



**REGULAR MEETING of the PLANNING COMMISSION
TUESDAY, APRIL 8, 2025, 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)

[Imad Ahmed](#) (District 6)

[Adam Powell](#) (District 7)

[Danielle Skidmore](#) (District 9)

[Joshua Hiller](#) (District 10)

[Anna Lan](#) (Mayor's Representative)

[Casey Haney](#) (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 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, March 11, 2025, and Tuesday, March 25, 2025.

PUBLIC HEARINGS

2. **Plan Amendment: NPA-2023-0014.04 - 4302 Nuckols Crossing; District 2**
Location: 4302, 4304 1/2, & 4316 Nuckols Crossing Road, Williamson Creek Watershed; Southeast Combined (Franklin Park) Neighborhood Plan
Owner/Applicant: Katherine Barnidge
Agent: LOC Consultants Civil Division (Sergio Lozano-Sanchez, P.E.)
Request: Single Family to Multifamily Residential land use
Staff Rec.: **Staff Postponement Request to May 27, 2025**
Staff: Maureen Meredith, 512-974-2695,
maureen.meredith@austintexas.gov
Planning Department
3. **Rezoning: C14-2025-0028.SH - The Bloom at Lamar Square; District 9**
Location: 1326 - 1328 Lamar Square Drive, Lady Bird Lake Watershed
Owner/Applicant: FC Austin Fifteen Housing Corporation (Walter Moreau)
Agent: Foundation Communities (Kyle Russell)
Request: MF-4 & MF-5 to CS
Staff Rec.: **Staff Recommends CS-CO**
Staff: Marcelle Boudreaux, 512-974-8094,
marcelle.boudreaux@austintexas.gov
Planning Department
4. **Rezoning: C14-2024-0163 - 1700 South Lamar; District 9**
Location: 1700 S. Lamar Blvd., 1401 & 1509 Collier St., West Bouldin Creek Watershed
Owner/Applicant: SL 1700 South Lamar LP (John Kiltz)
Agent: Land Use Solutions (Michele Haussmann)
Request: CS-V, LO, SF-3 to CS-V-DB90
Staff Rec.: **Applicant Postponement Request to May 13, 2025**
Staff: Marcelle Boudreaux, 512-974-8094,
marcelle.boudreaux@austintexas.gov
Planning Department

5. **Rezoning:** **C14-2025-0024 - Little Lion; District 5**
Location: 2525 S. Lamar Blvd., 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
6. **Rezoning:** **C14-2025-0023 - 4109 Marathon; District 10**
Location: 4107, 4109, 4109 ½ Marathon Boulevard, Waller Creek
Owner/Applicant: Fadana Real Estate, LLC
Agent: Armburst & Brown, PLLC (Michael Whellan)
Request: LO-ETOD-DBETOD to LR-ETOD-DBETOD
Staff Rec.: **Recommended**
Staff: Jonathan Tomko, 512-974-1057, jonathan.tomko@austintexas.gov
Planning Department
7. **Rezoning:** **C814-06-0109.03 - Lakeshore PUD Amendment #3; District 3**
Location: 2101-2407 1/2 South Lakeshore Blvd; 1201-1401 1/2 Tinnin Ford Rd; 2200-2518 Elmont Dr; 2200-2300 1/2 Waterloo City Ln; 1401-1405 1/2 Violet Crown Ln; 2300-2316 1/2 Oracle Way, 1201 and 1201 1/2 Lady Bird Ln, Lady Bird Lake and Country Club West Watersheds; East Riverside/Oltorf Combined (Riverside) Neighborhood Planning Area
Owner/Applicant: Oracle America, Inc.
Agent: Armbrust & Brown, PLLC (Richard T. Suttle, Jr.)
Request: ERC and PUD-NP to PUD-NP (change conditions of zoning, including permitted uses, and site development regulations)
Staff Rec.: **Staff Postponement Request to April 22, 2025**
Staff: Jonathan Tomko, 512-974-1057, jonathan.tomko@austintexas.gov
Planning Department
8. **LDC** **C20-2025-001 - Amendments to the East Riverside Corridor**
Amendment: **Regulating Plan; District 3**
Location: East of Interstate 35 along the East Riverside Dr. to East Ben White Blvd., East Riverside Corridor Regulating Plan - 1201 Tinnin Ford Road
Owner/Applicant: City of Austin - Planning Department
Request: Conduct a public hearing and consider a recommendation to amend the East Riverside Corridor Regulating Plan (ERC) to remove the property at 1201 Tinnin Ford Road from the ERC Regulating Plan and to change the boundary of the ERC Regulating Plan.
Staff Rec.: **Staff Postponement Request to April 22, 2025**
Staff: Jorge E. Rousselin, 512-974-2975, jorge.rousselin@austintexas.gov
Planning Department

- 9. ROW Vacation: 2023-002589 LM - 21 Julieanna Cove; District 3**
Location: 21 Julieanna Cove, Colorado River; Govalle
Owner/Applicant: Project Elsie Land, Ltd.
Agent: Armbrust & Brown, PLLC (Richard T. Suttle, Jr.)
Request: An approval of a street right-of-way vacation for approximately 10,414 square foot (0.2391-acre) portion of land, being two parts: Part 1 - approximately 6,221 square feet (0.1428 acre) and Part 2 – approximately 4,193 square feet (0.0963 acre), being the paved/developed right-of-way abutting 21 Julieanna Cove
Staff Rec.: **Recommended with Conditions**
Staff: Christopher Bueckert, 512-974-1780,
christopher.bueckert@austintexas.gov
Transportation and Public Works Department
- 10. ROW Vacation: 2024-085055 LM - 11632 Saint Thomas Drive; District 2**
Location: 11632 Saint Thomas Drive, Onion Creek; N/A
Owner/Applicant: Meritage Homes of Texas LLC
Agent: Jackson Walker LLP (Pamela Madere)
Request: An approval of a street right-of-way vacation application for approximately 1.581-acres tracts of land, being two separate tracts – Tract 1 being approximately 0.298-acre and Tract 2 being approximately 1.283-acres. Also being the unpaved/undeveloped right-of-way abutting 11632 Saint Thomas Drive
Staff Rec.: **Recommended with Conditions**
Staff: Christopher Bueckert, 512-974-1780,
christopher.bueckert@austintexas.gov
Transportation and Public Works Department

STAFF BRIEFINGS

- 11.** Staff briefing on proposed amendments to City Code Title 25 (Land Development) to repeal regulations related to the University Neighborhood Overlay (UNO) and establish a new Density Bonus University Neighborhood Overlay (DBUNO) combining district. Presentation by Alan Pani, 512-974-8084, alan.pani@austintexas.gov, Planning Department.

DISCUSSION AND ACTION ITEMS

- 12.** Discussion and action on proposed amendments to City Code Title 25 (Land Development) that would increase the maximum square footage limits of two new housing units when the property owner preserves the existing housing unit. Presentation by Keith Mars, 512-466-4598, keith.mars@austintexas.gov, Development Services Department.
- 13.** Discussion and action to conduct officer elections for the Chair, Vice Chair, Parliamentarian, and Secretary.

WORKING GROUP/COMMITTEE UPDATES

- 14. 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).

15. 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)

16. 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)

17. 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)

18. 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)

19. 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)

20. 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)

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 Hempel, Vice Chair Azhar, and

Commissioner Johnson, Barrera-Ramirez, Haynes, and Woods)

- 22. 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 Vice Chair Azhar, Commissioners Ahmed, Barrera- Ramirez, Maxwell, Woods, and Ex-Officio member Board of Adjustment Chair Cohen)

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

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

Staff Liaison: Ella Garcia, 512-978-0821
Attorney: Steven Maddoux, 512-974-6080

****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.