



**REGULAR MEETING of the PLANNING COMMISSION
TUESDAY, JUNE 24, 2025, 6:00 PM
AUSTIN CITY HALL, BOARDS AND COMMISSIONS, ROOM 1101
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>Awais Azhar, Chair</u> (Mayor's Representative)	<u>Greg Anderson</u> (District 4)
<u>Alice Woods, Vice Chair</u> (District 2)	<u>Imad Ahmed</u> (District 6)
<u>Felicity Maxwell, Secretary</u> (District 5)	<u>Adam Powell</u> (District 7)
<u>Casey Haney, Parliamentarian</u> (Mayor's Representative)	<u>Peter Breton</u> (District 8)
<u>Anna Lan</u> (Mayor's Representative)	<u>Danielle Skidmore</u> (District 9)
<u>Patrick Howard</u> (District 1)	<u>Joshua Hiller</u> (District 10)
<u>Nadia Barrera-Ramirez</u> (District 3)	

EX-OFFICIO MEMBERS:

<u>Jessica Cohen</u> , Chair of Board of Adjustment	<u>Candace Hunter</u> , A.I.S.D. Board of Trustees
<u>TC Broadnax</u> , City Manager	<u>Richard Mendoza</u> , Director of Transportation and Public Works

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, June 10, 2025.

PUBLIC HEARINGS

2. **Plan Amendment: East 11th & 12th Street Urban Renewal Area Modification #13 - East 11th and 12th Street Urban Renewal Plan Amendment; District 1**

Location: N/A-Urban Renewal Plan, Lady Bird Lake Watershed; Central East Austin (OCEAN) Neighborhood Planning Area
Owner/Applicant: Cooe Yakka LLC dba 1201 E 11th Series (Paul Stables)
Agent: City of Austin (Hunter Maples)
Request: Amend Ordinance No.20220728-163 which amended the East 11th Street Neighborhood Conservation Combining District (NCCD) to conditionally allow a cocktail lounge use on 1201 East 11th Street Austin, Texas 78702.

Staff Rec.: **Staff Postponement Request to July 22, 2025**
Staff: Hunter Maples, 512-974-3120, hunter.maples@austintexas.gov
Housing Department

3. **Rezoning: C14-2024-0030 - 1201 East 11th Street; District 1**

Location: 1201 East 11th Street, Lady Bird Lake Watershed; Central East Austin (OCEAN) 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 to conditionally allow a cocktail lounge use)

Staff Rec.: **Staff Postponement Request to July 22, 2025**
Staff: Jonathan Tomko, 512-974-1057, jonathan.tomko@austintexas.gov
Planning Department

4. **Plan Amendment:** **NPA-2024-0016.04 - Strandtman Cove; District 3**
Location: 20 Strandtman Cove, Colorado River Watershed; Govalle/Johnston Terrace Neighborhood Planning Area (Govalle)
Owner/Applicant: 20 Strandtman, LLC
Agent: Alice Glasco Consulting (Alice Glasco)
Request: Industry to Mixed Use land use
Staff Rec.: **Applicant Postponement Request to July 22, 2025**
Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov
Planning Department
5. **Rezoning:** **C14-2025-0004 - Strandtman Cove; District 3**
Location: 20 Strandtman Cove, Colorado River Watershed; Govalle/Johnston Terrace Neighborhood Planning Area (Govalle)
Owner/Applicant: 20 Strandtman LLC
Agent: Alice Glasco Consulting (Alice Glasco)
Request: LI-CO-NP to LI-PDA-NP
Staff Rec.: **Applicant Postponement Request to July 22, 2025**
Staff: Jonathan Tomko, 512-974-1057, jonathan.tomko@austintexas.gov
Planning Department
6. **Plan Amendment:** **NPA-2024-0016.05 - Shady Lane; District 3**
Location: 500 Shady Lane, Colorado River Watershed; Govalle/Johnston Terrace Neighborhood Planning Area (Govalle)
Owner/Applicant: Shady Lane at 5th & 7th, LLC
Agent: Alice Glasco Consulting (Alice Glasco)
Request: Industry to Mixed Use land use
Staff Rec.: **Applicant Postponement Request to August 12, 2025**
Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov
Planning Department
7. **Rezoning:** **C14-2025-0005 - Shady Lane; District 3**
Location: 500 Shady Lane, Colorado River Watershed; Govalle/Johnston Terrace Neighborhood Planning Area (Govalle)
Owner/Applicant: Shady Lane at 5th & 7th, LLC
Agent: Alice Glasco Consulting (Alice Glasco)
Request: LI-CO-NP to LI-PDA-NP
Staff Rec.: **Applicant Postponement Request to August 12, 2025**
Staff: Jonathan Tomko, 512-974-1057, jonathan.tomko@austintexas.gov
Planning Department

- 8. Rezoning: C14-2024-0179 - 6th and Lamar; District 9**
Location: 600 North Lamar Boulevard; 1004, 1006, 1012, 1012 1/2, 1014 and 1016 West 6th Street; 603 and 605 Baylor Street, Shoal Creek Watershed; Old West Austin Neighborhood Planning Area
Owner/Applicant: 600 North Lamar, LTD; 603 and 605 Baylor, LTD
Agent: Armbrust & Brown, PLLC (Richard T. Suttle, Jr.)
Request: CS-MU-CO-NP and CS-MU-V-CO-NP to CS-MU-V-ETOD-DBETOD-NP (Subdistrict 1), increasing the maximum building height to 120 feet through participating in a density bonus program, and MF-6-NP.
Staff Rec.: **Recommended**
Staff: Jonathan Tomko, 512-974-1057, jonathan.tomko@austintexas.gov
Planning Department
- 9. Rezoning: C14-2024-0163 - 1700 South Lamar; District 9**
Location: 1700 S. Lamar Boulevard, 1401 & 1509 Collier Street, West Bouldin Creek Watershed
Owner/Applicant: SL 1700 South Lamar LP (John Kiltz)
Agent: Land Use Solutions (Michele Haussmann)
Request: CS-V to CS-V-DB90 for Tract 1; LO, SF-3 to CS-V-CO for Tract 2
Staff Rec.: **Recommended**
Staff: Marcelle Boudreaux, 512-974-8094, marcelle.boudreaux@austintexas.gov
Planning Department
- 10. Rezoning: C14-2025-0063 - 2323 South Lamar Mixed Use; District 5**
Location: 2319, 2321, 2323, 2323 1/2 and 2349 South Lamar Boulevard; 2421 Bluebonnet Lane, West Bouldin Creek Watershed
Owner/Applicant: 2323 South Lamar Owner, LLC (Bill Knauss)
Agent: Drenner Group (Leah Bojo)
Request: LO-V-CO and GR-V-CO to LO-V-CO and GR-V-CO, to modify a condition of zoning
Staff Rec.: **Recommended**
Staff: Marcelle Boudreaux, 512-974-8094, marcelle.boudreaux@austintexas.gov
Planning Department
- 11. Rezoning: C14-2025-0024 - Little Lion; District 5**
Location: 2525 S. Lamar Boulevard, Suite 15, West Bouldin Creek Watershed
Owner/Applicant: Emirp, LLC (Anusha Vemuri, Manager)
Agent: Keepers Land Planning (Ricca Keepers)
Request: LO-MU-CO to GO-MU
Staff Rec.: **Staff Recommends GO-MU-CO**
Staff: Marcelle Boudreaux, 512-974-8094, marcelle.boudreaux@austintexas.gov
Planning Department

- 12. Rezoning:** **C14-2025-0039 - 1305 W Oltorf; District 3**
Location: 1305 West Oltorf Street, West Bouldin Creek Watershed
Owner/Applicant: OURATX, LLC (Jill Knobloch)
Agent: Drenner Group PC (Drew Raffaele)
Request: CS to CS-V
Staff Rec.: **Recommended**
Staff: Marcelle Boudreaux, 512-974-8094, marcelle.boudreaux@austintexas.gov
Planning Department
- 13. Rezoning:** **C814-2024-0001 - 500 South Congress PUD; District 9**
Location: 400, 500 and 510 South Congress Avenue, 407 ½ Haywood Avenue and 105 W. Riverside Drive
Owner/Applicant: 500 South Congress Owner LLC (Michael Iannacone (Executive Vice President), Riverside Partners SW, LLC (Scott W. Broadus, Jr., President)
Agent: Armbrust and Brown PLLC (Richard T. Suttle, Jr.)
Request: CS-1-NP, CS-1-V-NP to PUD-NP
Staff Rec.: **Recommended**
Staff: Sherri Sirwaitis, 512-974-3057, sherri-sirwaitis@austintexas.gov
Planning Department
- 14. Rezoning:** **C14-2025-0003 - 6th and Walsh; District 9**
Location: 1135, 1137, 1139, 1141, and 1143 W. 6th Street and 503, 505, 507, 509, & 511 Walsh Street, Lady Bird Lake Watershed; Old West Austin Neighborhood Planning Area
Owner/Applicant: Walsh Street Ventures, LLC; Walsh Street Ventures 2, LLC; and Cohn Ventures, LLC
Agent: Manifold Development, LLC (Mila Santana)
Request: CS-MU-CO-NP and CS-MU-V-CO-NP to LI-PDA-NP
Staff Rec.: **Staff Postponement Request to July 8, 2025**
Staff: Cynthia Hadri, 512-974-7620, cynthia.hadri@austintexas.gov
Planning Department
- 15. Site Plan (Conditional use):** **SPC-2025-0008A - 1107 E. 6th St Cocktail Lounge; District 3**
Location: 1107 E. 6th Street, Waller Creek; Plaza Saltillo
Owner/Applicant: Treetop Owles Propertyies (Rosa Santis)
Agent: Clean Tag Permits (Linda Sullivan)
Request: Allow for a Cocktail Lounge in the Plaza Saltillo TOD-NP district
Staff Rec.: **Recomended**
Staff: Gabriel Guerrero Jr., 512-978-4658, gabriel.guerrero@austintexas.gov
Development Services Department

WORKING GROUP/COMMITTEE UPDATES

- 16. 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 Azhar, Vice Chair Woods, and Commissioners Barrera-Ramirez and Maxwell)
- 17. 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 Ahmed, Lan, and Powell)
- 18. 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 Commissioner Hiller)
- 19. 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, Haney, Howard, and Skidmore)
- 20. 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 Commissioner Anderson)
- 21. 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 Azhar, Vice Chair Woods, and Commissioner Barrera-Ramirez)

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.

PARKING AND VALIDATION

Parking is available at the City Hall parking garage and is free with validation.

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/W9r6dSSkUG>

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.