



**REGULAR MEETING OF THE PLANNING COMMISSION
THURSDAY, NOVEMBER 13, 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 and City Council joint meeting on April 11, 2024, the minutes of the Planning Commission and City Council joint meeting on February 4, 2025, the minutes of the Planning Commission special called meeting on April 29, 2025, and the minutes of the Planning Commission regular meeting on October 28, 2025.

PUBLIC HEARINGS

- 2. 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.: **Recommended**
Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov
Austin Planning
- 3. 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.: **Recommended**
Staff: Jonathan Tomko, 512-974-1057, jonathan.tomko@austintexas.gov
Austin Planning
- 4. Plan Amendment: NPA-2025-0025.03 - Lantana Tract 34; District 8**
Location: 7009 West William Cannon Drive, Williamson Creek Watershed; Oak Hill Combined (West Oak Hill) Neighborhood Planning Area
Owner/Applicant: Stratus Properties Operating Company
Agent: Armbrust & Brown, PLLC (Jewels Cain)
Request: Office to Commercial land use
Staff Rec.: **Recommended**
Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov
Austin Planning

5. **Rezoning: C14-2025-0087 - Lantana Tract 34; District 8**
 Location: 6941 1/2 and 7009 West William Cannon Drive, Williamson Creek Watershed; Oak Hill Combined (West Oak Hill) Neighborhood Planning Area
 Owner/Applicant: Stratus Properties Operating Company
 Agent: Armbrust & Brown, PLLC (Jewels Cain)
 Request: GO-NP to GR-CO-NP
 Staff Rec.: **Recommended**
 Staff: Jonathan Tomko, 512-974-1057, jonathan.tomko@austintexas.gov
 Austin Planning
6. **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
7. **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
8. **Rezoning: C14-2024-0160 - 1000 Red River Street; District 9**
 Location: 1001 Trinity Street, 416 ½ East 10th Street, 502 ½ East 10th Street, 1000 Red River, 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 (Core and Waterfront District)
 Owner/Applicant: Austin Real Estate Acquisitions, LLC
 Agent: Jackson Walker LLP (Pamela Madere)
 Request: DMU, CS, CS-1, and MF-4 to DMU
 Staff Rec.: **Recommended**
 Staff: Beverly Villela, 512-978-0740, beverly.villela@austintexas.gov
 Austin Planning

- 9. 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 December 9, 2025**
 Staff: Jonathan Tomko, 512-974-1057, jonathan.tomko@austintexas.gov
 Austin Planning
- 10. Rezoning: C14-2025-0098(RCT) - 600 Harthan RCT; District 9**
 Location: 600 Harthan Street, Lady Bird Lake Watershed; Old West Austin Neighborhood Planning Area
 Owner/Applicant: 1214 West 6th, LP
 Agent: Armbrust & Brown, PLLC (Richard T. Suttle, Jr.)
 Request: Terminate Restrictive Covenant
 Staff Rec.: **Recommended**
 Staff: Cynthia Hadri, 512-974-7620, cynthia.hadri@austintexas.gov
 Austin Planning

STAFF BRIEFINGS

- 11.** Briefing regarding Staff’s response to Council Resolution 20241121-073 related to Bird-Friendly design by Leslie Lilly, Environmental Conservation Program Manager, Austin Watershed Protection.

DISCUSSION AND ACTION ITEMS

- 12.** 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)
- 13.** Discussion and action to review and revise the Draft Planning Commission Rules of Procedures. (Sponsored by Chair Woods and Vice Chair Haney)

COMMITTEE UPDATES

- 14. 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)
- 15. 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)

16. 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)

17. 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

18. 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)

19. 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.