



**REGULAR MEETING of the PLANNING COMMISSION
TUESDAY, DECEMBER 10, 2024, 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:

[Claire Hempel, Chair](#) (District 8)
[Awais Azhar, Vice Chair](#) (Mayor's Representative)
[Greg Anderson, Secretary](#) (District 4)
[Alice Woods, Parliamentarian](#) (District 2)
[Patrick Howard](#) (District 1)
[Nadia Barrera-Ramirez](#) (District 3)
[Felicity Maxwell](#) (District 5)

[Casey Haney](#) (District 6)
[Ryan Johnson](#) (District 7)
[Danielle Skidmore](#) (District 9)
[Grayson Cox](#) (District 10)
[Alberta Phillips](#) (Mayor's Representative)
[Adam Haynes](#) (Mayor's Representative)

EX-OFFICIO MEMBERS:

*Jessica Cohen, Chair of Board of Adjustment
TC Broadnax, City Manager*

*Candace Hunter, AISD Board of Trustees
Richard Mendoza – Director of Transportation
and Public Works*

Executive Liaison: Joi Harden, 512-974-1617
Staff Liaison: Ella Garcia, 512-978-0821
Attorney: Steve Maddoux, 512-974-6080

APPROVAL OF MINUTES

1. Approve the minutes of the Planning Commission regular meeting on November 12, 2024, and November 19, 2024.

PUBLIC HEARINGS

2. **Plan Amendment: NPA-2024-0015.01 - Gunter Street Rezoning; District 1**
Location: 1143 3/4, 1145, 1145 1/2 Gunter Street, 3605 Abbate Circle, and 1144 Wayneroy Drive, Boggy Creek Watershed; East MLK (MLK) Combined Neighborhood Planning Area
Owner/Applicant: RCG Gunter LLC and REAL Holdings LLC
Agent: Husch Blackwell LLP (Nikelle Meade)
Request: Single Family to Multifamily Residential land use
Staff Rec.: **Staff Recommends Multifamily Residential**
Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov
Planning Department
3. **Rezoning: C14-2024-0109 - Gunter Street Rezoning; District 1**
Location: 1143 3/4, 1145, 1145 1/2 Gunter Street, 3605 Abbate Circle, and 1144 Wayneroy Drive, Boggy Creek Watershed; East MLK (MLK) Combined Neighborhood Planning Area
Owner/Applicant: RCG Gunter LLC and REAL Holdings LLC
Agent: Husch Blackwell LLP (Nikelle Meade)
Request: SF-3-NP to MF-3-NP and SF-6-NP
Staff Rec.: **Staff recommends MF-3-CO-NP and SF-6-NP**
Staff: Jonathan Tomko, 512-974-1057, jonathan.tomko@austintexas.gov
Planning Department
4. **Plan Amendment: NPA-2024-0015.03 - Cherrylawn Rezoning; District 1**
Location: 6102, 6106, and 6108 Cherrylawn Circle, Little Walnut Creek Watershed; East MLK Combined (Pecan Springs-Springdale) Neighborhood Planning Area
Owner/Applicant: Cherrylawn Circle Trust dated March 11, 2023
Agent: Husch Blackwell LLP (Nikelle Meade)
Request: Single Family to Mixed Use land use
Staff Rec.: **Applicant postponement request to January 14, 2025**
Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov
Planning Department

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5. **Rezoning:** **C14-2024-0122 - Cherrylawn Rezoning; District 1**
Location: 6102, 6106, and 6108 Cherrylawn Circle, Little Walnut Creek Watershed; East MLK Combined (Pecan Springs-Springdale) Neighborhood Planning Area
Owner/Applicant: Cherrylawn Circle Trust dated March 11, 2023
Agent: Husch Blackwell LLP (Nikelle Meade)
Request: SF-3-NP to GO-MU-NP
Staff Rec.: **Applicant postponement request to January 14, 2025**
Staff: Jonathan Tomko, 512-974-1057, jonathan.tomko@austintexas.gov
Planning Department
6. **Plan Amendment:** **NPA-2024-0005.01 - Saxon 2; District 3**
Location: 318 Saxon Lane and 6328 El Mirando Street, Country Club East and Colorado River Watersheds; Montopolis Neighborhood Planning Area
Owner/Applicant: Saxon Acres LLC
Agent: Thrower Design, LLC (Ron Thrower & Victoria Haase)
Request: Single Family to Multifamily Residential land use
Staff Rec.: **Applicant postponement request to January 14, 2025**
Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov
Planning Department
7. **Rezoning:** **C14-2024-0099 - Saxon 2; District 3**
Location: 318 Saxon Lane and 6328 El Mirando Street, Country Club East and Colorado River Watersheds; Montopolis Neighborhood Planning Area
Owner/Applicant: Saxon Acres LLC
Agent: Thrower Design, LLC (Ron Thrower & Victoria Haase)
Request: SF-6-NP to MF-2-NP
Staff Rec.: **Applicant postponement request to January 14, 2025**
Staff: Cynthia Hadri, 512-974-7620, cynthia.hadri@austintexas.gov
Planning Department
8. **Plan Amendment:** **NPA-2024-0012.01 - 1106 and 1110 East 30th Street; District 9**
Location: 1106 and 1110 E. 30th Street, Waller Creek Watershed; Upper Boggy Creek Neighborhood Planning Area
Owner/Applicant: Tom E. Sapp
Agent: Shelby Johnson-Sapp
Request: Single Family to Mixed Use
Staff Rec.: **Staff postponement request to January 28, 2025**
Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov
Planning Department

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- 9. Rezoning: C14-2024-0048 - 1106 and 1110 East 30th Street; District 9**
Location: 1106 and 1110 E. 30th Street, Waller Creek Watershed; Upper Boggy Creek Neighborhood Planning Area
Owner/Applicant: Tom E. Sapp
Agent: Shelby Johnson-Sapp
Request: SF-3-NP to CS-MU-V-CO-NP
Staff Rec.: **Staff postponement request to January 28, 2025**
Staff: Jonathan Tomko, 512-974-1057, jonathan.tomko@austintexas.gov
Planning Department
- 10. Rezoning: C14-2024-0158 - 2100 Polaris; District 7**
Location: 2100 Polaris, Little Walnut Creek Watershed; Crestview/Wooten (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
- 11. Rezoning: C14-2024-0145 - 518 N. Pleasant Valley; District 3**
Location: 518 N. Pleasant Valley Road and 507 Calles Street, Boggy Creek Watershed; Holly Neighborhood Planning Area
Owner/Applicant: 507 Calles St. (Austin) Owner, LLC (Shaul Kuba)
Agent: Armbrust & Brown PLLC (Richard T. Suttle Jr.)
Request: CS-MU-V-CO-NP to CS-MU-V-DB90-NP
Staff Rec.: **Staff recommends CS-MU-V-CO-DB90-NP**
Staff: Marcelle Boudreaux, 512-974-8094, marcelle.boudreaux@austintexas.gov
Planning Department
- 12. Rezoning: C14-2024-0149 - FiveOne; District 1**
Location: 5525 E. 51st Street, Walnut Creek and Little Walnut Creek Watersheds; East MLK Combined (Pecan Springs/ Springdale) Neighborhood Plan Area
Owner/Applicant: 5525 E. 51st St. LLC (Charles C. Brewer III)
Agent: Ledgestone Development Group LLC (Craig Alter)
Request: CS-MU-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

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- 13. LDC** **C20-2024-021 - Safety Bollards**
Amendment:
Request: Amend City Code Title 25 to require the installation of crash-rated bollards or other similar safety barriers to prevent vehicle-into-building crashes at the pedestrian entrances of medical facilities with nearby vehicular traffic.
Staff Rec.: **Recommended**
Staff: Curtis Beaty, 512-974-6471, curtis.beaty@austintexas.gov
Transportation and Public Works Department
- 14. LDC** **C20-2022-025 - Colorado River Protections**
Amendment:
Location: Colorado River
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, environmentalofficer@austintexas.gov
Watershed Protection Department
- 15. Site Plan** **SP-2014-0262C(XT3) - Lantana Block P, Lot 3 (Revision 1)**
(Extension): **(Site Plan Extension #2 of Phase 5 Only); District 8**
Location: 7415 Southwest Pkwy, Williamson Creek; West Oak Hill
Neighborhood Planning Area
Owner/Applicant: Erin Pickens - Lantana Place, LLC
Agent: Armbrust & Brown (Richard Suttle)
Request: Requesting a 3 year extension to a previously approved site plan.
Staff Rec.: **Recommended**
Staff: Gabriel Guerrero Jr., 512-978-4658,
gabriel.guerrero@austintexas.gov
Development Services Department

DISCUSSION AND ACTION ITEMS:

- 16.** Discussion and action to initiate a rezoning for the property located at 1201 East 11th Street, Austin, Texas 78702 for cocktail lounge to be included as a conditional use. (Sponsors: Vice Chair Azhar and Commissioner Anderson)

WORKING GROUP/COMMITTEE UPDATES

- 17. 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)

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- 18. 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)
- 19. 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)
- 20. 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)
- 21. 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)
- 22. 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)
- 23. 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)
- 24. 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)
- 25. 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

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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

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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

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****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.

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