



**REGULAR MEETING OF THE PLANNING COMMISSION  
TUESDAY, NOVEMBER 18, 2025, AT 5 P.M.  
AUSTIN CITY HALL, COUNCIL CHAMBERS, ROOM 1001  
301 WEST 2<sup>ND</sup> 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](mailto: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 Thursday, November 13, 2025.

### **PUBLIC HEARINGS**

2. **Plan Amendment: East 11<sup>th</sup> & 12<sup>th</sup> Street Urban Renewal Area Modification #14 - East 11<sup>th</sup> and 12<sup>th</sup> Street Urban Renewal Plan Amendment#14; District 1**  
Location: N/A-Urban Renewal Plan, Waller Creek Watershed; Central East Austin (OCEAN) Neighborhood Planning Area  
Owner/Applicant: City of Austin  
Agent: City of Austin (Hunter Maples)  
Request: Amend the Urban Renewal Plan for the East 11<sup>th</sup> and 12<sup>th</sup> Streets Urban Renewal Area to align with proposed amendments to the East 11<sup>th</sup> Street Neighborhood Conservation Combining District.  
Staff Rec.: **Staff postponement request to December 16, 2025**  
Staff: Hunter Maples, 512-974-3120, [hunter.maples@austintexas.gov](mailto:hunter.maples@austintexas.gov)  
Austin Housing
3. **NCCD Amendment: C14-2024-0030 - Council Initiated: Block 16 Rezone; District 1**  
Location: Block 16: 907, 907 ½, 909, 911, 913, and 915 Juniper Street; 916, 920, 924, 926, and 928 East 11<sup>th</sup> Street, Waller Creek Watershed; Central East Austin (OCEAN) Neighborhood Planning Area  
Owner/Applicant: City of Austin  
Agent: City of Austin (Jonathan Tomko)  
Request: Amend Title 25 (Land Development Code) relating to the East 11<sup>th</sup> Street Neighborhood Conservation Combining District to increase maximum building height and establish tiered setbacks for development on Block 16.  
Staff Rec.: **Staff postponement request to December 16, 2025**  
Staff: Jonathan Tomko, 512-974-1057, [jonathan.tomko@austintexas.gov](mailto:jonathan.tomko@austintexas.gov)  
Austin Planning

**4. Conditional Use SPC-2024-0377A - HighRoad CUP; District 9**

**Permit:**

Location: 700 Dawson Road, West Bouldin Creek Watershed; Bouldin Creek Neighborhood Planning Area

Owner/Applicant: Dawson Overlook LLC

Agent: Thrower Design (Beth Turner)

Request: The applicant is requesting an approval of a conditional use permit to allow for a Lodge or Club use of 6,856 square feet to occupy portions of the existing building and the entirety of the swimming pool and decking.

Staff Rec.: **Recommended**

Staff: Gabriel Guerrero Jr., 512-978-4658, [gabriel.guerrero@austintexas.gov](mailto:gabriel.guerrero@austintexas.gov)  
Austin Development Services

**COMMITTEE UPDATES**

**5. 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)

**6. 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)

**7. 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)

**8. 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**

**9. 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)

- 10. 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](mailto: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](mailto: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/kR3g0nkR8u>

## 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.