



PLANNING COMMISSION

MINUTES

July 25, 2023

The Planning Commission convened in a meeting on July 25, 2023, in Council Chambers of City Hall, 301 W. 2nd Street, Austin, Texas and via videoconference @ <http://www.austintexas.gov/page/watch-atxn-live>

Chair Shaw called the Commission Meeting to order at 6:14 p.m.

Commission Members in Attendance:

**Greg Anderson- Secretary
Awais Azhar - Parliamentarian
Nadia Barrera-Ramirez
João Paulo Connolly
Grayson Cox
Adam Haynes
Claire Hempel – Vice-Chair
Patrick Howard
Felicity Maxwell
Todd Shaw – Chair
Alice Woods**

Jessica Cohen – Ex-Officio

**Absent
Jennifer Mushtaler**

One vacancy

**Arati Singh – Ex-Officio
Richard Mendoza – Ex-Officio
Jesús Garza– Ex-Officio**

PUBLIC COMMUNICATION

The first four (4) speakers signed up prior to the commencement of the meeting 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 July 11, 2023.

Approval of minutes of July 11, 2023 postponed to August 8, 2023, was approved on the consent agenda on the motion Commissioner Woods seconded by Commissioner Conolly on a vote of 11-0. Commissioner Mushtaler absent. One vacancy on the dais.

PUBLIC HEARINGS

2. **Plan Amendment:** [NPA-2023-0018.01 - 7002, 7004, and 7006 Guadalupe Street; District 4](#)
Location: 7002, 7004, 7006 Guadalupe Street, Waller Creek Watershed;
Brentwood/Highland (Highland) Combined NP Area
Owner/Applicant: JLCC Interests, LLC
Agent: Drenner Group, PC (Leah M. Bojo)
Request: The Applicant requests the Base Maximum Building Height be amended from a maximum of 35 feet to a maximum of 40 feet and allow for the participation in the Development Bonus program for the properties listed above. The land use on the future land use map is Specific Regulating District. There is no proposed change to the future land use map.
Staff Rec.: **Pending**
Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov
Planning Department
Postponement Request: **Staff postponement request to August 8, 2023**

Motion to grant Staff's request for postponement of this item to August 8, 2023 was approved on the consent agenda on the motion Commissioner Woods seconded by Commissioner Conolly on a vote of 11-0. Commissioner Mushtaler absent. One vacancy on the dais.

3. **Plan Amendment:** [NPA-2023-0018.02 - Koenig; District 7](#)
 Location: 1911, 2001, 2003, 2005 and 2007 W KOENIG LN and 1902, 1904, 1906 Ullrich Avenue, Shoal Creek Watershed; Brentwood/Highland (Highland) Combined NP Area
 Owner/Applicant: GDC-NRG, LLC (Adam Moore)
 Agent: Alice Glasco Consulting (Alice Glasco)
 Request: Mixed Use/Office and Single Family to Multifamily Residential land use
 Staff Rec.: **Pending**
 Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov
 Planning Department
Postponement Request: Staff postponement request to August 8, 2023

Motion to grant Staff's request for postponement of this item to August 8, 2023 was approved on the consent agenda on the motion Commissioner Woods seconded by Commissioner Conolly on a vote of 11-0. Commissioner Mushtaler absent. One vacancy on the dais.

4. **Plan Amendment:** [NPA-2022-0026.01 - Georgian Drive Quality Foundation; District 4](#)
 Location: 8226-8240 Georgian Drive; North Lamar Combined NP (Georgian Acres), Little Walnut Creek
 Owner/Applicant: Georgian Drive Quality Foundation (Simon A. Wallace)
 Agent: Thrower Design, LLC (Victoria Haase and A. Ron Thrower)
 Request: Neighborhood Commercial to Mixed Use land use
 Staff Rec.: **Neighborhood Mixed Use**
 Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov
 Planning Department

Public Hearing closed.

Motion by Commissioner Cox, seconded by Vice-Chair Hempel to grant Staff's request Neighborhood Mixed Use for NPA-2022-0026.01 - Georgian Drive Quality Foundation located at 8226-8240 Georgian Drive was approved on a vote of 8-2. Commissioners Azhar and Maxwell voted nay. Commissioner Mushtaler absent. Commissioner Barrera-Ramirez off the dais. One vacancy on the dais.

5. **Rezoning:** [C14-2022-0166 - Georgian Drive Quality Foundation; District 4](#)
 Location: 8226-8240 Georgian Drive; North Lamar Combined NP (Georgian Acres), Little Walnut Creek
 Owner/Applicant: Georgian Drive Quality Foundation (Simon A. Wallace)
 Agent: Thrower Design, LLC (A. Ron Thrower)
 Request: LR-NP to CS-NP
 Staff Rec.: **LR-MU-NP**
 Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov
 Planning Department

Public Hearing closed.

Motion by Commissioner Cox, seconded by Vice-Chair Hempel to grant CS-CO-NP combining district zoning for C14-2022-0166 - Georgian Drive Quality Foundation located at 8226-8240 Georgian Drive was approved on a vote of 8-2. Commissioners Azhar and Maxwell voted nay. Commissioner Mushtaler absent. Commissioner Barrera-Ramirez off the dais. One vacancy on the dais.

Conditional Overlay

Following uses are prohibited:

Automotive Rental, Automotive Repair Services, Automotive Sales, Automotive Washing (of any type), Bail Bond Services, Service Station, Vehicle Storage, Custom Manufacturing and Limited Warehousing & Distribution.

Construction sales and services is a conditional use.

- 6. Rezoning:** [C14-2023-0030 - 2555 Western Trails Boulevard; District 5](#)
Location: 2555 Western Trails Boulevard, Williamson Creek; South Austin Combined NP Area
Owner/Applicant: Western Will Properties LLC (Ian Alward)
Agent: Drenner Group, PC (Amanda Swor)
Request: LO-NP to LR-NP
Staff Rec.: **Recommending LR-CO-NP**
Staff: Dana Moses, 512-974-8008, dana.moses@austintexas.gov
Planning Department

Public Hearing closed.

Motion by Commissioner Azhar, seconded by Commissioner Connolly to grant Staff's recommendation of LR-CO-NP combining district zoning for C14-2023-0030 - 2555 Western Trails Boulevard located at 2555 Western Trails Boulevard was approved on on a vote of 11-0. Commissioner Mushtaler absent. One vacancy on the dais.

- 7. Rezoning:** [C14-2022-0174 - 2700 S. Lamar Follow-Up, District 5](#)
Location: 2800 and 2801 Skyway Circle, Barton Creek Watershed; Zilker (suspended)
Owner/Applicant: 2800 Skyway, LLC and Seamless LMA, Ltd.
Agent: Armbrust & Brown, PLLC (Richard T. Suttle, Jr.)
Request: MF-3 to MF-6
Staff Rec.: **Recommended**
Staff: Jonathan Tomko, 512-974-1060, jonathan.tomko@austintexas.gov
Planning Department

Public Hearing closed.

Motion to grant Staff's recommendation of MF-6 district zoning for C14-2022-0174 - 2700 S. Lamar Follow-Up located at 2800 and 2801 Skyway Circle was approved on the consent agenda on the motion Commissioner

Woods seconded by Commissioner Conolly on a vote of 11-0. Commissioner Mushtaler absent. One vacancy on the dais.

- 8. Rezoning:** [C14-2023-0036 - 2700 S. Lamar Follow-Up 2, District 5](#)
Location: 2800, 2802 S. Lamar Blvd. and 2805, 2807 Skyway Circle, Barton Creek Watershed ; Zilker (suspended)
Owner/Applicant: 2800 Skyway, LLC and Seamless LMA, Ltd.
Agent: Armbrust & Brown, PLLC (Richard T. Suttle, Jr.)
Request: GR-V-CO and GR-MU-CO to GR-V-MU and CS-V-MU-CO
Staff Rec.: **Recommended**
Staff: Jonathan Tomko, 512-974-1060, jonathan.tomko@austintexas.gov
Planning Department

Public Hearing closed.

Motion to grant CS-MU-V-CO combining district zoning, prohibited uses per Staff Memorandum, [Exhibit E](#), for C14-2023-0036 - 2700 S. Lamar Follow-Up 2 located at 2800, 2802 S. Lamar Blvd. and 2805, 2807 Skyway Circle was approved on the consent agenda on the motion Commissioner Woods seconded by Commissioner Conolly on a vote of 11-0. Commissioner Mushtaler absent. One vacancy on the dais.

- 9. Rezoning:** [C14-2023-0015 - 200 S Congress Avenue; District 9](#)
Location: 200, 208, 210, and 220 ½ S Congress Avenue, Lady Bird Lake Watershed; Bouldin Creek Neighborhood Planning Area
Owner/Applicant: Rivian Lone Star Holdings, LLC
Agent: Drenner Group, PC (Leah M. Bojo)
Request: LI-PDA-NP to LI-PDA-NP, to change a condition of zoning
Staff Rec.: **Recommended**
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov
Planning Department

Motion to postpone this item to August 8, 2023 by the Planning Commission was approved on the consent agenda on the motion Commissioner Woods, seconded by Commissioner Conolly on a vote of 10-0. Commissioner Cox recused due to a conflict of interest (financial interest in subject business). Commissioner Mushtaler absent. One vacancy on the dais.

- 10. Rezoning:** [C14-2023-0013 - 501 Pedernales, District 3](#)
Location: 501 Pedernales Street; 2503 East 6th Street; 2505 East 6th Street; 2507 East 6th Street and 2511 East 6th Street, Lady Bird Lake Watershed; Holly NP Area
Owner/Applicant: Pedernales Property Holdings LLC
Agent: Land Use Solutions, LLC (Michele Haussmann)
Request: CS-MU-CO-NP to CS-MU-V-CO-NP
Staff Rec.: **Recommended**
Staff: Jonathan Tomko, 512-974-1057, jonathan.tomko@austintexas.gov
Planning Department

Public Hearing closed.

Motion to grant Staff's recommendation of CS-MU-V-CO-NP combining district zoning for C14-2023-0013 - 501 Pedernales, located at 501 Pedernales Street; 2503 East 6th Street; 2505 East 6th Street; 2507 East 6th Street and 2511 East 6th Street was approved on the consent agenda on the motion Commissioner Woods seconded by Commissioner Conolly on a vote of 11-0. Commissioner Mushtaler absent. One vacancy on the dais.

- 11. Rezoning:** [C14-2023-0001 - University Park North; District 9](#)
Location: 3800,3808,3810 N IH 35; 1017 & 1015 E 38th Half St.; 1014 & 1016 E 38th St., Boggy Creek Watershed; Central Austin Combined (Hancock) NP Area
Owner/Applicant: GDC-NRG IH35, LLC
Agent: Land Use Solutions (Michele Haussmann)
Request: CS-MU-CO-NP; CS-MU-NP to CS-MU-V-CO-NP
Staff Rec.: **Recommending CS-MU-V-CO-NP**
Staff: Nancy Estrada, 512-974-7617, nancy.estrada@austintexas.gov
Planning Department

Public Hearing closed.

Motion to grant Staff's recommendation of CS-MU-V-CO-NP combining district zoning for C14-2023-0001 - University Park North located at 3800,3808,3810 N IH 35; 1017 & 1015 E 38th Half St.; 1014 & 1016 E 38th St was approved on the consent agenda on the motion Commissioner Woods seconded by Commissioner Conolly on a vote of 11-0. Commissioner Mushtaler absent. One vacancy on the dais.

- 12. Rezoning:** [C14-2023-0012 - University Park South; District 9](#)
Location: 1015 E 38th St.; 3703 Harmon Ave., Boggy Creek Watershed; Central Austin Combined (Hancock) NP Area
Owner/Applicant: GDC-NRG IH35, LLC; 3703 Harmon LP
Agent: Land Use Solutions (Michele Haussmann)
Request: CS-MU-NP to CS-MU-V-NP
Staff Rec.: **Recommending CS-MU-V-CO-NP**
Staff: Nancy Estrada, 512-974-7617, nancy.estrada@austintexas.gov
Planning Department

Public Hearing closed.

Motion to grant Staff's recommendation of CS-MU-V-CO-NP combining district zoning for C14-2023-0012 - University Park South located at 1015 E 38th St.; 3703 Harmon Ave. was approved on the consent agenda on the motion Commissioner Woods seconded by Commissioner Conolly on a vote of 11-0. Commissioner Mushtaler absent. One vacancy on the dais.

- 13. Site Plan Extension:** [SP-2015-0543C\(XT2\) - Green Pastures; District 3](#)
Location: 811 W Live Oak Street, East Bouldin Creek & West Bouldin Creek Watersheds; Bouldin Creek NP Area
Owner/Applicant: AC 811 Live Oak LLC, Mattie's at Green Pastures
Agent: Civil & Environmental Consultants (Chad Kimbell)
Request: Three-year extension to a previously approved site plan. The proposed development includes the construction of two hotel buildings, parking garages, and associated improvements.
Staff Rec.: **Recommended**
Staff: Jennifer Bennett, 512-974-9002, jennifer.bennett@austintexas.gov
Development Services Department

Public Hearing closed.

Motion by Commissioner Azhar, seconded by Commissioner Connolly grant Staff's recommendation for SP-2015-0543C(XT2) - Green Pasture located at 811 W Live Oak Street was approved on a vote of 10-0. Commissioner Barrera-Ramirez off the dais. Commissioner Mushtaler absent. One vacancy on the dais.

- 14. Preliminary Plan:** [C8-2022-0146 - Side Section 2 at Wildhorse Ranch; District 1](#)
Location: 9936-1/2 Lindell Lane, Gilleland Creek Watershed
Owner/Applicant: Forestar USA Real Estate (Jeff Scott)
Agent: BGE, Inc. (Pablo Martinez)
Request: Approval of a preliminary plan of 42.3 acres within the Wildhorse Ranch PUD consisting of 169 single family lots with ROW, open space, water quality, drainage, and SER for water and wastewater.
Staff Rec.: **Disapproval for reasons listed in Exhibit C**
Staff: Nicholas Coussoulis, 512-978-1769, Nicholas.Coussoulis@austintexas.gov
Development Services Department

Public Hearing closed.

Motion for Disapproval for Reasons per Exhibit C of C8-2022-0146 - Side Section 2 at Wildhorse Ranch located at 9936-1/2 Lindell Lane was approved on the consent agenda on the motion Commissioner Woods seconded by Commissioner Conolly on a vote of 11-0. Commissioner Mushtaler absent. One vacancy on the dais.

- 15. Resubdivision:** [C8-2019-0065.0A - Sankofa Subdivision; District 1](#)
Location: 2208 E 13th St, Boggy Creek; Chestnut NP Area
Owner/Applicant: Brenda R. Blair and Larry W. Yarak
Agent: Southwest Engineers (Henry Juarez)
Request: Approval of Sankofa Subdivision, a resubdivision of previously platted property consisting of two residential lots on 0.19 acres.
Staff Rec.: **Recommended**
Staff: Joey de la Garza, 512-974-2664, joey.delagarza@austintexas.gov
Development Services Department

Public Hearing closed.

Motion to grant Staff's recommendation for C8-2019-0065.0A - Sankofa Subdivision located at 2208 E 13th Street was approved on the consent agenda on the motion Commissioner Woods seconded by Commissioner Conolly on a vote of 11-0. Commissioner Mushtaler absent. One vacancy on the dais.

16. Subdivision out of previously approved Preliminary Plan: [C8-2020-0112.1A - Braker Valley Phase 1; District 1](#)

Location: 4806 Blue Goose Rd, Walnut Creek Watershed
Owner/Applicant: RR Braker Valley, LP (Donald J. Reese)
Agent: BGE, Inc. (Chris Rawls)
Request: Approval of Braker Valley Phase 1 consisting of 196 single-family lots and 12 greenbelt lots on 68.82 acres with all associated improvements.
Staff Rec.: **Disapproval for Reasons listed in Exhibit C**
Staff: Joey de la Garza, 512-974-2664, joey.delagarza@austintexas.gov
Development Services Department

Public Hearing closed.

Motion for Disapproval for Reasons per Exhibit C of C8-2020-0112.1A - Braker Valley Phase 1 located at 4806 Blue Goose Road was approved on the consent agenda on the motion Commissioner Woods seconded by Commissioner Conolly on a vote of 11-0. Commissioner Mushtaler absent. One vacancy on the dais.

17. Final Plat: [C8-2022-0112.0A - Velocity Phase 2](#)

Location: 3848 1/2 E SH 71 Service Road, Onion Creek
Owner/Applicant: VC HOLDINGS QOZ LP(Mark Bulmash)
Agent: KFM(Chris Allen)
Request: Approval of final plat application from velocity preliminary plan case number C8-2022-0112
Staff Rec.: **Approve with Conditions**
Staff: Amy Combs, 512-974-2786, amy.combs@austintexas.gov
Development Services Department

Public Hearing closed.

Motion to grant Staff's recommendation, approve with conditions, for C8-2022-0112.0A - Velocity Phase 2 located at 3848 1/2 E SH 71 Service Road was approved on the consent agenda on the motion Commissioner Woods seconded by Commissioner Conolly on a vote of 11-0. Commissioner Mushtaler absent. One vacancy on the dais.

- 18. Final Plat:** [C8-2023-0067.0A - Poss-Laitner Subdivision; District 1](#)
Location: 10500 E Parmer Lane, Gilleland Creek Watershed
Owner/Applicant: Poss Holdings, LLC (Jeff Poss)
Agent: Mahoney Engineering, LLC (Tyler Boykin)
Request: Approval of a service extension request for 1,200, 2,350, or 3,000 feet of 8 inch gravity wastewater main and a service extension request for approximately 250 feet of 8 inch water main.
Staff Rec.: **Disapproval for reasons listed in Exhibit C**
Staff: Nicholas Coussoulis, 512-978-1769, Nicholas.Coussoulis@austintexas.gov
Development Services Department

Public Hearing closed.

Motion for Disapproval for Reasons per Exhibit C of C8-2023-0067.0A - Poss-Laitner Subdivision located at 10500 E Parmer Lane was approved on the consent agenda on the motion Commissioner Woods seconded by Commissioner Conolly on a vote of 11-0. Commissioner Mushtaler absent. One vacancy on the dais.

- 19. Final Plat from Approved Preliminary Plan:** [C8J-2022-0273.1A - Lagos Austin Section Two Phase One, ETJ](#)
Location: 11215 N FM 973, Gilleland Creek
Owner/Applicant: GG Lagos, LP (Thomas Griffiths)
Agent: Kimley-Horn and Associates, Inc. (Jacob Kondo)
Request: Approval with conditions of Lagos Austin Section Two Phase One Subdivision consisting of 113 lots on 30.665 acres. Water provided by Manville Water Supply Corporation and wastewater will be provided by the City of Austin.
Staff Rec.: **Recommended**
Staff: Sarah Sumner, 512-854-7687, sarah.sumner@traviscountytexas.gov
Single Office

Public Hearing closed.

Motion to grant Staff's recommendation for C8J-2022-0273.1A - Lagos Austin Section Two Phase One located at 11215 N FM 973 was approved on the consent agenda on the motion Commissioner Woods seconded by Commissioner Conolly on a vote of 11-0. Commissioner Mushtaler absent. One vacancy on the dais.

- 20. LDC Amendment:** [C20-2023-022 - SOS Site Specific Barton Springs Bathhouse](#)
Owner/Applicant: City of Austin (Watershed Protection)
Request: Discuss and consider site specific amendments to Title 25 (Land Development Code) as necessary to implement capital improvements to the Barton Springs Bathhouse and associated improvements.
Staff Rec.: **Recommended**
Staff: Leslie Lilly, leslie.lilly@austintexas.gov
Watershed Protection Department

Public Hearing closed.

Motion to grant Staff's recommendation for C20-2023-022 - SOS Site Specific Barton Springs Bathhouse was approved on the consent agenda on the motion Commissioner Woods seconded by Commissioner Conolly on a vote of 10-0. Vice-Chair Hempel abstained. Commissioner Mushtaler absent. One vacancy on the dais.

- 21. LDC Amendment:** [C20-2023-009 - Little Bear Aquifer Recharge Enhancement Site Specific SOS Amendment](#)
Owner/Applicant: City of Austin (Watershed Protection)
Request: Site-specific amendments to Title 25, including Chapter 25-8, Subchapter A, Article 13 (Save Our Springs Initiative), as necessary to allow for completion of the Little Bear Aquifer Recharge Enhancement Project, located within the Barton Springs Zone.
Staff Rec.: **Recommended**
Staff: Scott Hiers, 512-974-1916, Scott.Hiers@austintexas.gov
Watershed Protection Department

Public Hearing closed.

Motion to grant Staff's recommendation for C20-2023-009 - Little Bear Aquifer Recharge Enhancement Site Specific SOS Amendment was approved on the consent agenda on the motion Commissioner Woods seconded by Commissioner Conolly on a vote of 11-0. Commissioner Mushtaler absent. One vacancy on the dais.

- 22. LDC Amendment:** [C20-2022-022 - Live Music and Creative Spaces Definitions](#)
Owner/Applicant: City of Austin (Economic Development Department)
Request: Discuss and consider amendments to City Code Title 25 to modify land use definitions related to theater and personal improvement services, modify regulations applicable to home occupations, and add performance venues and related alcohol sales.
Staff Rec.: **Recommended**
Staff: Donald Jackson, 512-974-2214 , donalde.jackson@austintexas.gov
Economic Development Department

Public Hearing closed.

Motion by Commissioner Azhar, seconded by Commissioner Woods to recommend amendments to City Code Title 25 to modify land use definitions related to theater and personal improvement services, modify regulations applicable to home occupations, and add performance venues and related alcohol sale and include amendments in [Exhibit A](#), was approved on a vote of 10-0. Commissioner Barrera-Ramirez off the dais. Commissioner Mushtaler absent. One vacancy on the dais.

Amendments:

Allow performance venue as a conditional use in CS-1 zones.

§ 25-2-XXX SITE DEVELOPMENT REGULATIONS FOR PERFORMANCE VENUES (page 3 of 5). C (4)
In addition to the evaluation criteria in Section 25-5-145 (Evaluation of Conditional Use Site Plan), a conditional use permit may allow an outdoor entertainment area.

§ 25-2-900 HOME OCCUPATIONS. (D) A person who does not reside on-site may participate in the home occupation if home occupation is: (a list of occupations to follow)

- 23. Imagine Austin Amendment:** [Austin Strategic Mobility Plan Update](#)
Request: Discussion and possible action recommending amending the Austin Strategic Mobility Plan (ASMP) element of the Imagine Austin Comprehensive Plan to update the ASMP and to adopt the Urban Trails Plan; Sidewalks, Crossings, and Shared Streets Plan; and Bicycle Plan.
Staff Rec.: **Recommended**
Staff: Cole Kitten, 512-974-6442, cole.kitten@austintexas.gov
Transportation and Public Works Department

Public Hearing closed.

Question divided by unanimous consent.

Motion by Commissioner Azhar, seconded by Commissioner Haynes to grant staff recommendation as amended to approve Urban Trails Plan; Sidewalks, Crossings, and Shared Streets Plan was approved as amended, on a vote of 10-0. Commissioners Barrera-Ramirez off the dais. Commissioner Mushtaler absent. One vacancy on the dais.

Amendments

Align the language on rails with trails in Appendix G.1 with the language in Appendix E.

Clarify that sidewalks remain the gold standard that the City wants to work towards, while acknowledging the need for immediate strategies to fill gaps considering resource constraints. In addition, set guidelines for assessing busy residential streets and low traffic volume streets, and develop other possible indicators that may warrant pedestrian and shared use path infrastructure.

In the short term, the City will continue to build sidewalks along roadways that demand them, such as arterial and collector streets, busy residential streets, and in commercial districts, while facilities like shared streets will be implemented only on low traffic volume local streets. The City ultimately remains committed to building out a complete sidewalk system.

Texas Accessibility Standards should be used to set the minimum sidewalk width for level 1 streets and up. Work with Austin Fire Department to reconsider lane width to better improve safety for bicyclist, pedestrians, and other users.

Motion by Commissioner Azhar, seconded by Commissioner Woods to grant staff's recommendation to adopt the Bicycle Plan, approved as amended on a vote of 9-1. Commissioner Haynes voting nay. Commissioner Barrera-Ramirez off the dais. Commissioner Mushtaler absent. One vacancy on the dais.

Amendments

Clarify that standards and best practices learnt from the National Association of City Transportation Officials (NACTO) and others will be updated as those standards are revised over time.

Separate medium build bike lane barriers into their own subsection and clarify where it might be appropriate to employ such techniques and how they could be utilized as an intermediate step towards full build.

Identify goals for quick build and medium build strategies that allow for tracking over time to measure success, similar to those for full build strategies.

Add a requirement to provide an annual update regarding ongoing prioritization efforts, highlighting the prioritization of different segments, upcoming projects, and overall timelines for a full build-out of the system. Define and clarify the differences between the "Protected Intersection Full" and "Protected Intersection Partial" strategies.

Improve the standards for Neighborhood Bikeways to ensure that they are fully supportive of AAA goals. Assess existing Neighborhood Bikeways to ensure that they align with AAA standards and based on these standards whether they can be included as a part of the AAA network as fully built out sections.

Follow minimum width and other standards from American Association of State Highway and Transportation Officials (AASHTO) and other national guidelines for Shared Use Paths to ensure ease of use and safety. Consider adding guidance or outline a process to develop guidelines on the design impact on bicycle and pedestrian infrastructure given the proliferation of autonomous vehicles to ensure community safety and ease of use.

Work with Austin Fire Department to reconsider lane width to better improve safety for bicyclist, pedestrians, and other users.

**24. Imagine Austin
Amendment:**

[Palm District Plan](#)

Request: Discussion and possible action recommending approval of the Palm District Plan.
Staff Rec.: **Recommended**
Staff: Stevie Greathouse, 512-974-7226, stevie.greathouse@austintexas.gov
Planning Department

Public Hearing closed.

Motion by Commissioner Cox, seconded by Commissioner Maxwell to recommend approval of the Palm District Plan, as amended was approved on a vote of 9-0. Commissioners Barrera-Ramirez and Woods off the dais. Commissioner Mushtaler absent. One vacancy on the dais.

Amendments:

The Palm District Preferred Plan described on pages 59-53 shall align with the vision framework on page 42 and desired outcomes on page 51 by specifically calling for the preservation and support of music venues within RRCD as a top- priority.

In addition to Recommendation IG_18, "Continue to the fund Iconic Venue Fund," add the recommendations for 0-3 Year implementation from the following sources related to RRCD

- American Institute of Architects' (AIA), Communities by Design: The Palm District: Austin's Cultural Hub/July 23-26, 2021 Data Assistance Team Workshop Report
- Urban Land Institute/Red River Cultural District/Live Music Preservation/Technical Assistance Panel | November 30-December 1, 2016 Red River Cultural District Board of Director's recommendations-June 22, 2023

The plan should expand implementation section to provide greater level of detail on process, timelines, and public involvement with a specific staff recommendation for the governance strategy. Consider including elements of "Looking Forward" section on pages 76-79 related to implementation.

Add as a goal for implementation that the governance structure and amendments to the land development code shall include representation and equal voice and weight to all stakeholders and initiatives within the Palm District Plan.

Add to Recommendation Section for 1-3 Year timeframe request from RRCD Board of Directors that prior to any amendments to the Land Development Code as a result of implementing this plan, conduct an Impact Assessment to evaluate the economic, land, and operational implications of the proposed amendment to City Code Title 25 (Land Development Code) on existing businesses and live music venues within the RRCD.

Modify the preferred scenario item “Introduces two new hotels with entertainment spaces {between East 6th and East 7th Streets} to support new tourist and entertainment investments, existing music venues, and other cultural assets in the District” to incorporate RRCD recommendations to assess impacts of the plan on RRCD music venues and include Agent of Change policies that assure compatibility between hotels and the existing music venues.

Modify third bullet item on page 58 and add recommendation to page 68, “Prioritizes mixed use buildings with ground floor spaces for retail, entertainment, recreation, cultural activities, and services” to incorporate minimum ground floor space percentages and overall site area dedicated to live music, cultural arts, or affordable small business purposes subject to Agent of Change principles to ensure new owners/occupants are aware and accepting of the sound issues associated with existing and potential future venues in the area.

Recommend immediate initiation of code amendments for the creation, preservation, and promotion of cultural spaces by way of a Cultural District Overlay for the Red River Cultural District. Additionally, to facilitate investment involving improvements to land and structures within the district. The intended result of the overlay is to retain and evolve a Cultural District with complementary mixed uses placing emphasis on live music venues, artist spaces, cultural uses, local business including retail, restaurants, and small businesses. The Cultural District Overlay is designed to protect, promote and responsibly evolve cultural spaces and activities. Code changes should be made a high priority for initiation and passage. City staff should consider the following for the Creative Space Overlay for RRCD: 1) identify preferred creative uses within the overlay, 2) specify minimum percentage (25% minimum) of ground floor areas designated for live music and cultural arts spaces for new or redeveloped properties, 3) requiring a minimum portion of the total site development square footage to be allocated for live music, cultural arts, or affordable small business supporting live music and cultural arts, 4) establish density bonuses for provision of arts and cultural space allowing flexibility for arts and culture uses, 5) enable tax abatements for arts and cultural spaces and arts / cultural funding through value capture mechanisms, and 6) promote transfers of development rights to support the preservation of live music venues, arts facilities, or longstanding businesses.

Add bullet to preferred scenario prioritizing Implementation of the Waller Creek Master Plan while recognizing the need for increased collaboration with cultural centers.

Include the critical role of the Waterloo Greenway.

Conservancy in the planning, design and construction of the 1.5 mile greenway and 35 acres of parks along Waller Creek and the importance of representation within the Conservancy from Red River Cultural District, Emma S. Barrientos Mexican American Cultural Center, Fifth Street Mexican American Heritage Corridor, Historic 6th Street, and others operating in the Palm District defined area.

Modify Recommendation NTR_6 to address RRDC requests for increased representation from cultural resources within the Palm District in development of the Waterloo Greenway.

Modify Recommendation IG_14 to promote improved representation from cultural resources within the Palm District in design requirements along Waterloo Greenway.

Include Texas Retirement System in Palm District between 11th and 12th as it has been sold with redevelopment 2 years away.

Add major area trails to maps.

Add Red Line Parkway to the list in the second bullet under Creates an interconnected ribbon of green spaces throughout Downtown.

Include the Red Line Parkway on the scenario maps on pages 55-57 and 59 and any other appropriate maps that include the Waterloo Greenway Trail.

Add Red Line Parkway in the sixth bullet.

Add Red Line Parkway in the seventh bullet.

Add Red Line Parkway Initiative to the list of Sponsors.

Inclusion of Red Line Parkway to promote east west connectivity and promote alternatives to cars.

Add Red Line Parkway Initiative to the list of Sponsors.

Add to bullet list: "The development and implementation of the Red Line Parkway Plan".

Add Red River Cultural District to the list of Sponsors.

Add more detail around the partners who can help take a lead in decision-making.

Additional bullet point - establishes strong preservation policies to ensure the continuation of an affordable, thriving, and prosperous live music culture.

Preserves performance venues in the Red River Cultural District through incentives, public private partnerships, and regulatory tools such as transfer of development rights, historic and landmark designations, and the Iconic Venue Fund.

Add TRS building to district.

Add bullet to preferred scenario supporting RRCD and performance venues.

Add "Developing and implementing a Creative Space Overlay specifically for the geographic areas of the RRCD | RRCD | Culture" to 1-3 year recommendations.

Add "Incentivizing a minimum percentage of space exclusively designated for live music, cultural arts, or affordable small businesses or requiring if legally possible to do so. | RRCD | Culture" to 1-3 year recommendations.

Add "Incentivizing a minimum portion of the total site development square footage to be allocated for live music, cultural arts, or affordable small business purposes or requiring if legally possible to do so. | RRCD | Culture" to 1-3 year recommendations.

ITEMS FROM THE COMMISSION

25. Discussion and possible action to submit a memorandum to the city manager requiring information regarding City of Austin proposed telework policy. (Sponsors: Chair Shaw, Vice-Chair Hempel and Commissioners Anderson, Azhar, and Woods)

Motion to submit a memorandum to the city manager requiring information regarding City of Austin proposed telework policy was approved on the consent agenda on the motion Commissioner Woods seconded by Commissioner Conolly on a vote of 11-0. Commissioner Mushtaler absent. One vacancy on the dais.

FUTURE AGENDA ITEMS

Future agenda items will not be discussed at the current meeting, but will be offered for initiation, discussion or possible recommendation at a future meeting.

BOARDS, COMMITTEES & WORKING GROUPS UPDATES

[Codes and Ordinances Joint Committee](#)

(Vice-Chair Hempel and Commissioners: Anderson, Azhar and Maxwell)

Update provided by Vice-Chair Hempel.

[Comprehensive Plan Joint Committee](#)

(Commissioners: Azhar, Connolly, Cox and Haynes)

Update provided by Commission Cox.

[Joint Sustainability Committee](#)

(Commissioner Woods; alternate seat vacant)

No report provided.

[Small Area Planning Joint Committee](#)

(Commissioners: Barrera-Ramirez, Howard, Mushtaler and Shaw)

No report provided.

[South Central Waterfront Advisory Board](#)

(Commissioner Maxwell)

Update provided by Commissioner Maxwell.

Accessory Dwelling Units and Duplexes Working Group
(Commissioners Anderson, Azhar, Cox, Howard, Mushtaler and Cohen)

No report provided.

Design Guidelines Update Working Group
(Vice-Chair Hempel and Commissioner Cohen)

Update provided by Vice-Chair Hempel.

FY 23-24 Budget Working Group
(Commissioners Anderson, Cox, Cohen, Maxwell and Woods)

Update provided by Commissioner Maxwell.

Chair Shaw adjourned the meeting without objection on Tuesday, July 25, 2023 at 11:15 p.m.

On August 8, 2023 minutes of July 25, 2023 approved on the consent agenda on the motion by Commissioner Azhar , seconded by Commissioner Maxwell on a vote of 10-0. Chair Shaw and Commissioner Mushtaler absent. One vacancy on the dais.

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