



***PLANNING COMMISSION
REGULAR CALLED MEETING
TUESDAY, SEPTEMBER 23, 2025***

The Planning Commission convened in a regular meeting on Tuesday, September 23, 2025, at Austin City Hall, Council Chambers, Room 1001, 301 W. Second Street, in Austin, Texas.

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

Commissioners in Attendance:

*Alice Woods
Imad Ahmed
Greg Anderson
Peter Breton
Joshua Hiller
Felicity Maxwell
Adam Powell
Danielle Skidmore*

Commissioners in Attendance Remotely:

Nadia Barrera-Ramirez

Commissioners Absent:

*Casey Haney
Brian Bedrosian
Patrick Howard
Anna Lan*

Ex-Officio Members in Attendance Remotely:

Jessica Cohen

Ex-Officio Members Absent:

*TC Broadnax
Candace Hunter
Richard Mendoza*

PUBLIC COMMUNICATION: GENERAL

None.

APPROVAL OF MINUTES

1. Approve the minutes of the Planning Commission regular meeting on Tuesday, September 9, 2025, and the revised meeting minutes on Tuesday, August 26, 2025.

The minutes from the meeting of Tuesday, September 9, 2025, and the revised meeting minutes on Tuesday, August 26, 2025, were approved on the consent agenda 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.

PUBLIC HEARINGS

2. **Plan Amendment: NPA-2024-0016.05 - Shady Lane; District 3**
Location: 500 Shady Lane, Colorado River Watershed; Govalle/Johnston Terrace Neighborhood Planning Area (Govalle)
Owner/Applicant: Shady Lane at 5th & 7th, LLC
Agent: Alice Glasco Consulting (Alice Glasco)
Request: Industry to Mixed Use land use
Staff Rec.: **Applicant postponement request to October 28, 2025**
Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov
Planning Department

The motion to approve the Applicant’s postponement request to October 28, 2025, was approved on the consent agenda 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.

3. **Rezoning: C14-2025-0005 - Shady Lane; District 3**
Location: 500 Shady Lane, Colorado River Watershed; Govalle/Johnston Terrace Neighborhood Planning Area (Govalle)
Owner/Applicant: Shady Lane at 5th & 7th, LLC
Agent: Alice Glasco Consulting (Alice Glasco)
Request: LI-CO-NP to LI-PDA-NP
Staff Rec.: **Applicant postponement request to October 28, 2025**
Staff: Jonathan Tomko, 512-974-1057, jonathan.tomko@austintexas.gov
Planning Department

The motion to approve the Applicant’s postponement request to October 28, 2025, was approved on the consent agenda 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.

- 4. **Plan Amendment:** **NPA-2025-0016.01 - P & P .72; District 3**
 Location: 905 Shady Lane, Boggy Creek Watershed; Govalle/Johnston Terrace
 Combined Neighborhood Planning Area (Govalle)
 Owner/Applicant: United Association of Plumbers & Pipefitters Local #286
 Agent: Bennett Consulting (Rodney Bennett)
 Request: Single Family to Mixed Use/Office land use
 Staff Rec.: **Applicant postponement request to October 28, 2025**
 Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov
 Planning Department

The motion to approve the Applicant’s postponement request to October 28, 2025, was approved on the consent agenda 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.

- 5. **Rezoning:** **C14-2025-0073 - P & P .72; District 3**
 Location: 905 Shady Lane, Boggy Creek Watershed; Govalle/Johnston Terrace
 Combined Neighborhood Planning Area (Govalle)
 Owner/Applicant: United Association Plumbers & Pipefitters Local #286
 Agent: Bennett Consulting (Rodney Bennett)
 Request: SF-3-NP to LO-MU-CO-NP
 Staff Rec.: **Applicant postponement request to October 28, 2025**
 Staff: Jonathan Tomko, 512-974-1057, jonathan.tomko@austintexas.gov
 Planning Department

The motion to approve the Applicant’s postponement request to October 28, 2025, was approved on the consent agenda 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.

6. 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 (OCEAN) 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 conditionally allow a cocktail lounge use on 1201 East 11th Street Austin, Texas 78702.
Staff Rec.: **Not recommended**
Staff: Hunter Maples, 512-974-3120, hunter.maples@austintexas.gov
Housing Department

The public hearing was closed on Secretary Maxwell’s motion, Commissioner Breton’s second, on a 9-0 vote. Vice Chair Haney, and Commissioners Bedrosian, Howard and Lan were absent.

The motion to deny the property owner’s request to amend Ordinance No.20220728-163 which amended the East 11th Street Neighborhood Conservation Combining District (NCCD) to conditionally allow a cocktail lounge use on 1201 East 11th Street Austin, Texas 78702 failed on Parliamentarian Ahmed’s motion, Commissioner Barrera-Ramirez’s second, on a 4-4-1 vote. Those voting aye were Parliamentarian Ahmed and Commissioner Barrera-Ramirez, Powell, and Skidmore. Those voting nay were Secretary Maxwell and Commissioners Anderson, Breton, and Hiller. Chair Woods abstained. Vice Chair Haney, and Commissioners Bedrosian, Howard and Lan were absent.

This item moved forward to City Council without a Planning Commission recommendation due to lack of a motion.

7. Rezoning: C14-2024-0030 - 1201 East 11th Street; District 1

Location: 1201 East 11th Street, Lady Bird Lake Watershed; Central East Austin (OCEAN) 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 to conditionally allow a cocktail lounge use)
Staff Rec.: **Not recommended**
Staff: Jonathan Tomko, 512-974-1057, jonathan.tomko@austintexas.gov
Planning Department

The public hearing was closed on Secretary Maxwell’s motion, Commissioner Breton’s second, on a 9-0 vote. Vice Chair Haney, and Commissioners Bedrosian, Howard and Lan were absent.

The motion to deny the property owner’s request of CS-1-NCCD-NP and SF-3-NCCD-NP (change to a condition of zoning to conditionally allow a cocktail lounge use) failed

on Parliamentarian Ahmed's motion, Commissioner Barrera-Ramirez's second, on a 4-4-1 vote. Those voting aye were Parliamentarian Ahmed and Commissioner Barrera-Ramirez, Powell, and Skidmore. Those voting nay were Secretary Maxwell and Commissioners Anderson, Breton, and Hiller. Chair Woods abstained. Vice Chair Haney, and Commissioners Bedrosian, Howard and Lan were absent.

This item moved forward to City Council without a Planning Commission recommendation due to lack of a motion.

8. **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 recommends MF-3-CO-NP**
Staff: Cynthia Hadri, 512-974-7620, cynthia.hadri@austintexas.gov
Planning Department

The public hearing was closed on Secretary Maxwell's motion, Commissioner Breton's second, on a 9-0 vote. Vice Chair Haney, and Commissioners Bedrosian, Howard and Lan were absent.

The motion to approve the Applicant's request of MF-3-NP, as amended with the removal of the CO, for C14-2025-0053 - Duval Harris Residential, located at 3305, 3303 Duval Street and 501, 505 Harris Avenue, was approved on Commissioner Anderson's motion, Secretary Maxwell's second, on a 7-1-1 vote. Those voting aye were Chair Woods, Secretary Maxwell, and Commissioners Anderson, Barrera-Ramirez, Breton, Hiller, and Powell. Commissioner Skidmore voted nay. Parliamentarian Ahmed abstained. Vice Chair Haney, and Commissioners Bedrosian, Howard and Lan were absent.

9. **Rezoning:** C14-2025-0046 - 1904 San Gabriel; District 9
Location: 1904 San Gabriel Street, Shoal Creek Watershed; Central Austin Combined (West University) Neighborhood Planning Area
Owner/Applicant: AYN Rand Museum and Archives Foundation
Agent: Metcalfe Wolff Stuart and Williams (Michele R. Lynch)
Request: MF-4-CO-ETOD-DBETOD-NP to GO-CO-ETOD-DBETOD-NP
Staff Rec.: **Staff postponement request to October 28, 2025**
Staff: Cynthia Hadri, 512-974-7620, cynthia.hadri@austintexas.gov
Planning Department

The motion to approve Staff's postponement request to October 28, 2025, was approved on the consent agenda 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.

- 10. Rezoning: C14-2024-0146 - 1317 East Riverside Drive; District 9**
Location: 1317 East Riverside Drive, Harpers Branch Watershed; East Riverside/Oltorf Combined (Riverside) Neighborhood Planning Area
Owner/Applicant: Schuler Family Trust of 1998 (Jean E. Schuler)
Agent: Drenner Group, PC (Leah M. Bojo)
Request: GR-MU-CO to GR-MU-CO-V-DB90
Staff Rec.: **Applicant postponement request to October 28, 2025**
Staff: Nancy Estrada, 512-974-7617, nancy.estrada@austintexas.gov
Planning Department

The motion to approve the Applicant’s postponement request to October 28, 2025, was approved on the consent agenda 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.

- 11. Rezoning: C14-2024-0147 - 1405 East Riverside Drive; District 9**
Location: 1405A, 1405B, and 1507 East Riverside Drive, Harpers Branch and Lady Bird Lake Watersheds; East Riverside/Oltorf Combined (Riverside) Neighborhood Planning Area
Owner/Applicant: Schuler Family Trust of 1998 (Jean E. Schuler)
Agent: Drenner Group, PC (Leah M. Bojo)
Request: East Riverside Corridor (ERC-Neighborhood Mixed Use Subdistrict) to East Riverside Corridor (ERC-Corridor Mixed Use Subdistrict), to include the entire lot in the hub boundary, and to increase the maximum building height up to 120 feet through participation in a density bonus program.
Staff Rec.: **Applicant postponement request to October 28, 2025**
Staff: Nancy Estrada, 512-974-7617, nancy.estrada@austintexas.gov
Planning Department

The motion to approve the Applicant’s postponement request to October 28, 2025, was approved on the consent agenda 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.

- 12. Rezoning: C14-2025-0078 - 10200 McKalla Place; District 7**
Location: 10200-10202 McKalla Place, North Burnet/ Gateway Neighborhood Planning Area
Owner/Applicant: 10200 McKalla Place LP
Agent: Drenner Group PC, Amanda Swor
Request: NBG-WMU-NP to NBG-CMU (Gateway Zone)-NP
Staff Rec.: **Recommended**
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov
Planning Department

The motion to approve Staff’s recommendation of NBG-CMU (Gateway Zone)-NP for C14-2025-0078 - 10200 McKalla Place, located at 10200-10202 McKalla Place, was approved on the consent agenda 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.

DISCUSSION AND ACTION ITEMS

13. 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 Parliamentarian Ahmed and Commissioner Powell)

The public hearing was closed on Commissioner Anderson's motion, Commissioner Powell's second, on a 9-0 vote. Vice Chair Haney, and Commissioners Bedrosian, Howard and Lan were absent.

The motion to approve 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 was approved on Parliamentarian Ahmed's motion, Commissioner Powell's second, on a 9-0 vote. Vice Chair Haney, and Commissioners Bedrosian, Howard and Lan were absent.

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

The motion to appoint Commissioner Breton to serve on the South Central Waterfront Advisory Board was approved on Chair Wood's motion, Secretary Maxwell's second, on a on a 9-0 vote. Vice Chair Haney, and Commissioners Bedrosian, Howard and Lan were absent.

15. Discussion and action to amend the 2025 regular meeting schedule to change the November and December meeting dates.

The motion to amend the 2025 regular meeting schedule to change the November meeting dates to Thursday, November 13, 2025, and Tuesday, November 18, 2025, was approved on Commissioner Skidmore's motion, Commissioner Breton's second, on an 8-0 vote. Commissioner Barrera-Ramirez was off the dais. Vice Chair Haney, and Commissioners Bedrosian, Howard and Lan were absent.

The motion to amend the 2025 regular meeting schedule to change the December meeting date to December 16, 2025, was approved on Commissioner Powell's motion, Secretary Maxwell's second, on an 8-0 vote. Commissioner Barrera-Ramirez was off the dais. Vice Chair Haney, and Commissioners Bedrosian, Howard and Lan were absent.

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

Update was given by Secretary Maxwell.

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

Parliamentarian Ahmed and Commissioners Breton, Lan, and Powell)
Update was given by Parliamentarian 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 Commissioner 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 Vice Chair Haney and Commissioners Barrera-Ramirez, Howard, and Skidmore)

Update was given by Commissioner 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 Commissioner 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 Chair Woods and Commissioner Barrera-Ramirez)

Update was given by Chair Woods.

FUTURE AGENDA ITEMS

Discussion and action to appoint a member to serve on the Governance, Rules, and Procedures Working Group. (Sponsored by Chair Woods and Commissioner Breton)

ADJOURNMENT

Chair Woods adjourned the meeting at 8:12 p.m. without objection.