



***PLANNING COMMISSION
REGULAR CALLED MEETING
TUESDAY, SEPTEMBER 9, 2025***

The Planning Commission convened in a regular meeting on Tuesday, September 9, 2025, at Austin City Hall, Council Chambers, Room 1001, 301 W. Second Street, in Austin, Texas.

Chair Anderson called the Planning Commission Meeting to order at 6:00 p.m.

Commissioners in Attendance:

*Imad Ahmed
Greg Anderson
Nadia Barrera-Ramirez
Peter Breton
Joshua Hiller
Anna Lan
Adam Powell
Danielle Skidmore
Alice Woods*

Commissioners in Attendance Remotely:

*Casey Haney
Patrick Howard
Felicity Maxwell*

Ex-Officio Members in Attendance:

Jessica Cohen

Ex-Officio Members Absent:

*TC Broadnax
Candace Hunter
Richard Mendoza*

1 Vacancy on the Dais.

PUBLIC COMMUNICATION: GENERAL

Fayez Kazi: Reflected on his time serving on the Planning Commission and thanked all those who are currently serving.

Awais Azhar: Gave his goodbye to the Planning Commission, reflected on his time serving, provided advice to those still serving, and thanked them for their time.

APPROVAL OF MINUTES

1. Approve the minutes of the Planning Commission regular meeting on August 26, 2025. **The minutes from the meeting of August 26, 2025, were approved on Commissioner Powell’s motion, Commissioner Barrera-Ramirez’s second on a 11-0 vote. Commissioner Haney was off on the dais.**

PUBLIC HEARINGS

2. **Plan Amendment: NPA-2025-0008.01 - 2406 Rosewood Ave; District 1**
Location: 2406 Rosewood Avenue, 2407 ½ Sol Wilson Avenue, 1159 ½ and 1169 Hargrave Street, Boggy Creek Watershed; Rosewood Neighborhood Planning Area
Owner/Applicant: American Can, a Texas non-profit corporation
Agent: Armbrust & Brown, PLLC (Richard T. Suttle, Jr.)
Request: Civic to Mixed Use land use
Staff Rec.: **Recommended**
Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov
Planning Department

The public hearing was closed by Commissioner Barrera-Ramirez, seconded by Commissioner Skidmore, on a 12-0 vote.

The motion to approve Staff’s recommendation of Mixed Use land use for NPA-2025-0008.01 - 2406 Rosewood Ave, located at 2406 Rosewood Avenue, 2407 ½ Sol Wilson Avenue, 1159 ½ and 1169 Hargrave Street, was approved on Commissioner Ahmed’s motion, Commissioner Lan’s second, on a 12-0 vote.

3. **Rezoning: C14-2025-0049 - 1169 Hargrave Street; District 1**
Location: 2407 ½ Sol Wilson Avenue, 1159 ½ and 1169 Hargrave Street, Boggy Creek Watershed; Rosewood Neighborhood Planning Area
Owner/Applicant: American Can, a Texas non-profit corporation
Agent: Armbrust & Brown, PLLC (Richard T. Suttle, Jr.)
Request: From SF-3-NP to CS-MU-CO-NP
Staff Rec.: **Recommended**
Staff: Jonathan Tomko, 512-974-1057, jonathan.tomko@austintexas.gov
Planning Department

The public hearing was closed by Commissioner Barrera-Ramirez, seconded by Commissioner Skidmore, on a 12-0 vote.

The motion to approve Staff’s recommendation of CS-MU-CO-NP for C14-2025-0049 - 1169 Hargrave Street, located at 2407 ½ Sol Wilson Avenue, 1159 ½ and 1169 Hargrave Street, was approved on Commissioner Ahmed’s motion, Commissioner Lan’s second, on a 12-0 vote.

- 4. Plan Amendment: NPA-2023-0014.04 - 4302 Nuckols Crossing; District 2**
Location: 4302, 4304 ½, and 4316 Nuckols Crossing Road, Williamson Creek Watershed; Southeast Combined (Franklin Park) Neighborhood Planning Area
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 October 28, 2025**
Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov
Planning Department

The motion to approve Staff’s postponement request to October 28, 2025, was approved on the consent agenda on Commissioner Powell’s motion, Commissioner Barrera-Ramirez’s second, on a 11-0 vote. Parliamentarian Haney was off on the dais. 1 vacancy on the dais.

- 5. Rezoning: C14-2025-0053 - Duval Harris Residential; District 9**
Location: 3305, 3303 Duval Street and 501, 505 Harris Avenue, Waller Creek Watershed; Central Austin Combined (Hancock) Neighborhood Planning Area
Owner/Applicant: 3305 Duval St LLC (Joshua Lake McGuire)
Agent: Thrower Design, LLC (Ron Thrower & Victoria Haase)
Request: MF-1-NP to MF-3-NP
Staff Rec.: **Staff Postponement Request to September 23, 2025**
Staff: Cynthia Hadri, 512-974-7620, cynthia.hadri@austintexas.gov
Planning Department

The motion to approve Staff’s postponement request to September 23, 2025, was approved on the consent agenda on Commissioner Powell’s motion, Commissioner Barrera-Ramirez’s second, on a 11-0 vote. Parliamentarian Haney was off on the dais. 1 vacancy on the dais.

6. Rezoning: C14-2025-0029 - Airport 38 Rezone; District 1
Location: 3811 Airport Boulevard, Boggy Creek Watershed; East MLK
Combined Neighborhood Planning Area (MLK)
Owner/Applicant: 3811 Airport 2017 LP
Agent: Thrower Design, LLC (Victoria Haase)
Request: CS-MU-V-NP to CS-MU-V-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-MU-V-DB90-NP for C14-2025-0029 - Airport 38 Rezone; District 1, located at 3811 Airport Boulevard, was approved on the consent agenda on Commissioner Powell's motion, Commissioner Barrera-Ramirez's second, on a 11-0 vote. Parliamentarian Haney was off on the dais. 1 vacancy on the dais.

7. Rezoning: C14-2025-0072 - Sir Swante Palm Neighborhood Park Rezoning; District 9
Location: 200 North Interstate Highway 35 Service Road Southbound and 201 ½ Red River Street, Waller Creek Watershed; Downtown Austin Plan (Waller Creek District)
Owner/Applicant: City of Austin
Agent: City of Austin (PARD - Paul Books)
Request: CBD and UNZ to P
Staff Rec.: **Recommended**
Staff: Cynthia Hadri, 512-974-7620, cynthia.hadri@austintexas.gov
Planning Department
Paul Books, 512-978-1315, paul.books@austintexas.gov
Parks and Recreation Department

The motion to approve Staff's recommendation of P for C14-2025-0072 - Sir Swante Palm Neighborhood Park Rezoning; District 9, located at 200 North Interstate Highway 35 Service Road Southbound and 201 ½ Red River Street, was approved on the consent agenda on Commissioner Powell's motion, Commissioner Barrera-Ramirez's second, on a 11-0 vote. Parliamentarian Haney was off on the dais. 1 vacancy on the dais.

8. Historic Zoning: C14H-2025-0077 - Palm Park Shelter House; District 9
Location: 200 North Interstate Highway 35 Service Road Southbound, Waller Creek Watershed; Downtown Austin Plan (Waller Creek District)
Owner/Applicant: City of Austin Parks and Recreation
Agent: City of Austin (PARD - Paul Books)
Request: P-H
Staff Rec.: **Recommended**
Staff: Kalan Contreras, 512-974-2727, kalan.contreras@austintexas.gov
Planning Department
Paul Books, 512-978-1315, paul.books@austintexas.gov
Parks and Recreation Department

The motion to approve Staff's recommendation of H for C14H-2025-0077 - Palm Park Shelter House; District 9, located at 200 North Interstate Highway 35 Service Road Southbound, was approved on the consent agenda on Commissioner Powell's motion, Commissioner Barrera-Ramirez's second, on a 11-0 vote. Parliamentarian Haney was off on the dais. 1 vacancy on the dais.

9. Historic Zoning: C14H-2025-0022 - Stedman-Graves House; District 9

Location: 1701 San Gabriel Street, Shoal Creek Watershed; Not in a neighborhood planning area

Owner/Applicant: Shana Feste & Brian Kavanaugh-Jones

Agent: Sean Reynolds (Side Angle Side)

Request: SF-3-H

Staff Rec.: **Recommended**

Staff: Austin Lukes, 512-978-0766, austin.lukes@austintexas.gov
Planning Department

The motion to approve Staff's recommendation of SF-3-H for C14H-2025-0022 - Stedman-Graves House; District 9, located at 1701 San Gabriel Street, was approved on the consent agenda on Commissioner Powell's motion, Commissioner Barrera-Ramirez's second, on a 11-0 vote. Parliamentarian Haney was off on the dais. 1 vacancy on the dais.

10. Site Plan SP-2018-0495C(XT2) - Domain Tower II; District 7

Extension:

Location: 10723 Domain Drive, Walnut Creek Watershed; North Burnet/Gateway Neighborhood Planning Area

Owner/Applicant: SL Domain LP (John Kiltz)

Agent: Land Use Solutions (Michele Haussmann)

Request: The applicant requests a 3-year extension to a previously approved site plan.

Staff Rec.: **Recommended**

Staff: Kate Castles, 512-978-4555, kate.castles@austintexas.gov
Development Services Department

The motion to approve Staff's recommendation of a 3-year extension to a previously approved site plan for SP-2018-0495C(XT2) - Domain Tower II; District 7, located at 10723 Domain Drive, was approved on the consent agenda on Commissioner Powell's motion, Commissioner Barrera-Ramirez's second, on a 11-0 vote. Parliamentarian Haney was off on the dais. 1 vacancy on the dais.

- 11. Site Plan** **SP-2019-0025C(XT2) - Domain Tower IV; District 7**
Extension:
Location: 10017 Alterra Parkway, Walnut Creek Watershed; North Burnet/Gateway Neighborhood Planning Area
Owner/Applicant: SL Domain LP (John Kiltz)
Agent: Land Use Solutions (Michele Haussmann)
Request: The applicant requests a 3-year extension to a previously approved site plan.
Staff Rec.: **Recommended**
Staff: Kate Castles, 512-978-4555, kate.castles@austintexas.gov
Development Services Department
The motion to approve Staff’s recommendation of a 3-year extension to a previously approved site plan for SP-2019-0025C(XT2) - Domain Tower IV; District 7, located at 10017 Alterra Parkway, was approved on the consent agenda on Commissioner Powell’s motion, Commissioner Barrera-Ramirez’s second, on a 11-0 vote. Parliamentarian Haney was off on the dais. 1 vacancy on the dais.
- 12. Site Plan** **SP-2014-0071C(XT4) - All Saints Presbyterian Church; District 8**
Extension:
Location: 7808 Rialto Blvd, Williamson Creek Watershed; Oak Hill Combined Neighborhood Planning Area (West Oak Hill)
Owner/Applicant: All Saints Presbyterian Church (David Breeding)
Agent: Drenner Group (Leah Bojo)
Request: The applicant requests a 3-year extension to a previously approved site plan.
Staff Rec.: **Recommended**
Staff: Kate Castles, 512-978-4555, kate.castles@austintexas.gov
Development Services Department
The motion to approve Staff’s recommendation of a 3-year extension to a previously approved site plan for SP-2014-0071C(XT4) - All Saints Presbyterian Church; District 8, located at 7808 Rialto Blvd, was approved on the consent agenda on Commissioner Powell’s motion, Commissioner Barrera-Ramirez’s second, on a 11-0 vote. Parliamentarian Haney was off on the dais. 1 vacancy on the dais.
- 13. Conditional Use** **SPC-2025-0190A - 1700 South Congress; District 9**
Permit:
Location: 1700 South Congress Ave., East Bouldin Creek Watershed; Bouldin Creek Neighborhood Plan Area
Owner/Applicant: DCW PROPERTIES LTD
Agent: Armbrust & Brown, PLLC (Richard Suttle)
Request: The applicant is requesting a CUP to allow for a cocktail lounge.
Staff Rec.: **Recommended**
Staff: Alyse Ramirez, 512-978-1750, alyse.ramirez@austintexas.gov
Development Services Department

The motion to approve Staff’s recommendation of a CUP to allow for a cocktail lounge for SPC-2025-0190A - 1700 South Congress; District 9, located at 1700 South Congress Ave., was approved on the consent agenda on Commissioner Powell’s motion, Commissioner Barrera-Ramirez’s second, on a 11-0 vote. Parliamentarian Haney was off on the dais. 1 vacancy on the dais.

DISCUSSION AND ACTION ITEMS

14. Discussion and action on a recommendation to City Council to amend the Land Development Code, the City's technical codes, and other housing-related criteria. (Sponsored by Chair Anderson and Secretary Maxwell)

The motion to approve a recommendation to City Council to amend the Land Development Code, the City’s technical codes, and other housing-related criteria was approved on Chair Woods’ motion, on Parliamentarian Ahmed’s second, on a 12-0 vote. 1 vacancy on the dais.

15. Discussion and action to conduct officer elections for the Chair, Vice Chair, Parliamentarian, and Secretary. (Sponsored by Chair Anderson and Commissioner Skidmore)

Chair Anderson nominated Vice Chair Woods as Chair

Vice Chair Woods accepted the nomination.

Chair Anderson nominated Parliamentarian Haney as Vice Chair.

Parliamentarian Haney accepted the nomination.

Chair Anderson nominated Secretary Maxwell as Secretary.

Secretary Maxwell accepted the nomination.

Chair Anderson nominated Commissioner Ahmed as Parliamentarian.

Commissioner Ahmed accepted the nomination.

The motion to approve Vice Chair Woods for Chair, Parliamentarian Haney for Vice Chair, Secretary Maxwell for Secretary, and Commissioner Ahemd for Parliamentarian was approved on Chair Anderson’s motion, Commissioner Powell second on a 12-0 vote. 1 vacancy on the dais.

WORKING GROUP/COMMITTEE UPDATES

16. 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 Vice Chair Woods, Secretary Maxwell, and Commissioner Barrera-Ramirez)

Update was given by Vice Chair Woods.

17. 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 Ahmed, Breton, Lan, and Powell)

Update was given by Commissioner Ahmed.

18. 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 Hiller and Breton)

Update was given by Hiller.

19. 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 Parliamentarian Haney and Commissioners Barrera-Ramirez, Howard, and Skidmore)

Update was given by Skidmore.

20. 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 Anderson)

No update was given.

21. Governance, Rules, and Procedures Working Group – Update on the review and proposed updates to Planning Commission procedural rules to ensure they align with current and best practices. (Sponsored by Vice Chair Woods and Commissioner Barrera-Ramirez)

No update was given.

FUTURE AGENDA ITEMS

Discussion and action on a recommendation to City Council to amend Title 25 to modify the language in DB90 and DBETOD that prohibits non-residential space above certain floors. (Sponsored by Commissioners Ahemd and Powell)

Discussion and action to appoint a member to serve on the South Central Waterfront Advisory Board (Sponsored by Chair Anderson and Secretary Maxwell)

ADJOURNMENT

Chair Anderson adjourned the meeting at 7:50 p.m. without objection.

The minutes were approved at the September 23, 2025, meeting on Parliamentarian Ahmed's motion, Secretary Maxwell's second, on a 9-0 vote. Vice Chair Haney, and Commissioners Bedrosian, Howard, and Lan were absent