



**REGULAR MEETING of the PLANNING COMMISSION
TUESDAY, APRIL 22, 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:

[Awais Azhar, Chair](#) (Mayor's Representative)

[Alice Woods, Vice Chair](#) (District 2)

[Felicity Maxwell, Secretary](#) (District 5)

[Casey Haney, Parliamentarian](#) (Mayor's Representative)

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

[Patrick Howard](#) (District 1)

[Nadia Barrera-Ramirez](#) (District 3)

[Greg Anderson](#) (District 4)

[Imad Ahmed](#) (District 6)

[Adam Powell](#) (District 7)

[Claire Hempel](#) (District 8)

[Danielle Skidmore](#) (District 9)

[Joshua Hiller](#) (District 10)

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.

Staff Liaison: Ella Garcia, 512-978-0821

Attorney: AJ Urteaga, 512-974-2386

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, April 8, 2025.

PUBLIC HEARINGS

2. **Plan Amendment: NPA-2025-0025.01 - Oak Hill Apartments; District 8**
Location: 5526 West US 290 Highway WB, Barton Creek Watershed; Oak Hill Combined (East Oak Hill) Neighborhood Planning Area
Owner/Applicant: 5205 Acquisitions, LLC
Agent: Monte F. James, Attorney
Request: Neighborhood Commercial to Mixed Use land use
Staff Rec.: **Recommended**
Staff: Maureen Meredith, 512-974-2695,
maureen.meredith@austintexas.gov
Planning Department
3. **Rezoning: C14-2025-0038 - Oak Hill Apartments; District 8**
Location: 5526 West US 290 Highway WB, Barton Creek Watershed - Barton Creek Zone; Oak Hill Combined (East Oak Hill) Neighborhood Planning Area
Owner/Applicant: 5205 Acquisitions, LLC (Manny Farahani)
Agent: Monte F. James, Attorney
Request: GR-CO-NP to GR-MU-V-CO-DB90-NP
Staff Rec.: **Staff recommends GR-V-CO-DB90-NP**
Staff: Marcelle Boudreaux, 512-974-8094,
marcelle.boudreaux@austintexas.gov
Planning Department

4. **Plan Amendment:** **NPA-2025-0019.01.SH - Waverly North; District 9**
Location: 3710 Cedar Street, Central Austin Combined Neighborhood
Planning Area; Waller Creek
Owner/Applicant: Austin Groups for the Elderly
Agent: O-SDA Industries (Abby Tatkow)
Request: Civic to Multifamily Residential land use
Staff Rec.: **Staff Postponement Request to May 13, 2025**
Staff: Maureen Meredith, 512-974-2695,
maureen.meredith@austintexas.gov
Planning Department
5. **Rezoning:** **C14-2025-0034.SH - Waverly North; District 9**
Location: 3710 Cedar Street, Central Austin Combined Neighborhood
Planning Area; Waller Creek
Owner/Applicant: Austin Groups for the Elderly
Agent: O-SDA Industries (Abby Tatkow)
Request: SF-3-H-NCCD-NP and SF-3-NCCD-NP to MF-4-H-NCCD-NP and
MF-4-NCCD-NP
Staff Rec.: **Staff Postponement Request to May 13, 2025**
Staff: Jonathan Tomko, 512-974-1057, jonathan.tomko@austintexas.gov
Planning Department
6. **Plan Amendment:** **NPA-2025-0002.01 - 1301, 1303, and 1305 E. 4th Street; District 3**
Location: 1301, 1303, and 1305 East 4th Street, Lady Bird Lake Watershed;
East Cesar Chavez Neighborhood Plan & Plaza Saltillo TOD Station
Area Plan
Owner/Applicant: 1301 East 4th Street, LLC
Agent: Drenner Group, PC (Leah M. Bojo, AICP)
Request: To change the subdistrict in the Plaza Saltillo TOD Station Area
Plan from TOD (Live/Work Flex) to TOD (Mixed Use) subdistrict
Staff Rec.: **Recommended**
Staff: Maureen Meredith, 512-974-2695,
maureen.meredith@austintexas.gov
Planning Department
7. **Rezoning:** **C14-2025-0019 - 1301, 1303, and 1305 E. 4th Street; District 3**
Location: 1301, 1303, and 1305 East 4th Street, Lady Bird Lake Watershed;
East Cesar Chavez Neighborhood Plan & Plaza Saltillo TOD Station
Area Plan
Owner/Applicant: 1301 East 4th Street, LLC
Agent: Drenner Group, PC (Leah M. Bojo, AICP)
Request: TOD-NP (Live/Work Subdistrict) to TOD-NP (Mixed Use
Subdistrict)
Staff Rec.: **Recommended**
Staff: Jonathan Tomko, 512-974-1057, jonathan.tomko@austintexas.gov
Planning Department

8. 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 Neighborhood Planning Area
Owner/Applicant: Cooee 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 allow a cocktail lounge use on 1201 East 11th Street Austin, Texas 78702.
Staff Rec.: **Staff Postponement Request to May 27, 2025**
Staff: Hunter Maples, 512-974-3120, hunter.maples@austintexas.gov
Housing Department

9. Rezoning: C14-2025-0030 - 1201 East 11th Street; District 1

Location: 1201 East 11th Street, Lady Bird Lake Watershed; Central East Austin Neighborhood Planning Area
Owner/Applicant: Cooee 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)
Staff Rec.: **Staff Postponement Request to May 27, 2025**
Staff: Jonathan Tomko, 512-974-1057, jonathan.tomko@austintexas.gov
Planning Department

10. Rezoning: C14-2025-0026 - Lake Austin Boulevard; District 10

Location: 2406 Lake Austin Boulevard, Lady Bird Lake Watershed; Central West Austin Combined Neighborhood Planning Area
Owner/Applicant: Wildan Enterprises LLC (David Martinez)
Agent: Keepers Land Planning (Ricca Keepers)
Request: GR-NP to GR-MU-NP
Staff Rec.: **Staff Postponement Request to May 27, 2025**
Staff: Jonathan Tomko, 512-974-1057, jonathan.tomko@austintexas.gov
Planning Department

- 11. Rezoning: C14-2024-0160 - 1000 Red River; District 9**
Location: 1001 Trinity Street, 416 ½ East 10th Street, 502 ½ East 10th Street, 1001 ½ Red River Street, 1018 Red River Street, 1020 Red River Street, 503 East 11th Street, 505 East 11th Street, 509 ½ East 11th Street, 516 ½ East 11th Street, Waller Creek Watershed; Downtown Area Plan
Owner/Applicant: Austin Real Estate Acquisitions, LLC
Agent: Jackson Walker LLP, (Pamela Madere), 512-236-2048
Request: DMU, CS, CS-1, MF to LI-PDA
Staff Rec.: **Staff Request for an Indefinite Postponement**
Staff: Beverly Villela, 512-978-0740, beverly.villela@austintexas.gov
Planning Department
- 12. Rezoning: C14-2024-0155 - 1501-1603 Shoal Creek Boulevard; District 9**
Location: 1501, 1507, 1509, 1511, 1601, and 1603 Shoal Creek Boulevard, Shoal Creek Watershed; Downtown Austin Plan (Judges Hill District)
Owner/Applicant: Shoal Creek Development, LLC
Agent: Drenner Group, PC (Leah M. Bojo)
Request: GO-ETOD-DBETOD (Tract 1) and LO-ETOD-DBETOD (Tract 2) to GO-V-ETOD-DBETOD (Tract 1) and LO-MU-V-ETOD-DBETOD (Tract 2)
Staff Rec.: **Staff recommends GO-V-ETOD-DBETOD (Tract 1) and LO-V-ETOD-DBETOD (Tract 2)**
Staff: Nancy Estrada, 512-974-7617, nancy.estrada@austintexas.gov
Planning Department
- 13. Rezoning: C14-2024-0174 - Gilfillan House Adaptive Reuse; District 9**
Location: 603 West 8th Street, Shoal Creek Watershed; Downtown Austin Plan (Northwest District)
Owner/Applicant: 2015 Austin Gilfillan LP
Agent: Armbrust & Brown, PLLC (Michael Whellan)
Request: GO-H-ETOD-DBETOD to GR-H-ETOD-DBETOD
Staff Rec.: **Recommended**
Staff: Cynthia Hadri, 512-974-7620, cynthia.hadri@austintexas.gov
Planning Department
- 14. Rezoning: C14-2024-0168 - 6201 Crow Lane; District 2**
Location: 6201 Crow Lane, Williamson Creek Watershed; Sweetbriar Neighborhood Planning Area
Owner/Applicant: Comal Bluff LLC (Patricia Smith)
Agent: Metcalfe Wolff Stuart & Williams (Katherine Nicely)
Request: LO-MU-NP to LR-MU-CO-NP
Staff Rec.: **Staff Postponement Request to May 13, 2025**
Staff: Beverly Villela, 512-978-0740, beverly.villela@austintexas.gov
Planning Department

- 15. Rezoning: C14-2024-0175 - Airport and Oak Springs; District 1**
Location: 1157 Airport Boulevard, 3306, 3312, and 3404 Oak Springs Drive, Boggy Creek Watershed; East MLK Combined Neighborhood Planning Area (MLK)
Owner/Applicant: 2016 Airplane GP, LLC; 2016 Round Oak Tree GP, LLC; 2023 Square Oak Brush GP, LLC; 2016 Square Oak Brush GP, LLC (Rene Campos)
Agent: Armbrust & Brown, PLLC (Michael Whellan)
Request: LR-MU-NP and CS-MU-NP to CS-V-MU-CO-DB90-NP
Staff Rec.: **Recommended**
Staff: Jonathan Tomko, 512-974-1057, jonathan.tomko@austintexas.gov
Planning Department
- 16. Rezoning: C14-2025-0003 - 6th and Walsh; District 9**
Location: 1135, 1137, 1139, 1141, and 1143 West 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 CS-MU-V-CO-DB90-NP
Staff Rec.: **Pending**
Staff: Cynthia Hadri, 512-974-7620, cynthia.hadri@austintexas.gov
Planning Department
- 17. 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.: **Staff Request for an Indefinite Postponement**
Staff: Sherri Sirwaitis, 512-974-3057, sherri-sirwaitis@austintexas.gov
Planning Department

- 18. Rezoning:** **C814-06-0109.03 - Lakeshore PUD Amendment #3; District 3**
Location: 2101-2407 1/2 South Lakeshore Boulevard; 1201-1401 1/2 Tinnin Ford Road; 2200-2518 Elmont Drive; 2200-2300 1/2 Waterloo City Lane; 1401-1405 1/2 Violet Crown Lane; 2300-2316 1/2 Oracle Way, 1201 and 1201 1/2 Lady Bird Lane, 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 May 13, 2025**
Staff: Jonathan Tomko, 512-974-1057, jonathan.tomko@austintexas.gov
Planning Department
- 19. LDC** **C20-2025-001 - Amendments to the East Riverside Corridor**
Amendment: **Regulating Plan; District 3**
Location: East of Interstate 35 along the East Riverside Drive to East Ben White Blvd., East Riverside Corridor Regulating Plan - 1201 Tinnin Ford Road
Owner/Applicant: Oracle America, Inc.
Agent: 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 May 13, 2025**
Staff: Jorge E. Rousselin, 512-974-2975, jorge.rousselin@austintexas.gov
Planning Department
- 20. Downtown** **SP-2023-0437C - 701 W. 6th St.**
Density Bonus:
Location: 701 and 709 West 6th Street and 512 Rio Grande Street, Shoal Creek Watershed; Downtown Austin Plan
Owner/Applicant: 701 West 6th Owner LP
Agent: Armbrust & Brown, PLLC (Richard T. Suttle Jr.)
Request: Conduct a public hearing and consider a recommendation on a request to exceed administrative allowance of 15:1 FAR to 30:1 FAR through the Downtown Density Bonus Program.
Staff Rec.: **Recommended**
Staff: Jorge E. Rousselin, 512-974-2975, jorge.rousselin@austintexas.gov
Planning Department

21. LDC Amendment: SPC-2025-0091A - Walnut Creek Wastewater Treatment Plant Enhancement and Expansion Project; District 1

Enhancement and Expansion Project; District 1

7113 East MLK Boulevard

City of Austin - Austin Water

City of Austin

Conduct a public hearing and consider a recommendation to amend City Code Title 25, specifically, Chapter 25-1 (General Requirements and Procedures), 25-5 (Site Plans), 25-7 (Drainage), and 25-8 (Environment) for the construction of the Walnut Creek Wastewater Treatment Plant Enhancement and Expansion Project.

Recommended

Charles Celauro, 512-972-0240, charles.celauro@austintexas.gov
Austin Water

22. LDC **C20-2024-010 - UNO Update**

C20-2024-010 - UNO Update

West of the University of Texas, East of Lamar Boulevard, South of 29th Street and North of Martin Luther King Jr. Boulevard

Owner: Various Property Owners

Applicant: City of Austin

City of Austin

Public hearing and action on proposed amendments to Title 25 (Land Development) to repeal University Neighborhood Overlay District requirements and regulations, and to create a new zoning district for a density bonus program that grants additional building height and modifies uses and site development regulations, including compatibility standards, in exchange for affordable housing and other community benefits, for properties that are located west of the University of Texas, east of Lamar Boulevard, south of 29th Street and north of Martin Luther King Jr. Boulevard.

Recommended

Alan Pani, 512-974-8084, alan.pani@austintexas.gov

Planning Department

Paul Books, 512-978-1315, paul.books@austintexas.gov

Parks and Recreation Department

- 23. Plan Amendment: NPA-2025-0019.02 - UNO Update**
Location: West of the University of Texas, East of Lamar Boulevard, South of 29th Street and North of Martin Luther King Jr. Boulevard, Central Austin Combined Neighborhood; Shoal Creek & Waller Creek
Owner/Applicant: Owner: Various Property Owners
Applicant: City of Austin
Agent: City of Austin
Request: Amend the Central Austin Combined Neighborhood Plan, an element of the Imagine Austin Comprehensive Plan, to change the future land use map for approximately 196 acres of property generally located west of the University of Texas, east of Lamar Boulevard, south of 29th Street and north of Martin Luther King Jr. Boulevard from Mixed Use to High Density Mixed Use land use.
Staff Rec.: **Recommended**
Staff: Alan Pani, 512-974-8084, alan.pani@austintexas.gov
Planning Department
Paul Books, 512-978-1315, paul.books@austintexas.gov
Parks and Recreation Department
- 24. Rezoning: C20-2024-010 - UNO Update**
Location: West of the University of Texas, East of Lamar Boulevard, South of 29th Street and North of Martin Luther King Jr. Boulevard
Owner/Applicant: Owner: Various Property Owners
Applicant: City of Austin
Agent: City of Austin
Request: Conduct a public hearing to approve an ordinance amending City Code Title 25 (Land Development) by rezoning approximately 269 acres generally located west of the University of Texas, east of Lamar Boulevard, south of 29th Street and north of Martin Luther King Jr. Boulevard to include DBUNO combining district.
Staff Rec.: **Recommended**
Staff: Alan Pani, 512-974-8084, alan.pani@austintexas.gov
Planning Department
Paul Books, 512-978-1315, paul.books@austintexas.gov
Parks and Recreation Department
- 25. LDC C20-2024-016 - Preservation Bonus**
Amendment:
Request: Public hearing 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.
Staff Rec.: **Recommended**
Staff: Keith Mars, 512-466-4598, keith.mars@austintexas.gov
Development Services Department

- 26. Plan Amendment: NPA-2025-0007.01 - Neighborhood Plan Amendment; District 4**
Location: Various properties within the North Lamar Transit Center Station Area, North Austin Civic Association (NACA) Neighborhood Planning Area
Owner/Applicant: Owner: Various Property Owners
Applicant: City of Austin
Agent: City of Austin (Ana Villarreal)
Request: Amend Ordinance No. 000629-106 which adopted the North Austin Civic Association (NACA) Neighborhood Plan as an element of the Imagine Austin Comprehensive Plan to remove the Future Land Use Map (FLUM) designation for approximately 77 acres of land on property generally located north of US 183/ Research Boulevard, south of Fairfield Drive, west of North Lamar Boulevard, and east of Jamestown Drive.
Staff Rec.: **Recommended**
Staff: Ana Villarreal, 512-978-2091, ana.villarreal@austintexas.gov
Planning Department
- 27. Plan Amendment: NPA-2025-0017.01 - Neighborhood Plan Amendment; District 4**
Location: Various properties within the North Lamar Transit Center Station Area, Crestview/Wooten Combined Neighborhood Planning Area (Wooten NP)
Owner/Applicant: Owner: Various Property Owners
Applicant: City of Austin
Agent: City of Austin (Ana Villarreal)
Request: Amend Ordinance No. 040401-Z-2 which adopted the Crestview/Wooten Combined Neighborhood Plan (Wooten NP) as an element of the Imagine Austin Comprehensive Plan to remove the Future Land Use Map (FLUM) designation for approximately 26 acres of land on property generally located north of West Anderson Lane, south of US 183/ Research Boulevard, west of North Lamar Boulevard, and east of Gault Street.
Staff Rec.: **Recommended**
Staff: Ana Villarreal, 512-978-2092, ana.villarreal@austintexas.gov
Planning Department

- 28. Plan Amendment: NPA-2025-0017.02 - Neighborhood Plan Amendment; District 7**
Location: Various properties within the North Lamar Transit Center Station Area, Crestview/Wooten Combined Neighborhood Planning Area (Crestview NP)
Owner/Applicant: Owner: Various Property Owners
Applicant: City of Austin
Agent: City of Austin (Ana Villarreal)
Request: Amend Ordinance No. 040401-Z-2 which adopted the Crestview/Wooten Combined Neighborhood Plan (Crestview NP) as an element of the Imagine Austin Comprehensive Plan to remove the Future Land Use Map (FLUM) designation for approximately 14 acres of land on property generally located north of Morrow Street, south of West Anderson Lane, west of North Lamar Boulevard, and east of Gault Street.
Staff Rec.: **Recommended**
Staff: Ana Villarreal, 512-978-2093, ana.villarreal@austintexas.gov
Planning Department
- 29. Plan Amendment: NPA-2025-0018.01 - Neighborhood Plan Amendment; District 4**
Location: Various properties within the North Lamar Transit Center Station Area, Brentwood/Highland Combined Neighborhood Planning Area (Highland NP)
Owner/Applicant: Owner: Various Property Owners
Applicant: City of Austin
Agent: City of Austin (Ana Villarreal)
Request: Amend Ordinance No. 040513-30 which adopted the Brentwood/Highland Combined Neighborhood Plan (Highland NP) as an element of the Imagine Austin Comprehensive Plan to remove the Future Land Use Map (FLUM) designation for approximately 33 acres of land on property generally located north of Morrow Street, south of US 183/ Research Boulevard, west of Guadalupe Street, and east of North Lamar Boulevard. Staff Recommendation: to grant the request to remove the Future Land Use Map (FLUM) designation for the specified properties within the Brentwood/Highland Combined Neighborhood Plan (Highland NP).
Staff Rec.: **Recommended**
Staff: Ana Villarreal, 512-978-2094, ana.villarreal@austintexas.gov
Planning Department

30. Plan Amendment: NPA-2025-0026.01 - Neighborhood Plan Amendment; District 4

Location: Various properties within the North Lamar Transit Center Station Area, North Lamar Combined Neighborhood Planning Area (Georgian Acres)

Owner/Applicant: Owner: Various Property Owners
Applicant: City of Austin

Agent: City of Austin (Ana Villarreal)

Request: Amend Ordinance No. 20100624-110 which adopted the North Lamar Combined Neighborhood Plan (Georgian Acres Neighborhood Plan) as an element of the Imagine Austin Comprehensive Plan to remove the Future Land Use Map (FLUM) designation for approximately 125 acres of land on property generally located north of US 183/ Research Boulevard, south of Beaver Street, west of Georgian Drive, and east of North Lamar Boulevard.

Staff Rec.: **Recommended**

Staff: Ana Villarreal, 512-978-2095, ana.villarreal@austintexas.gov
Planning Department

31. Plan Amendment: NPA-2025-0001.01 - Neighborhood Plan Amendment; District 3

Location: Various properties within the South Congress Transit Center Station Area, Dawson Neighborhood Planning Area

Owner/Applicant: Owner: Various Property Owners
Applicant: City of Austin

Agent: City of Austin (Ana Villarreal)

Request: Amend Ordinance No. 980827-B which adopted the Dawson Neighborhood Plan as an element of the Imagine Austin Comprehensive Plan to remove the Future Land Use Map (FLUM) designation for approximately 14 acres of land on property generally located north of US 290/Ben White Boulevard, south of West Alpine Road, west of South Congress Avenue, and east of South First Street.

Staff Rec.: **Recommended**

Staff: Ana Villarreal, 512-978-2096, ana.villarreal@austintexas.gov
Planning Department

- 32. Plan Amendment: NPA-2025-0020.01 - Neighborhood Plan Amendment; District 3**
Location: Various properties within the South Congress Transit Center Station Area, South Congress Combined Neighborhood Planning Area (West Congress NP)
Owner/Applicant: Owner: Various Property Owners
Applicant: City of Austin
Agent: City of Austin (Ana Villarreal)
Request: Amend Ordinance No. 20050818-Z001 which adopted the South Congress Combined Neighborhood Plan (West Congress NP) as an element of the Imagine Austin Comprehensive Plan to remove the Future Land Use Map (FLUM) designation for approximately 84 acres of land on property generally located north of Wasson Road, south of US 290/Ben White Boulevard, west of South Congress Avenue, and east of South First Street.
Staff Rec.: **Recommended**
Staff: Ana Villarreal, 512-978-2097, ana.villarreal@austintexas.gov
Planning Department
- 33. Plan Amendment: NPA-2025-0020.02 - Neighborhood Plan Amendment; District 3**
Location: Various properties within the South Congress Transit Center Station Area, South Congress Combined Neighborhood Planning Area (East Congress NP)
Owner/Applicant: Owner: Various Property Owners Applicant: City of Austin
Agent: City of Austin (Ana Villarreal)
Request: Amend Ordinance No. 20050818-Z001 which adopted the South Congress Combined Neighborhood Plan (East Congress NP) as an element of the Imagine Austin Comprehensive Plan to remove the Future Land Use Map (FLUM) designation for approximately 120 acres of land on property generally located north of Sheraton Avenue, south of US 290/Ben White Boulevard, west of Terry-O Lane, and east of South Congress Avenue.
Staff Rec.: **Recommended**
Staff: Ana Villarreal, 512-978-2098, ana.villarreal@austintexas.gov
Planning Department

- 34. Plan Amendment:** **NPA-2025-0022.01 - Neighborhood Plan Amendment; District 3**
Location: Various properties within the South Congress Transit Center Station Area, Greater South River City Neighborhood Planning Area (St. Edwards NP)
Owner/Applicant: Owner: Various Property Owners Applicant: City of Austin
Agent: City of Austin (Ana Villarreal)
Request: Amend Ordinance No. 20050929-Z001 which adopted the Greater South River City Neighborhood Plan (St. Edwards NP) as an element of the Imagine Austin Comprehensive Plan to remove the Future Land Use Map (FLUM) designation for approximately 51 acres of land on property generally located north of US 290/Ben White Boulevard, south of Woodward Street, west of Willow Springs Road, and east of South Congress Avenue.
Staff Rec.: **Recommended**
Staff: Ana Villarreal, 512-978-2099, ana.villarreal@austintexas.gov
Planning Department
- 35. Code Amendment:** **C20-2024-024 - Area Plan Process Amendment**
Location: Citywide
Owner/Applicant: City of Austin
Agent: City of Austin (Stevie Greathouse)
Request: Amend City Code Title 25 (Land Development) to establish area plans, including station area vision plans, regulations, and amendment process.
Staff Rec.: **Recommended**
Staff: Stevie Greathouse, 512-751-8101, stevie.greathouse@austintexas.gov
Planning Department

- 36. Comprehensive Plan Amendment:** **CPA-2025-0001 - North Lamar Transit Center Station Area Vision Plan**
Location: Various properties within the North Lamar Transit Center Station Area, North Austin Civic Association (NACA) Neighborhood Planning Area, Brentwood/Highland Combined Neighborhood Planning Area (Highland NP), North Lamar Combined Neighborhood Planning Area (Georgian Acres), Crestview/Wooten Combined Neighborhood Planning Area (Wooten NP), and Crestview/Wooten Combined Neighborhood Planning Area (Crestview NP)
Owner/Applicant: Owner: Various Property Owners
Applicant: City of Austin
Agent: City of Austin (Ana Villarreal)
Request: Discussion and action to recommend an amendment to the Imagine Austin Comprehensive Plan to add the North Lamar Transit Center Station Area Vision Plan.
Staff Rec.: **Recommended**
Staff: Ana Villarreal, 512-978-2089, ana.villarreal@austintexas.gov
Planning Department
- 37. Comprehensive Plan Amendment:** **CPA-2025-0002 - South Congress Transit Center Station Area Vision Plan**
Location: Various properties within the South Congress Transit Center Station Area, Dawson Neighborhood Planning Area, South Congress Combined Neighborhood Planning Area (East Congress NP), South Congress Combined Neighborhood Planning Area (West Congress NP), and Greater South River City Neighborhood Planning Area (St. Edwards NP)
Owner/Applicant: Owner: Various Property Owners
Applicant: City of Austin
Agent: City of Austin (Ana Villarreal)
Request: Discussion and action to recommend an amendment to the Imagine Austin Comprehensive Plan to add the South Congress Transit Center Station Area Vision Plan.
Staff Rec.: **Recommended**
Staff: Ana Villarreal, 512-978-2090, ana.villarreal@austintexas.gov
Planning Department

STAFF BRIEFING

- 38.** Staff briefing regarding the Integrated Bond Program Development and Delivery Plan. Presentation by Eric Bailey, 512-974-7713, eric.bailey@austintexas.gov

DISCUSSION AND ACTION ITEMS

- 39.** Discussion and action to appoint members to serve on the Codes and Ordinances Joint Committee. (Sponsors: Chair Azhar and Vice Chair Woods)

40. Discussion and action to appoint members to serve on the Comprehensive Plan Joint Committee. (Sponsors: Chair Azhar and Vice Chair Woods)
41. Discussion and action to appoint members to serve on the Small Area Planning Joint Committee. (Sponsors: Chair Azhar and Vice Chair Woods)
42. Discussion and action to appoint members to serve on the Joint Sustainability Committee. (Sponsors: Chair Azhar and Vice Chair Woods)
43. Discussion and action to appoint members to serve on the South Central Waterfront Advisory Board. (Sponsors: Chair Azhar and Vice Chair Woods)

WORKING GROUP/COMMITTEE UPDATES

44. **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).
45. **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)
46. **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)
47. **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)
48. **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)

49. 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)

50. 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)

51. 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)

52. 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

**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.