, 512-974-0137, stephen.truesdell@austintexas.gov, Fire Department.
The presentation was made by Stephen Truesdell, Fire Division Chief, Fire Department.

DISCUSSION AND ACTION ITEMS

8. 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.
The motion to postpone to March 11, 2025, was approved on Commissioner Woods' motion, Vice Chair Azhar's second, on a 9-0 vote. Commissioner Anderson was off the dais. Chair Hempel and Commissioners Haynes and Phillips were absent.
9. Discussion and action to amend the 2025 annual Planning Commission regular meeting schedule to add April 29, 2025.
The motion to schedule a special called meeting on April 29, 2025, was approved on Vice Chair Azhar's motion, Commissioner Woods' second, on a 9-0 vote. Commissioner Anderson was off the dais. Chair Hempel and Commissioners Haynes and Phillips were absent.
10. Discussion and action establishing one or more working groups related to Equitable Transit Oriented Development and Vision Plans. (Sponsors: Chair Hempel and Vice-Chair Azhar)
The motion to establish a working group related to Equitable Transit Oriented Development and Vision Plans, with Chair Hempel, Ex-Officio member Chair Cohen, and Commissioners Barrera-Ramirez, Johnson, Maxwell, and Woods as preliminary members, was approved on Vice Chair Azhar's motion, Commissioner Woods' second, on a 9-0 vote. Commissioner Anderson was off the dais. Chair Hempel and Commissioners Haynes and Phillips were absent.

WORKING GROUP/COMMITTEE UPDATES

11. **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)
Vice Chair Azhar gave an update.
12. **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)
Commissioner Johnson gave an update.

- 13. 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.
- 14. 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.
- 15. 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.
- 16. 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.
- 17. 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.
- 18. 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.
- 19. 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

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

Appoint a member to serve on the Joint Sustainability working group.

ADJOURNMENT

Vice Chair Azhar adjourned the meeting at 9:30 p.m. without objection.

The minutes were approved at the March 11, 2025, meeting on Commissioner Haney's motion, Commissioner Maxwell's second on a 9-0 vote. Vice Chair Azhar and Commissioners Cox, Haynes, and Phillips were absent.