



***PLANNING COMMISSION
REGULAR CALLED MEETING
TUESDAY, APRIL 8, 2025***

The Planning Commission convened in a regular meeting on Tuesday, April 8, 2025, at Austin City Hall, Council Chambers, Room 1001, 301 W. Second Street, in Austin, Texas.

Chair Hempel called the Planning Commission Meeting to order at 6:04 p.m.

Board Members/Commissioners in Attendance:

*Claire Hempel
Awais Azhar
Greg Anderson
Alice Woods
Nadia Barrera-Ramirez
Felicity Maxwell
Imad Ahmed
Adam Powell
Danielle Skidmore
Joshua Hiller
Anna Lan
Casey Haney*

Commissioners in Attendance Remotely:

Patrick Howard

Ex-Officio Members in Attendance:

Jessica Cohen

Ex-Officio Members in Attendance Remotely:

Candance Hunter

Ex-Officio Members Absent:

*TC Broadnax
Richard Mendoza*

PUBLIC COMMUNICATION: GENERAL

Stuart Harry Hersh: Made comments regarding the affordability of Safe, Mixed-Income, Accessible, Reasonably- priced, Transit (SMART) Housing.

Philip Wiley: Made comments regarding supply chain management (SCM), specifically in reference to Mobility-Oriented Development (MOD) and Transit-Oriented Development (TOD).

APPROVAL OF MINUTES

1. Approve the minutes of the Planning Commission regular meeting on March 11, 2025, and March 25, 2025.

The minutes from the meeting of March 11, 2025, and March 25, 2025, were approved on the consent agenda on Commissioner Maxwell's motion, Commissioner Haney's second, on a 13-0 vote.

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

The motion to approve Staff's postponement request to May 27, 2025, was approved on the consent agenda on Commissioner Maxwell's motion, Commissioner Haney's second, on a 13-0 vote.

- 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

The motion to approve Staff's recommendation of CS-CO for C14-2025-0028.SH - The Bloom at Lamar Square, located at 1326 - 1328 Lamar Square Drive, was approved on the consent agenda on Commissioner Maxwell's motion, Commissioner Haney's second, on a 13-0 vote.

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 Hausmann)
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

The motion to approve Applicant's postponement request to May 13, 2025, was approved on the consent agenda on Commissioner Maxwell's motion, Commissioner Haney's second, on a 13-0 vote.

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

The motion to approve Staff's recommendation of GO-MU-CO for C14-2025-0024 - Little Lion, located at 2525 S. Lamar Blvd., was approved on the consent agenda on Commissioner Maxwell's motion, Commissioner Haney's second, on a 13-0 vote.

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

The motion to approve Staff's recommendation of LR-ETOD-DBETOD for C14-2025-0023 - 4109 Marathon, located at 4107, 4109, 4109 ½ Marathon Boulevard, was approved on the consent agenda on Commissioner Maxwell's motion, Commissioner Haney's second, on a 13-0 vote.

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

The motion to approve Staff's postponement request to April 22, 2025, was approved on the consent agenda on Commissioner Maxwell's motion, Commissioner Haney's second, on a 13-0 vote.

8. **LDC Amendment:** **C20-2025-001 - Amendments to the East Riverside Corridor 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

The motion to approve Staff's postponement request to April 22, 2025, was approved on the consent agenda on Commissioner Maxwell's motion, Commissioner Haney's second, on a 13-0 vote.

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

The motion to approve Staff's recommendation of 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 for 2023-002589 LM - 21 Julieanna Cove, located at 21 Julieanna Cove, was approved on the consent agenda on Commissioner Maxwell's motion, Commissioner Haney's second, on a 13-0 vote.

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

The motion to approve Staff's recommendation of 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 for 2024-085055 LM - 11632 Saint Thomas Drive, located at 11632 Saint Thomas Drive, was approved on the consent agenda on Commissioner Maxwell's motion, Commissioner Haney's second, on a 13-0 vote.

STAFF BRIEFINGS

11. Staff briefing regarding 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.

The presentation was made by Paul Books, Principal Planner, Parks and Recreation 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.

The motion to approve Staff's postponement request to April 22, 2025, was approved on the consent agenda on Commissioner Maxwell's motion, Commissioner Haney's second, on a 13-0 vote.

13. Discussion and action to conduct officer elections for the Chair, Vice Chair, Parliamentarian, and Secretary.

Commissioner Anderson nominated Vice Chair Azhar for Chair.

Chair Azhar accepted the nomination.

Commissioner Maxwell nominated Commissioner Woods for Vice Chair.

Commissioner Woods accepted the nomination.

Commissioner Maxwell nominated Commissioner Anderson for Secretary.

Commissioner Anderson denied the nomination.

Commissioner Anderson nominated Commissioner Maxwell.

Commissioner Maxwell accepted the nomination.

Vice Chair Azhar nominated Commissioner Haney for the office of Parliamentarian.

Commissioner Haney accepted the nomination.

The motion to approve Vice Chair Azhar for Chair, Commissioner Woods for Vice Chair, Commissioner Maxwell for Secretary, and Commissioner Haney for Parliamentarian was approved on Commissioner Anderson's motion, Commissioner Skidmore second on a 13-0 vote.

WORKING GROUP/COMMITTEE UPDATES

- 34. 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).
No Commissioners are currently on this commission.

- 35. 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).
No update was given.

- 36. 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).

Update was given by Commissioner Skidmore.

- 37. 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).

Update was given by Commissioner Skidmore.

- 38. 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).

No update was given.

- 39. 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).

Chair Hempel announced that the City of Austin Buildings Working Group has been sunset as its purpose has been fulfilled.

- 40. 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).

Vice Chair Azhar announced that the Outreach and Procedures Working Group has been sunset as its purpose has been fulfilled.

- 41. 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).

Update was given by Commissioner Woods.

- 42. 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 Chair Hempel, Commissioners Barrera-Ramirez, Johnson, Maxwell, Woods, and Ex-Officio member Board of Adjustment Chair Cohen).

Update was given by Commissioner Woods with proposed amendments.

FUTURE AGENDA ITEMS

Discussion and action 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.

Discussion and action 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.

Discussion and action on the Vision Plans.

ADJOURNMENT

Chair Hempel adjourned the meeting at 8:08 p.m. without objection.

The minutes were approved at the April 29, 2025, meeting on Vice Chair Woods' motion, Commissioner Hiller's second on a 9-0 vote. Commissioners Ahmed, Anderson, Hempel, and Howard were absent.