



**REGULAR MEETING OF THE PLANNING COMMISSION
TUESDAY, OCTOBER 28, 2025, AT 6 P.M.
AUSTIN CITY HALL, COUNCIL CHAMBERS, ROOM 1001
301 WEST 2ND STREET
AUSTIN, TEXAS**

Some members of the Planning Commission may be participating by videoconference. The meeting may be viewed online at: <http://www.austintexas.gov/page/watch-atxn-live>

Public comment will be allowed in-person or remotely via telephone. Speakers may only register to speak on an item once either in-person or remotely and will be allowed up to three minutes to provide their comments. Registration no later than noon the day before the meeting is required for remote participation by telephone. To register to speak remotely, contact Ella Garcia, Staff Liaison, for questions regarding speaker registration at LandUseLiaison@austintexas.gov or by phone at 512-978-0821.

CURRENT COMMISSIONERS:

[Alice Woods](#), Chair (District 2)
[Casey Haney](#), Vice Chair (Mayor's Representative)
[Felicity Maxwell](#), Secretary (District 5)
[Imad Ahmed](#), Parliamentarian (District 6)
[Anna Lan](#) (Mayor's Representative)
Vacant (Mayor's Representative)
[Patrick Howard](#) (District 1)

[Nadia Barrera-Ramirez](#) (District 3)
[Brian Bedrosian](#) (District 4)
[Adam Powell](#) (District 7)
[Peter Breton](#) (District 8)
[Danielle Skidmore](#) (District 9)
[Joshua Hiller](#) (District 10)

EX-OFFICIO MEMBERS:

[Jessica Cohen](#), Chair of Board of Adjustment
[TC Broadnax](#), City Manager

[Candace Hunter](#), A.I.S.D. Board of Trustees
[Richard Mendoza](#), Director of Transportation
and Public Works

EXECUTIVE SESSION (No public discussion)

The Planning Commission will announce it will go into Executive Session, if necessary, according to Chapter 551 of the Texas Government Code, to receive advice from Legal Counsel on matters specifically listed on the agenda. The Commission may not conduct a closed meeting without the approval of the city attorney. Private Consultation with Attorney – Section 551.071.

AGENDA

CALL TO ORDER

PUBLIC COMMUNICATION: GENERAL

The first four speakers signed up prior to the meeting being called to order will each be allowed a three-minute allotment to address their concerns regarding items not posted on the agenda.

APPROVAL OF MINUTES

1. Approve the minutes of the Planning Commission regular meeting on Tuesday, October 14, 2025.

PUBLIC HEARINGS

- 2. Plan Amendment: NPA-2024-0016.05 - Shady Lane; District 3**
Location: 500 Shady Lane, Colorado River Watershed; Govalle/Johnston Terrace (Govalle) Neighborhood Planning Area
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 December 9, 2025**
Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov
Austin Planning
- 3. Rezoning: C14-2025-0005 - Shady Lane; District 3**
Location: 500 Shady Lane, Colorado River Watershed; Govalle/Johnston Terrace (Govalle) Neighborhood Planning Area
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 December 9, 2025**
Staff: Jonathan Tomko, 512-974-1057, jonathan.tomko@austintexas.gov
Austin Planning
- 4. Plan Amendment: NPA-2025-0016.01 - P & P .72; District 3**
Location: 905 Shady Lane, Boggy Creek Watershed; Govalle/Johnston Terrace Combined (Govalle) Neighborhood Planning Area
Owner/Applicant: United Association Plumbers & Pipefitters Local #286
Agent: Bennett Consulting (Rodney Bennett)
Request: Single Family to Mixed Use/Office land use
Staff Rec.: **Applicant postponement request to November 13, 2025**
Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov
Austin Planning

5. **Rezoning: C14-2025-0073 - P & P .72; District 3**
 Location: 905 Shady Lane, Boggy Creek Watershed; Govalle/Johnston Terrace Combined (Govalle) Neighborhood Planning Area
 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 November 13, 2025**
 Staff: Jonathan Tomko, 512-974-1057, jonathan.tomko@austintexas.gov
 Austin Planning
6. **Plan Amendment: NPA-2025-0019.03 - 1012 E 38th; District 9**
 Location: 1012 East 38th Street, Boggy Creek Watershed; Central Austin Combined (Hancock) Neighborhood Planning Area
 Owner/Applicant: GDC-NRG IH35 LLC
 Agent: Narrow Road Group (Griff Whalen)
 Request: Single Family to Mixed Use/Office land use
 Staff Rec.: **Recommended**
 Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov
 Austin Planning
7. **Rezoning: C14-2025-0082 - 1012 E 38th St; District 9**
 Location: 1012 East 38th Street, Boggy Creek Watershed; Central Austin Combined (Hancock) Neighborhood Planning Area
 Owner/Applicant: GDC-NRG IH35 LLC
 Agent: Narrow Road Group (Griff Whalen)
 Request: SF-3-CO-NP to LO-MU-NP
 Staff Rec.: **Recommended**
 Staff: Cynthia Hadri, 512-974-7620, cynthia.hadri@austintexas.gov
 Austin Planning
8. **Plan Amendment: NPA-2025-0019.04 - 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 Rogerson Lynch)
 Request: Multifamily Residential to Mixed Use/Office land use
 Staff Rec.: **Recommended**
 Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov
 Austin Planning
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.: **Recommended**
 Staff: Cynthia Hadri, 512-974-7620, cynthia.hadri@austintexas.gov
 Austin Planning

- 10. Plan Amendment: NPA-2025-0024.01 - 9400 Metric Boulevard; District 4**
 Location: 9318, 9400 Metric Boulevard and 2105, 2107 West Rundberg Lane, Little Walnut Creek Watershed; North Burnet/Gateway Neighborhood Planning Area
 Owner/Applicant: Metric BD LLC
 Agent: Drenner Group, PC (Leah M. Bojo, AICP)
 Request: Industry to High Density Mixed Use land use
 Staff Rec.: **Recommended**
 Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov
 Austin Planning
- 11. Rezoning: C14-2025-0052 - 9400 Metric Boulevard; District 4**
 Location: 9318, 9400 Metric Boulevard and 2105, 2107 West Rundberg Lane, Little Walnut Creek Watershed; North Burnet/Gateway Neighborhood Planning Area
 Owner/Applicant: Metric BD LLC
 Agent: Drenner Group, PC (Leah M. Bojo)
 Request: NBG-NP (CI Subdistrict) to NBG-NP (WMU Subdistrict)
 Staff Rec.: **Recommended**
 Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov
 Austin Planning
- 12. Plan Amendment: NPA-2025-0025.02 - South Town; District 8**
 Location: 4980, 5016, 5020 ½, and 5030 W US 290 HWY WB, Barton Creek Watershed/Barton Springs Zone; Oak Hill Combined (East Oak Hill) Neighborhood Planning Area
 Owner/Applicant: Lamy South Towne, Ltd.
 Agent: Armbrust & Brown, PLLC (Richard T. Suttle, Jr.)
 Request: Commercial to Mixed Use land use
 Staff Rec.: **Recommended**
 Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov
 Austin Planning
- 13. Rezoning: C14-2025-0079 - South Town Rezoning; District 8**
 Location: 4980, 5016, 5020 ½, and 5030 W US Hwy 290 WB, Barton Creek Watershed/Barton Springs Zone; Oak Hill Combined (East Oak Hill) Neighborhood Planning Area
 Owner/Applicant: LAMY South Towne, Ltd.
 Agent: Armbrust & Brown, PLLC (Richard T. Suttle, Jr.)
 Request: CS-CO-NP to CS-MU-V-CO-NP
 Staff Rec.: **Recommended**
 Staff: Jonathan Tomko, 512-974-1057, jonathan.tomko@austintexas.gov
 Austin Planning

- 14. Plan Amendment: NPA-2023-0014.04 - 4302 Nuckols Crossing; District 2**
 Location: 4302, 4304 ½, & 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 December 9, 2025**
 Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov
 Austin Planning
- 15. Plan Amendment: NPA-2023-0025.02 - 5524 W. US Hwy 290; District 8**
 Location: 5524 W US 290 HWY WB, Barton Springs Zone Watershed; Oak Hill Combined (East Oak Hill) Neighborhood Planning Area
 Owner/Applicant: House of 8, LLC
 Agent: Armbrust & Brown, PLLC (Jewels Cain)
 Request: Neighborhood Commercial to Mixed Use land use
 Staff Rec.: **Applicant indefinite postponement request**
 Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov
 Austin Planning
- 16. Rezoning: C14H-2025-0095 - Calhoun House; District 1**
 Location: 2401 Givens Avenue, Boggy Creek Watershed; Upper Boggy Creek Neighborhood Planning Area
 Owner/Applicant: Historic Landmark Commission (applicant); Patricia Calhoun (owner)
 Agent: City of Austin, Historic Preservation Office
 Request: SF-3-HD-NP to SF-3-H-HD-NP
 Staff Rec.: **Recommended**
 Staff: Austin Lukes, 512-978-0766, austin.lukes@austintexas.gov
 Austin Planning
- 17. 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-V-CO-DB90
 Staff Rec.: **Applicant postponement request to December 9, 2025**
 Staff: Nancy Estrada, 512-974-7617, nancy.estrada@austintexas.gov
 Austin Planning

- 18. 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 December 9, 2025**
 Staff: Nancy Estrada, 512-974-7617, nancy.estrada@austintexas.gov
 Austin Planning
- 19. Rezoning: C14-2025-0051 - Woodward Mixed Use Flats; District 3**
 Location: 3426 ½ Parker Lane and 1710, 1712, 1714, 1716, 1718, 1720, 1722, 1724 Woodward Street, Country Club West Watershed; East Riverside/Oltorf Combined (Parker Lane) Neighborhood Planning Area
 Owner/Applicant: Flats on Woodward LLC
 Agent: Thrower Design LLC (Victoria Haase)
 Request: MF-3 to GR-DB90
 Staff Rec.: **Staff postponement request to November 13, 2025**
 Staff: Jonathan Tomko, 512-974-1057, jonathan.tomko@austintexas.gov
 Austin Planning
- 20. Rezoning: C14-2025-0085 - 1200 W. Gibson Street; District 9**
 Location: 1200 West Gibson Street and 1112 S 8th Street, West Bouldin Creek Watershed; South Lamar Combined (Zilker) Neighborhood Planning Area
 Owner/Applicant: Same But Different, LLC
 Agent: Drenner Group, PC (Leah Bojo)
 Request: CS to CS-1-V-CO-DB90
 Staff Rec.: **Recommended with conditions**
 Staff: Cynthia Hadri, 512-974-7620, cynthia.hadri@austintexas.gov
 Austin Planning
- 21. Rezoning: C14-2025-0074 - 410 & 408 W St Johns Rezone; District 4**
 Location: 408 and 410 West Saint Johns Avenue, Waller Creek Watershed; Brentwood/Highland Combined (Highland) Neighborhood Planning Area
 Owner/Applicant: Lisa Gray, Grace Sparapani and Ellen Culver
 Agent: KiliGray LLC (Lisa Gray)
 Request: SF-6-CO-NP to SF-3-NP
 Staff Rec.: **Recommended**
 Staff: Cynthia Hadri, 512-974-7620, cynthia.hadri@austintexas.gov
 Austin Planning

- 22. Conditional Use Permit: SPC-2025-0199A - Monks Jazz Club; District 3**
- Location: 310 East Saint Elmo Road, Williamson Creek Watershed; South Congress Combined (East Congress) Neighborhood Planning Area
- Owner/Applicant: Pecan Shell LLC, Paper Shell LLC, & Prospect Capital Holdings LLC (Scott Ungar)
- Agent: Milian Consulting LLC (Maximiliano Martinez)
- Request: The applicant is requesting a CUP to allow for a performance venue.
- Staff Rec.: **Recommended**
- Staff: Heather Chaffin, 512-974-2140, heather.chaffin@austintexas.gov
Austin Development Services

STAFF BRIEFINGS

- 23.** Staff briefing regarding the Downtown Austin Historic Resource Survey. Presentation by Sofia Wagner, Planner III, Austin Planning, Historic Preservation Office.

DISCUSSION AND ACTION ITEMS

- 24.** Discussion and action on proposed amendment to the University Neighborhood Overlay (UNO) boundaries to change the designation of properties located at 900–908 West 22nd Street from the Outer West Subdistrict to the Inner West Subdistrict. (Sponsored by Commissioner Breton and Secretary Maxwell)
- 25.** Discussion and action on proposed amendment to § 25-2-643 to modify the Downtown Parks Overlay District requirements. (Sponsored by Commissioner Skidmore and Vice Chair Haney)
- 26.** Discussion and action on proposed amendment to § 25-2-2-586 to increase the maximum height and FAR achievable on the properties located at 601 and 607 West Martin Luther King Jr. Boulevard, 1800 and 1806 Nueces Street, and 604 West 18th Street through participation in the Downtown Density Bonus program. (Sponsored by Secretary Maxwell and Commissioner Bedrosian)
- 27.** Approve the 2026 annual schedule of the Planning Commission.

COMMITTEE UPDATES

- 28. 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)
- 29. 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)

30. 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)

31. 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)

BOARD/WORKING GROUP UPDATES

32. 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 Breton)

33. 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, Vice Chair Haney, and Commissioner Barrera-Ramirez)

FUTURE AGENDA ITEMS

Note: City Code requires at least two board members sponsor an item to be included on an agenda. This section of the agenda provides members an opportunity to request items for future agendas. Staff should assume that if there is no objection from other members expressed at the meeting, the members' silence indicates approval for staff to include on the next agenda.

ADJOURNMENT

The City of Austin is committed to compliance with the Americans with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. For assistance, please contact the Liaison or TTY users' route through 711. A person may request language access accommodations no later than 48 hours before the scheduled meeting. Please call or email Ella Garcia at Austin Planning, at LandUseLiaison@austintexas.gov, to request service or for additional information.

For more information on the Planning Commission, please contact Ella Garcia at 512-978-0821 or LandUseLiaison@austintexas.gov.

PARKING AND VALIDATION

Parking is available at the City Hall parking garage and is free with validation.

SPEAKER REGISTRATION

All participants wishing to address the commission must register to speak. Public participation is available by teleconference or in-person. Presentations and handouts are requested to be e-mailed by 1:00 PM day of the meeting.

TELECONFERENCE REGISTRATION

Registration for participation by teleconference closes on **2:00 PM, the day of the meeting**. Teleconference code and additional information to be provided after the closing of the teleconference registration period.

IN-PERSON REGISTRATION

While in-person registrants are encouraged to register in advance of the meeting, in-person registration closes at **5:30 PM, the day of the meeting**. Please scan the QR code below with a mobile device or click on the link below. Mobile devices will also be available at the meeting for public use for the purpose of speaker registration.

SPEAKER DONATION OF TIME

For discussion cases, **speaker donation of time is an available option for in-person participants. Both the registered speaker donating time and the speaker recipient must be present when the public hearing is conducted.** See chart below regarding speaker time allotments.

Click on the link below or scan the QR code and submit the form to register to speak. Speakers should submit a separate registration form for each item of interest.



<https://forms.office.com/g/W9r6dSSkUG>

SPEAKER TESTIMONY TIME ALLOCATION

Public Hearing Cases

| | |
|--|--|
| Primary speaker in favor and primary speaker opposed | 5 minutes each, up to 8 minutes total with donated time. |
| 3 speakers in favor and 3 speakers opposed | 3 minutes each, up to 6 minutes total with donated time. |
| All other speakers in favor or opposed | 1 minute each, up to 2 minutes total with donated time. |

DISCUSSION POSTPONEMENT

*Donation of time is not an option for discussion postponement.

| | |
|--|------------|
| Primary speaker in favor and primary speaker opposed | 3 minutes. |
| All other speakers in favor or opposed | 2 minutes. |

ORDER OF MEETING

Determination of Quorum / Meeting Called to Order

Reading of Proposed Consent Agenda

*Vote and Disposal of Consent Agenda

**Determination of Discussion Postponement Items

Discussion Cases (Including public comment, staff and applicant / representative presentations

Other Business Adjournment

*The consent agenda may be acted upon by one vote without separate discussion.

Speakers are allowed to provide testimony on an item proposed for the consent agenda. At the discretion of the Commission, the item may remain on the consent agenda.

** Discussion postponement consists of public comment and should not delve into the merits of the case. The granting of a postponement must be approved by affirmative vote of the Commission.