



**PLANNING COMMISSION
REGULAR CALLED MEETING
TUESDAY, OCTOBER 28, 2025**

The Planning Commission convened in a regular on Tuesday, October 28, 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 6:01 p.m.

Commissioners in Attendance:

*Alice Woods
Casey Haney
Imad Ahmed
Brian Bedrosian
Peter Breton
Joshua Hiller
Adam Powell*

Commissioners in Attendance Remotely:

*Nadia Barrera-Ramirez
Patrick Howard
Felicity Maxwell
Danielle Skidmore*

Commissioners Absent:

Anna Lan

Ex-Officio Members Absent:

*Jessica Cohen
Candace Hunter*

PUBLIC COMMUNICATION: GENERAL

None.

APPROVAL OF MINUTES

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

The minutes from the meeting of Tuesday, October 14, 2025, were approved on the consent agenda on Commissioner Breton’s motion, Commissioner Hiller’s second, on an 11-0 vote. Commissioner Lan was absent. 1 vacancy on the dais.

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

The motion to approve Applicant’s postponement request to December 9, 2025, was approved on the consent agenda on Commissioner Breton’s motion, Commissioner Hiller’s second, on an 11-0 vote. Commissioner Lan was absent. 1 vacancy on the dais.

- 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

The motion to approve Applicant’s postponement request to December 9, 2025, was approved on the consent agenda on Commissioner Breton’s motion, Commissioner Hiller’s second, on an 11-0 vote. Commissioner Lan was absent. 1 vacancy on the dais.

- 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

The motion to approve Applicant’s postponement request to November 13, 2025, was approved on the consent agenda on Commissioner Breton’s motion, Commissioner Hiller’s second, on an 11-0 vote. Commissioner Lan was absent. 1 vacancy on the dais.

- 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

The motion to approve Applicant’s postponement request to November 13, 2025, was approved on the consent agenda on Commissioner Breton’s motion, Commissioner Hiller’s second, on an 11-0 vote. Commissioner Lan was absent. 1 vacancy on the dais.

- 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

The motion to approve Staff’s recommendation of Mixed Use/Office land use for NPA-2025-0019.03 - 1012 E 38th, located at 1012 East 38th Street, was approved on the consent agenda on Commissioner Breton’s motion, Commissioner Hiller’s second, on an 11-0 vote. Commissioner Lan was absent. 1 vacancy on the dais.

- 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

The motion to approve Staff’s recommendation of LO-MU-NP for C14-2025-0082 - 1012 E 38th St, located at 1012 East 38th Street, was approved on the consent agenda on Commissioner Breton’s motion, Commissioner Hiller’s second, on an 11-0 vote. Commissioner Lan was absent. 1 vacancy on the dais.

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

The motion to approve Staff’s recommendation of Mixed Use/Office land use for NPA-2025-0019.04 - 1904 San Gabriel, located at 1904 San Gabriel Street, was approved on the consent agenda on Commissioner Breton’s motion, Commissioner Hiller’s second, on an 11-0 vote. Commissioner Lan was absent. 1 vacancy on the dais.

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

The motion to approve Staff’s recommendation of GO-CO-ETOD-DBETOD-NP for C14-2025-0046 - 1904 San Gabriel, located 1904 San Gabriel Street, was approved on the consent agenda on Commissioner Breton’s motion, Commissioner Hiller’s second, on an 11-0 vote. Commissioner Lan was absent. 1 vacancy on the dais.

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

The motion to approve Staff’s recommendation of High Density Mixed Use land use for NPA-2025-0024.01 - 9400 Metric Boulevard, located at 9318, 9400 Metric Boulevard and 2105, 2107 West Rundberg Lane, was approved on the consent agenda on Commissioner Breton’s motion, Commissioner Hiller’s second, on an 11-0 vote. Commissioner Lan was absent. 1 vacancy on the dais.

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

The motion to approve Staff’s recommendation of NBG-NP (WMU Subdistrict) for C14-2025-0052 - 9400 Metric Boulevard, located at 9318, 9400 Metric Boulevard and 2105, 2107 West Rundberg Lane, was approved on the consent agenda on Commissioner Breton’s motion, Commissioner Hiller’s second, on an 11-0 vote. Commissioner Lan was absent. 1 vacancy on the dais.

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

The motion to approve the Neighborhood’s postponement request to November 13, 2025, was approved on the consent agenda on Commissioner Breton’s motion, Commissioner Hiller’s second, on an 11-0 vote. Commissioner Lan was absent. 1 vacancy on the dais.

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

The motion to approve the Neighborhood’s postponement request to November 13, 2025, was approved on the consent agenda on Commissioner Breton’s motion, Commissioner Hiller’s second, on an 11-0 vote. Commissioner Lan was absent. 1 vacancy on the dais.

- 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

The motion to approve Staff’s postponement request to December 9, 2025, was approved on the consent agenda on Commissioner Breton’s motion, Commissioner Hiller’s second, on an 11-0 vote. Commissioner Lan was absent. 1 vacancy on the dais.

- 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

The motion to approve the Applicant’s indefinite postponement, was approved on the consent agenda on Commissioner Breton’s motion, Commissioner Hiller’s second, on an 11-0 vote. Commissioner Lan was absent. 1 vacancy on the dais.

- 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

The motion to approve Staff’s recommendation of SF-3-H-HD-N for C14H-2025-0095 - Calhoun House, located at 2401 Givens Avenue, was approved on the consent agenda on Commissioner Breton’s motion, Commissioner Hiller’s second, on an 11-0 vote. Commissioner Lan was absent. 1 vacancy on the dais.

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

The motion to approve the Applicant’s postponement request to December 9, 2025, was approved on the consent agenda on Commissioner Breton’s motion, Commissioner Hiller’s second, on an 11-0 vote. Commissioner Lan was absent. 1 vacancy on the dais.

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

The motion to approve the Applicant’s postponement request to December 9, 2025, was approved on the consent agenda on Commissioner Breton’s motion, Commissioner Hiller’s second, on an 11-0 vote. Commissioner Lan was absent. 1 vacancy on the dais.

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

The motion to approve Staff’s postponement request to November 13, 2025, was approved on the consent agenda on Commissioner Breton’s motion, Commissioner Hiller’s second, on an 11-0 vote. Commissioner Lan was absent. 1 vacancy on the dais.

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

The motion to approve Staff’s recommendation of CS-1-V-CO-DB90 for C14-2025-0085 - 1200 W. Gibson Street, located at 1200 West Gibson Street and 1112 S 8th Street, was approved on the consent agenda on Commissioner Breton’s motion, Commissioner Hiller’s second, on an 11-0 vote. Commissioner Lan was absent. 1 vacancy on the dais.

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

The motion to approve Staff’s recommendation of SF-3-NP for C14-2025-0074 - 410 & 408 W St Johns Rezone, located at 408 and 410 West Saint Johns Avenue, was approved on the consent agenda on Commissioner Breton’s motion, Commissioner Hiller’s second, on an 11-0 vote. Commissioner Lan was absent. 1 vacancy on the dais.

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

The motion to approve Staff’s recommendation for a CUP to allow for a performance venue for SPC-2025-0199A - Monks Jazz Club, located at 310 East Saint Elmo Road, was approved on the consent agenda on Commissioner Breton’s motion, Commissioner Hiller’s second, on an 11-0 vote. Commissioner Lan was absent. 1 vacancy on the dais.

STAFF BRIEFINGS

23. Staff briefing regarding the Downtown Austin Historic Resource Survey. Presentation by Sofia Wagner, Planner III, Austin Planning, Historic Preservation Office.
The presentation was made 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)

The public hearing was closed on Commissioner Breton’s motion, Vice Chair Haney’s second, on an 11-0 vote. Commissioner Lan was absent. 1 vacancy on the dais.

The motion to amend 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 was approved on Commissioner Breton’s motion, Vice Chair Haney’s second, on an 11-0 vote. Commissioner Lan was absent. 1 vacancy on the dais.

- 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)

The motion to initiate the process 643 to modify the Downtown Parks Overlay District requirements was approved Commissioner Skidmore’s motion, Vice Chair Haney’s second, on a 10-0-1 vote. Commissioner Powell abstained. Commissioner Lan was absent. 1 vacancy on the dais.

- 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)

This item was postponed to November 13, 2025, without objection on Chair Woods’ motion and Commissioner Maxwell’s second. Commissioner Lan was absent. 1 vacancy on the dais.

- 27.** Approve the 2026 annual schedule of the Planning Commission.

The motion to approve the 2026 annual schedule of the Planning Commission meeting dates without conflicts was approved on Commissioner Powell’s motion, Commissioner Breton’s second, on an 11-0 vote. Commissioner Lan was absent. 1 vacancy on the dais.

The motion to approve the meeting dates of Monday, November 16, 2026, and Wednesday, December 16, 2026, was approved on Commissioner Powell’s motion, Commissioner Bedrosian’s second, on an 11-0 vote. Commissioner Lan was absent. 1 vacancy on the dais.

WORKING GROUP/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)

No update was given.

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)
Update was given by Commissioner Breton.

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)
No update was given.

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)
No update was given.

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)
No update was given.

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)
Update was given by Chair Woods

FUTURE AGENDA ITEMS

34. Discussion and action on the Draft Planning Commission Rules and Procedures. (Sponsored by Chair Woods and Vice Chair Haney)

ADJOURNMENT

Chair Woods adjourned the meeting at 8:17 p.m. without objection.

The minutes were approved at the November 13, 2025, meeting on Commissioner Breton's motion, Commissioner Bedrosian's second, on a 10-0 vote. Secretary Maxwell and Commissioner Howard were absent. 1 vacancy on the dais.