



***PLANNING COMMISSION
SPECIAL CALLED MEETING
TUESDAY, APRIL 29, 2025***

The Planning Commission convened in a special called meeting on Tuesday, April 29, 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 6:03 p.m.

Board Members/Commissioners in Attendance:

*Awais Azhar
Joshua Hiller
Alice Woods*

Commissioners in Attendance Remotely:

*Nadia Barrera-Ramirez
Casey Haney
Anna Lan
Felicity Maxwell
Adam Powell
Danielle Skidmore*

Commissioners who are Absent:

*Claire Hempel
Imad Ahmed
Greg Anderson
Patrick Howard*

Ex-Officio Members in Attendance:

Jessica Cohen

Ex-Officio Members in Attendance Remotely:

Ex-Officio Members Absent:

Candace Hunter

PUBLIC COMMUNICATION: GENERAL

Philip Wiley: Made comments regarding UNO, specifically in reference to compatibility standards.

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 approved on the consent agenda on Vice Chair Wood’s motion, Commissioner Hiller’s second on a 9-0 vote. Commissioners Ahmed, Anderson, Hempel, and Howard were absent.**

PUBLIC HEARINGS

2. **LDC Amendment: C20-2023-037 - SMART Housing Updates Phase 2**
Request: Amend City Code Title 25 (Land Development) to modify requirements, including fee waivers and affordability period, for the City’s S.M.A.R.T. Housing Program
Staff Rec.: **Recommend**
Staff: Brendan Kennedy, 512-978-1594, brendan.kennedy@austintexas.gov
Housing Department

The public hearing was closed on Vice Chair Woods’ motion, Commissioner Hiller’s second on a 9-0 vote. Commissioners Ahmed, Anderson, Hempel, and Howard were absent.

The motion to provide a recommendation to staff to consider increasing the affordability period requirements from the program to align with other city programs; 40 years for rental housing and 99 years for ownership housing, was approved on Chair Azhar’s motion, Vice Chair Woods second, on a 9-0 vote. Commissioners Ahmed, Anderson, Hempel, and Howard were absent.

The motion to provide a recommendation to staff to consider requiring SMART Housing participants to utilize the requirements of Chapter 4-18, Rental Housing Development Assistance (RHDA) and Ownership Housing Development Assistance (OHDA) guidelines, and RHDA Lease Addendum, was approved on Chair Azhar’s motion, Vice Chair Woods second, on a 9-0 vote. Commissioners Ahmed, Anderson, Hempel, and Howard were absent.

The motion to approve Staff’s recommendation to amend City Code Title 25 (Land Development) to modify requirements, including fee waivers and affordability period, for the City’s S.M.A.R.T. Housing Program, as amended, was approved on Vice Chair

Woods' motion, Commissioner Hiller's second on a 9-0. Commissioners Ahmed, Anderson, Hempel, and Howard were absent.

STAFF BRIEFINGS

3. Staff briefing regarding the Integrated Bond Program Development and Delivery Plan. Presentation by Eric Bailey, 512-974-7713, eric.bailey@austintexas.gov.
The presentation was made by Brendan Kennedy, Program Manager, Housing Department.
4. Staff briefing regarding the timeline for Planning Department planning initiatives. Presentation by Erica Leak, 512-974-9375, erica.leak@austintexas.gov.
The presentation was made by Erica Leak, Officer, Planning Department.

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 Update was given.
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).
No Update was given.
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 Barrera-Ramirez.

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. 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)

No Update was given.

ADJOURNMENT

Chair Azhar adjourned the meeting at 7:03 p.m. without objection.