



***PLANNING COMMISSION
REGULAR CALLED MEETING
TUESDAY, APRIL 22, 2025***

The Planning Commission convened in a regular meeting on Tuesday, April 22, 2025, at Austin City Hall, Council Chambers, Room 1001, 301 W. Second Street, in Austin, Texas.

Chair Azhar called the Planning Commission Meeting to order at 6:08 p.m.

Board Members/Commissioners in Attendance:

*Awais Azhar
Alice Woods
Imad Ahmed
Greg Anderson
Casey Haney
Joshua Hiller
Anna Lan
Felicity Maxwell
Adam Powell
Danielle Skidmore*

Commissioners in Attendance Remotely:

*Nadia Barrera-Ramirez
Patrick Howard*

Commissioners Absent:

Claire Hempel

Ex-Officio Members in Attendance:

Jessica Cohen

Ex-Officio Members Absent:

*TC Broadnax
Candace Hunter
Richard Mendoza*

PUBLIC COMMUNICATION: GENERAL

Adam Materne: Made comments regarding confusion with understanding how the Planning Commission operates and how certain decisions were made when it came to safety.

APPROVAL OF MINUTES

1. Approve the minutes of the Planning Commission regular meeting on Tuesday, April 8, 2025.

The minutes from the meeting of Tuesday, April 8, 2025, were postponed to Tuesday, April 29, 2025, on the consent agenda on Commissioner Maxwell's motion, Commissioner Haney's second, on an 11-0 vote. Commissioner Barrera-Ramirez was off the dais. Commissioner Hempel was absent.

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

The motion to approve the Neighborhood's postponement request to May 13, 2025, was approved on the consent agenda on Commissioner Maxwell's motion, Commissioner Haney's second, on an 11-0 vote. Commissioner Barrera-Ramirez was off the dais. Commissioner Hempel was absent.

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

The motion to approve the Neighborhood's postponement request to May 13, 2025, was approved on the consent agenda on Commissioner Maxwell's motion, Commissioner Haney's second, on an 11-0 vote. Commissioner Barrera-Ramirez was off the dais. Commissioner Hempel was absent.

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 Tatkov)
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

The motion to approve Staff's postponement request to May 13, 2025, was approved on the consent agenda on Commissioner Maxwell's motion, Commissioner Haney's second, on an 11-0 vote. Commissioner Barrera-Ramirez was off the dais. Commissioner Hempel was absent.

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 Tatkov)
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

The motion to approve Staff's postponement request to May 13, 2025, was approved on the consent agenda on Commissioner Maxwell's motion, Commissioner Haney's second, on an 11-0 vote. Commissioner Barrera-Ramirez was off the dais. Commissioner Hempel was absent.

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

The motion to approve Staff's recommendation to change the subdistrict in the Plaza Saltillo TOD (Mixed Use) subdistrict for NPA-2025-0002.01 - 1301, 1303, and 1305 E. 4th Street, located at 1301, 1303, and 1305 East 4th Street, was approved on the consent agenda on Commissioner Maxwell's motion, Commissioner Haney's second, on an 11-0 vote. Commissioner Barrera-Ramirez was off the dais. Commissioner Hempel was absent.

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

The motion to approve Staff's recommendation of TOD-NP (Mixed Use Subdistrict) for C14-2025-0019 - 1301, 1303, and 1305 E. 4th Street, located at 1301, 1303, and 1305 East 4th Street, was approved on the consent agenda on Commissioner Maxwell's motion, Commissioner Haney's second, on an 11-0 vote. Commissioner Barrera-Ramirez was off the dais. Commissioner Hempel was absent.

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

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 an 11-0 vote. Commissioner Barrera-Ramirez was off the dais. Commissioner Hempel was absent.

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

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 an 11-0 vote. Commissioner Barrera-Ramirez was off the dais. Commissioner Hempel was absent.

- 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

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 an 11-0 vote. Commissioner Barrera-Ramirez was off the dais. Commissioner Hempel was absent.

- 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

The motion to approve Staff's Indefinite postponement request was approved on the consent agenda on Commissioner Maxwell's motion, Commissioner Haney's second, on an 11-0 vote. Commissioner Barrera-Ramirez was off the dais. Commissioner Hempel was absent.

- 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

The public hearing was closed on Commissioner Skidmore's motion, Vice-Chair Woods' second, on an 11-0 vote. Commissioner Barrera-Ramirez was off the dais. Commissioner Hempel was absent.

The motion to approve the Applicant's request of 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), which includes the waiver for commercial requirements, was approved on Commissioner Anderson's motion, Commissioner Ahmed's second, on an 11-0 vote. Commissioner Barrera-Ramirez was off the dais. Commissioner Hempel was absent.

- 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

The motion to approve Staff's recommendation of GR-H-ETOD-DBETOD for C14-2024-0174 - Gilfillan House Adaptive Reuse, located at 603 West 8th Street, was approved on the consent agenda on Commissioner Maxwell's motion, Commissioner Haney's second, on an 11-0 vote. Commissioner Barrera-Ramirez was off the dais. Commissioner Hempel was absent.

- 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

The motion to approve Staff's postponement request to May 13, 2025, was approved on the consent agenda on Commissioner Maxwell's motion, Commissioner Haney's second, on an 11-0 vote. Commissioner Barrera-Ramirez was off the dais. Commissioner Hempel was absent.

- 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

The motion to approve Staff's recommendation of CS-V-MU-CO-DB90-NP, with the removal of the ground-floor retail waiver, for C14-2024-0175 - Airport and Oak Springs, located at 1157 Airport Boulevard, 3306, 3312, and 3404 Oak Springs Drive, was approved on the consent agenda on Commissioner Maxwell's motion, Commissioner Haney's second, on an 11-0 vote. Commissioner Barrera-Ramirez was off the dais. Commissioner Hempel was absent.

- 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

The motion to approve the Applicant's postponement request to June 10, 2025, was approved on the consent agenda on Commissioner Maxwell's motion, Commissioner Haney's second, on an 11-0 vote. Commissioner Barrera-Ramirez was off the dais. Commissioner Hempel was absent.

- 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. Broaddus, 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

The motion to approve Staff's request for an indefinite postponement was approved on the consent agenda on Commissioner Maxwell's motion, Commissioner Haney's second,

on an 11-0 vote. Commissioner Barrera-Ramirez was off the dais. Commissioner Hempel was absent.

- 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

The motion to approve Staff's postponement request to May 13, 2025, was approved on the consent agenda on Commissioner Maxwell's motion, Commissioner Haney's second, on an 11-0 vote. Commissioner Barrera-Ramirez was off the dais. Commissioner Hempel was absent.

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

The motion to approve Staff's postponement request to May 13, 2025, was approved on the consent agenda on Commissioner Maxwell's motion, Commissioner Haney's second, on an 11-0 vote. Commissioner Barrera-Ramirez was off the dais. Commissioner Hempel was absent.

20. Downtown Density SP-2023-0437C - 701 W. 6th St.

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: Armburst & 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

The motion to approve Staff's postponement request to May 13, 2025, was approved on the consent agenda on Commissioner Maxwell's motion, Commissioner Haney's second, on an 11-0 vote. Commissioner Barrera-Ramirez was off the dais. Commissioner Hempel was absent.

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

Location: 7113 East MLK Boulevard
Owner/Applicant: City of Austin - Austin Water
Agent: City of Austin
Request: 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.
Staff Rec.: **Recommended**
Staff: Charles Celauro, 512-972-0240, charles.celauro@austintexas.gov
Austin Water

The motion to approve Staff's recommendation to 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 for SPC-2025-0091A - Walnut Creek Wastewater Treatment Plant Enhancement and Expansion Project, located at 7113 East MLK Boulevard, was approved on the consent agenda on Commissioner Maxwell's motion, Commissioner Haney's second, on an 11-0 vote. Commissioner Barrera-Ramirez was off the dais. Commissioner Hempel was absent.

22. LDC Amendment: 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: 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.

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

The motion to approve the Neighborhood's postponement request to May 13, 2025, was approved on the consent agenda on Commissioner Maxwell's motion, Commissioner Haney's second, on an 11-0 vote. Commissioner Barrera-Ramirez was off the dais. Commissioner Hempel was absent.

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

The motion to approve the Neighborhood's postponement request to May 13, 2025, was approved on the consent agenda on Commissioner Maxwell's motion, Commissioner Haney's second, on an 11-0 vote. Commissioner Barrera-Ramirez was off the dais. Commissioner Hempel was absent.

- 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
The motion to approve the Neighborhood's postponement request to May 13, 2025, was approved on the consent agenda on Commissioner Maxwell's motion, Commissioner Haney's second, on an 11-0 vote. Commissioner Barrera-Ramirez was off the dais. Commissioner Hempel was absent.

- 25. LDC Amendment: C20-2024-016 - Preservation Bonus**
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
The motion to approve Staff's recommendation to conduct a public hearing and take 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 for C20-2024-016 - Preservation Bonus, was approved on the consent agenda on Commissioner Maxwell's motion, Commissioner Haney's second, on an 11-0 vote. Commissioner Barrera-Ramirez was off the dais. Commissioner Hempel was absent.

- 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

The public hearing was closed on Chair Azhar's motion, Vice-Chair Woods' second, on an 11-0 vote. Commissioner Anderson was off the dais. Commissioner Hempel was absent.

The motion to approve the Equitable Transit Oriented Development and Vision Plans Working Group amendments 1, 5, and 6, which can be found linked in backup, for NPA-2025-0007.01 - Neighborhood Plan Amendment, located at various properties within the North Lamar Transit Center Station Area, North Austin Civic Association (NACA) Neighborhood Planning Area, was approved on Commissioner Maxwell's motion, Commissioner Haney's second, on a 10-0-2 vote. Commissioners Barrera-Ramirez and Lan abstained. Commissioner Hempel was absent.

The motion to approve Staff's recommendation to 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, as amended, for NPA-2025-0007.01 - Neighborhood Plan Amendment, located at various properties within the North Lamar Transit Center Station Area, North Austin Civic Association (NACA) Neighborhood Planning Area, was approved on Commissioner Skidmore's motion, Commissioner Haney's second, on a 10-0-2 vote. Commissioners Barrera-Ramirez and Lan abstained. Commissioner Hempel was absent.

- 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

The public hearing was closed on Chair Azhar's motion, Vice-Chair Woods' second, on an 11-0 vote. Commissioner Anderson was off the dais. Commissioner Hempel was absent.

The motion to approve the Equitable Transit Oriented Development and Vision Plans Working Group amendments 1, 5, and 6, which can be found linked in backup, for NPA-2025-0017.01 - Neighborhood Plan Amendment, located at various properties within the North Lamar Transit Center Station Area, Crestview/Wooten Combined Neighborhood Planning Area (Wooten NP), was approved on Commissioner Maxwell's motion, Commissioner Haney's second, on a 10-0-2 vote. Commissioners Barrera-Ramirez and Lan abstained. Commissioner Hempel was absent.

The motion to approve Staff's recommendation to 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, as amended, for NPA-2025-0017.01 - Neighborhood Plan Amendment, located at various properties within the North Lamar Transit Center Station Area, Crestview/Wooten Combined Neighborhood Planning Area (Wooten NP), was approved on Commissioner Skidmore's motion, Commissioner Haney's second, on a 10-0-2 vote. Commissioners Barrera-Ramirez and Lan abstained. Commissioner Hempel was absent.

- 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, 512-978-2092, ana.villarreal@austintexas.gov
Planning Department

The public hearing was closed on Chair Azhar's motion, Vice-Chair Woods' second, on an 11-0 vote. Commissioner Anderson was off the dais. Commissioner Hempel was absent.

The motion to approve the Equitable Transit Oriented Development and Vision Plans Working Group amendments 1, 5, and 6, which can be found linked in backup, for NPA-2025-0017.02 - Neighborhood Plan Amendment, located at various properties within the North Lamar Transit Center Station Area, Crestview/Wooten Combined Neighborhood Planning Area (Crestview NP), was approved on Commissioner Maxwell's motion, Commissioner Haney's second, on a 10-0-2 vote. Commissioners Barrera-Ramirez and Lan abstained. Commissioner Hempel was absent.

The motion to approve Staff's recommendation to 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, as amended, for NPA-2025-0017.02 - Neighborhood Plan Amendment, located at various properties within the North Lamar Transit Center Station Area, Crestview/Wooten Combined Neighborhood Planning Area (Crestview NP), was approved on Commissioner Skidmore's motion, Commissioner Haney's second, on a 10-0-2 vote. Commissioners Barrera-Ramirez and Lan abstained. Commissioner Hempel was absent.

- 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

The public hearing was closed on Chair Azhar's motion, Vice-Chair Woods' second, on an 11-0 vote. Commissioner Anderson was off the dais. Commissioner Hempel was absent.

The motion to approve the Equitable Transit Oriented Development and Vision Plans Working Group amendments 1, 5, and 6, which can be found linked in backup, for NPA-2025-0018.01 - Neighborhood Plan Amendment, located at various properties within the North Lamar Transit Center Station Area, Brentwood/Highland Combined Neighborhood Planning Area (Highland NP), was approved on Commissioner Maxwell's motion, Commissioner Haney's second, on a 10-0-2 vote. Commissioners Barrera-Ramirez and Lan abstained. Commissioner Hempel was absent.

The motion to approve Staff's recommendation to 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), as amended, for NPA-2025-0018.01 - Neighborhood Plan Amendment, located at various properties within the North Lamar Transit Center Station Area, Brentwood/Highland Combined Neighborhood Planning Area (Highland NP), was approved on Commissioner Skidmore's motion, Commissioner Haney's second, on a 10-0-2 vote. Commissioners Barrera-Ramirez and Lan abstained. Commissioner Hempel was absent.

- 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

The public hearing was closed on Chair Azhar's motion, Vice-Chair Woods' second, on an 11-0 vote. Commissioner Anderson was off the dais. Commissioner Hempel was absent.

The motion to approve the Equitable Transit Oriented Development and Vision Plans Working Group amendments 1, 5, and 6, which can be found linked in backup, for NPA-2025-0026.01 - Neighborhood Plan Amendment, located at various properties within the North Lamar Transit Center Station Area, North Lamar Combined Neighborhood Planning Area (Georgian Acres), was approved on Commissioner Maxwell's motion, Commissioner Haney's second, on a 10-0-2 vote. Commissioners Barrera-Ramirez and Lan abstained. Commissioner Hempel was absent.

The motion to approve Staff's recommendation to 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, as amended, for NPA-2025-0026.01 - Neighborhood Plan Amendment, located at various properties within the North Lamar Transit Center Station Area, North Lamar Combined Neighborhood Planning Area (Georgian Acres), was approved on Commissioner Skidmore's motion, Commissioner Haney's second, on a 10-0-2 vote. Commissioners Barrera-Ramirez and Lan abstained. Commissioner Hempel was absent.

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

The public hearing was closed on Chair Azhar's motion, Vice-Chair Woods' second, on an 11-0 vote. Commissioner Anderson was off the dais. Commissioner Hempel was absent.

The motion to approve the Equitable Transit Oriented Development and Vision Plans Working Group amendments 1, 5, and 6, which can be found linked in backup, for NPA-2025-0001.01 - Neighborhood Plan Amendment, located at various properties within the South Congress Transit Center Station Area, Dawson Neighborhood Planning Area, was approved on Commissioner Maxwell's motion, Commissioner Haney's second, on a 10-0-2 vote. Commissioners Barrera-Ramirez and Lan abstained. Commissioner Hempel was absent.

The motion to approve Staff's recommendation to 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, as amended, for NPA-2025-0001.01 - Neighborhood Plan Amendment, located at various properties within the South Congress Transit Center Station Area, Dawson Neighborhood Planning Area, was approved on Commissioner Skidmore's motion, Commissioner Haney's second, on a 10-0-2 vote. Commissioners Barrera-Ramirez and Lan abstained. Commissioner Hempel was absent.

- 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

The public hearing was closed on Chair Azhar's motion, Vice-Chair Woods' second, on an 11-0 vote. Commissioner Anderson was off the dais. Commissioner Hempel was absent.

The motion to approve the Equitable Transit Oriented Development and Vision Plans Working Group amendments 1, 5, and 6, which can be found linked in backup, for NPA-2025-0020.01 - Neighborhood Plan Amendment, located at various properties within the South Congress Transit Center Station Area, South Congress Combined Neighborhood Planning Area (West Congress NP), was approved on Commissioner Maxwell's motion, Commissioner Haney's second, on a 10-0-2 vote. Commissioners Barrera-Ramirez and Lan abstained. Commissioner Hempel was absent.

The motion to approve Staff's recommendation to 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, as amended, for NPA-2025-0020.01 - Neighborhood Plan Amendment, located at various properties within the South Congress Transit Center Station Area, South Congress Combined Neighborhood Planning Area (West Congress NP), was approved on Commissioner Skidmore's motion, Commissioner Haney's second, on a 10-0-2 vote. Commissioners Barrera-Ramirez and Lan abstained. Commissioner Hempel was absent.

- 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

The public hearing was closed on Chair Azhar's motion, Vice-Chair Woods' second, on an 11-0 vote. Commissioner Anderson was off the dais. Commissioner Hempel was absent.

The motion to approve the Equitable Transit Oriented Development and Vision Plans Working Group amendments 1, 5, and 6, which can be found linked in backup, for NPA-2025-0020.02 - Neighborhood Plan Amendment, located at various properties within the South Congress Transit Center Station Area, South Congress Combined Neighborhood Planning Area (East Congress NP), was approved on Commissioner Maxwell's motion, Commissioner Haney's second, on a 10-0-2 vote. Commissioners Barrera-Ramirez and Lan abstained. Commissioner Hempel was absent.

The motion to approve Staff's recommendation to 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, as amended, for NPA-2025-0020.02 - Neighborhood Plan Amendment, located at various properties within the South Congress Transit Center Station Area, South Congress Combined Neighborhood Planning Area (East Congress NP), was approved on Commissioner Skidmore's motion, Commissioner Haney's second, on a 10-0-2 vote. Commissioners Barrera-Ramirez and Lan abstained. Commissioner Hempel was absent.

- 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

The public hearing was closed on Chair Azhar's motion, Vice-Chair Woods' second, on an 11-0 vote. Commissioner Anderson was off the dais. Commissioner Hempel was absent.

The motion to approve the Equitable Transit Oriented Development and Vision Plans Working Group amendments 1, 5, and 6, which can be found linked in backup, for NPA-2025-0022.01 - Neighborhood Plan Amendment, located at various properties within the South Congress Transit Center Station Area, Greater South River City Neighborhood Planning Area (St. Edwards NP), was approved on Commissioner Maxwell's motion, Commissioner Haney's second, on a 10-0-2 vote. Commissioners Barrera-Ramirez and Lan abstained. Commissioner Hempel was absent.

The motion to approve Staff's recommendation to 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, as amended, for NPA-2025-0022.01 - Neighborhood Plan Amendment, located at various properties within the South Congress Transit Center Station Area, Greater South River City Neighborhood Planning Area (St. Edwards NP), was approved on Commissioner Skidmore's motion, Commissioner Haney's second, on a 10-0-2 vote. Commissioners Barrera-Ramirez and Lan abstained. Commissioner Hempel was absent.

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

The public hearing was closed on Chair Azhar's motion, Vice-Chair Woods' second, on an 11-0 vote. Commissioner Anderson was off the dais. Commissioner Hempel was absent.

The motion to approve Staff's recommendation to amend City Code Title 25 (Land Development) to establish area plans - including station area vision plans, regulations, and amendment process, was approved on Chair Azhar's motion, Commissioner Haney's second, on a 10-0-2 vote. Commissioners Barrera-Ramirez and Lan abstained. Commissioner Hempel was absent.

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

The public hearing was closed on Chair Azhar's motion, Vice Chair Woods' second, on a 11-0 vote. Commissioner Anderson was off the dais. Commissioner Hempel was absent.

The motion to approve Amendments 3 and 4, which can be found linked in backup, from the Equitable Transit Oriented Development and Vision Plans Working Group was approved on Commissioner Maxwell's motion, Commissioner Powell's second, on a 10-0-2 vote. Commissioners Barrera-Ramirez and Lan abstained. Commissioner Hempel was absent.

The motion to amend Amendment 2, which can be found linked in backup, to include language to “align with the Austin Strategic Mobility Plan (ASMP) provisions” was approved on Commissioner Maxwell’s motion, Vice Chair Woods’ second, on a 10-0-2 vote. Commissioners Barrera-Ramirez and Lan abstained. Commissioner Hempel was absent.

The motion to incorporate the general recommendation to include the City’s Urban Design Guidelines as part of the Vision Plan Update was approved on Commissioner Maxwell’s motion, Vice Chair Woods’ second, on a 10-0-2 vote. Commissioners Barrera-Ramirez and Lan abstained. Commissioner Hempel was absent.

The motion to incorporate the general recommendation to ensure maps associated with the North Lamar Transit Center Station Area Vision Plan to include existing income restricted, affordable housing, religious spaces, and mobile home communities, was approved on Chair Azhar’s motion, Commissioner Maxwell’s second, on a 10-0-2 vote. Commissioners Barrera-Ramirez and Lan abstained. Commissioner Hempel was absent.

The motion to approve Staff’s recommendation to accept the North Lamar Transit Center Station Area Vision Plan into the Imagine Austin Comprehensive Plan, as amended, was approved on Commissioner Powell’s motion, Commissioner Haney’s second, on a 10-0-2 vote. Commissioners Barrera-Ramirez and Lan abstained. Commissioner Hempel was absent.

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

The public hearing was closed on Chair Azhar’s motion, Vice Chair Woods’ second, on a 11-0 vote. Commissioner Anderson was off the dais. Commissioner Hempel was absent.

The motion to approve Amendments 3 and 4, which can be found linked in backup, from the Equitable Transit Oriented Development and Vision Plans Working Group working group was approved on Commissioner Maxwell’s motion, Commissioner

Powell's second, on a 10-0-2 vote. Commissioners Barrera-Ramirez and Lan abstained. Commissioner Hempel was absent.

The motion to amend Amendment 2, which can be found linked in backup, to include language to "align with the Austin Strategic Mobility Plan (ASMP) provisions" was approved on Commissioner Maxwell's motion, Vice Chair Woods' second, on a 10-0-2 vote. Commissioners Barrera-Ramirez and Lan abstained. Commissioner Hempel was absent.

The motion to incorporate the general recommendation to include the City's Urban Design Guidelines as part of the Vision Plan Update was approved on Commissioner Maxwell's motion, Vice Chair Woods' second, on a 10-0-2 vote. Commissioners Barrera-Ramirez and Lan abstained. Commissioner Hempel was absent.

The motion to incorporate the general recommendation to ensure maps associated with the South Congress Transit Center Station Area Vision Plan to include existing income restricted, affordable housing, religious spaces, and mobile home communities, was approved on Chair Azhar's motion, Commissioner Maxwell's second, on a 10-0-2 vote. Commissioners Barrera-Ramirez and Lan abstained. Commissioner Hempel was absent.

The motion to approve Staff's recommendation to accept the South Congress Transit Center Station Area Vision Plan into the Imagine Austin Comprehensive Plan as amended, was approved on Commissioner Powell's motion, Commissioner Haney's second, on a 10-0-2 vote. Commissioners Barrera-Ramirez and Lan abstained. Commissioner Hempel was absent.

STAFF BRIEFINGS

38. Staff briefing regarding the Integrated Bond Program Development and Delivery Plan.

The motion to approve Staff's postponement request to April 29, 2025, was approved on the consent agenda on Commissioner Maxwell's motion, Commissioner Haney's second, on an 11-0 vote. Commissioner Barrera-Ramirez was off the dais. Commissioner Hempel was absent.

DISCUSSION AND ACTION ITEMS

39. Discussion and action to appoint members to serve on the Codes and Ordinances Joint Committee.

The motion to appoint Commissioner Maxwell to the Codes and Ordinances Joint Committee was approved on Chair Azhar's motion, Vice Chair Woods' second, on a 12-0 vote. Commissioner Hempel was absent.

40. Discussion and action to appoint members to serve on the Comprehensive Plan Joint Committee.

The motion to appoint Commissioner Ahmed, Lan, and Powell to the Comprehensive Plan Joint Committee was approved on Chair Azhar's motion, Vice Chair Woods' second, on a 12-0 vote. Commissioner Hempel was absent.

41. Discussion and action to appoint members to serve on the Small Area Planning Joint Committee.

There were no vacancies.

42. Discussion and action to appoint members to serve on the Joint Sustainability Committee.

The motion to appoint Commissioner Hiller as the Primary, temporarily, for the Joint Sustainability Committee, was approved on Chair Azhar's motion, Vice Chair Woods' second, on a 12-0 vote. Commissioner Hempel was absent.

43. Discussion and action to appoint members to serve on the South-Central Waterfront Advisory Board.

No action was taken.

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).

Update was given by Chair Azhar.

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).

No update was given.

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).

No Update was given.

- 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).

Update was given by Commissioner Barrera-Ramirez.

- 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).

No Update was given.

- 49. 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 Vice Chair Woods.

- 50. 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 Vice Chair Woods. Vice Chair Woods announced that the Equitable Transit Oriented Development and Vision Plans Working Group has been sunset as its purpose has been fulfilled.

FUTURE AGENDA ITEMS

None.

ADJOURNMENT

Chair Azhar adjourned the meeting at 9:41 p.m. without objection.

The minutes were approved at the May 13, 2025, meeting on Commissioner Maxwell's motion, Vice Chair Woods' second, on a 10-0 vote. Commissioners Hempel, Howard, and Skidmore were absent.