



**REGULAR MEETING OF THE PLANNING COMMISSION  
TUESDAY, DECEMBER 9, 2025, AT 6 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 2 p.m. on the day of 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 revised minutes of the Planning Commission and City Council joint meeting on April 11, 2024, the revised minutes of the Planning Commission and City Council joint meeting on February 4, 2025, and the minutes of the Planning Commission regular meeting on November 18, 2025.

### **PUBLIC HEARINGS**

2. **Plan Amendment:** **NPA-2024-0018.01 - 7003, 7005, 7007 Guadalupe Street Rezone; District 4**  
Location: 7003, 7005, 7007 Guadalupe Street, Waller Creek Watershed; Brentwood/Highland Combined (Highland) Neighborhood Planning Area  
Owner/Applicant: Purple Square One Limited Liability (Lan Chen)  
Agent: Bowman (Jerome Perales, P.E.)  
Request: High Density Single Family and Multifamily Residential to Mixed Use land use  
Staff Rec.: **Applicant postponement request to January 27, 2026**  
Staff: Maureen Meredith, 512-974-2695, [maureen.meredith@austintexas.gov](mailto:maureen.meredith@austintexas.gov)  
Austin Planning
3. **Rezoning:** **C14-2024-0036 - 7003, 7005, 7007 Guadalupe Street Rezone; District 4**  
Location: 7003, 7005, 7007 Guadalupe Street, Waller Creek Watershed; Brentwood/Highland Combined (Highland) Neighborhood Planning Area  
Owner/Applicant: Purple Square One Limited Liability (Lan Chen)  
Agent: Bowman (Jerome Perales, P.E.)  
Request: MF-1-CO-ETOD-DBETOD-NP (Subdistrict 2), SF-6-NP and MF-2-ETOD-DBETOD-NP (Subdistrict 2) to GR-ETOD-DBETOD-NP (Subdistrict 1), increasing the maximum building height from 90 feet to 120 feet through participation in a density bonus program.  
Staff Rec.: **Applicant postponement request to January 27, 2026**  
Staff: Jonathan Tomko, 512-974-1057, [jonathan.tomko@austintexas.gov](mailto:jonathan.tomko@austintexas.gov)  
Austin Planning

- 4. 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 January 27, 2026**  
 Staff: Maureen Meredith, 512-974-2695, [maureen.meredith@austintexas.gov](mailto:maureen.meredith@austintexas.gov)  
 Austin Planning
  
- 5. Rezoning:** **C14-2025-0065 - 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: SF-2-CO-NP to MF-3-NP  
 Staff Rec.: **Staff postponement request to January 27, 2026**  
 Staff: Nancy Estrada, 512-974-7617, [nancy.estrada@austintexas.gov](mailto:nancy.estrada@austintexas.gov)  
 Austin Planning
  
- 6. 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 January 27, 2026**  
 Staff: Maureen Meredith, 512-974-2695, [maureen.meredith@austintexas.gov](mailto:maureen.meredith@austintexas.gov)  
 Austin Planning
  
- 7. 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 January 27, 2026**  
 Staff: Jonathan Tomko, 512-974-1057, [jonathan.tomko@austintexas.gov](mailto:jonathan.tomko@austintexas.gov)  
 Austin Planning

- 8. 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](mailto:maureen.meredith@austintexas.gov)  
 Austin Planning
- 9. Rezoning: C14-2025-0087 - Lantana Tract 34; District 8**  
 Location: 6941 ½ 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](mailto:jonathan.tomko@austintexas.gov)  
 Austin Planning
- 10. 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.: **Applicant postponement request to January 27, 2026**  
 Staff: Maureen Meredith, 512-974-2695, [maureen.meredith@austintexas.gov](mailto:maureen.meredith@austintexas.gov)  
 Austin Planning
- 11. Rezoning: C14-2025-0079 - South Town Rezoning; 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: CS-CO-NP to CS-MU-V-CO-NP  
 Staff Rec.: **Applicant postponement request to January 27, 2026**  
 Staff: Jonathan Tomko, 512-974-1057, [jonathan.tomko@austintexas.gov](mailto:jonathan.tomko@austintexas.gov)  
 Austin Planning

- 12. Plan Amendment:** **NPA-2025-0012.01 - 2108 and 2110 E. 22<sup>nd</sup> Street; District 1**  
 Location: 2108 and 2110 E. 22<sup>nd</sup> Street, Boggy Creek Watershed; Upper Boggy Creek Neighborhood Planning Area  
 Owner/Applicant: 2110 East 22nd Street, LLC  
 Agent: Drenner Group, PC (Drew Raffaele)  
 Request: Single Family to Neighborhood Commercial land use  
 Staff Rec.: **Recommended**  
 Staff: Maureen Meredith, 512-974-2695, [maureen.meredith@austintexas.gov](mailto:maureen.meredith@austintexas.gov)  
 Austin Planning
- 13. Rezoning:** **C14-2025-0092 - 2108 and 2110 East 22<sup>nd</sup> Street; District 1**  
 Location: 2108 and 2110 East 22<sup>nd</sup> Street, Boggy Creek Watershed; Upper Boggy Creek Neighborhood Planning Area  
 Owner/Applicant: 2110 East 22nd Street LLC  
 Agent: Drenner Group, PC (Drew Raffaele)  
 Request: SF-3-NP to LR-CO-NP  
 Staff Rec.: **Recommended**  
 Staff: Jonathan Tomko, 512-974-1057, [jonathan.tomko@austintexas.gov](mailto:jonathan.tomko@austintexas.gov)  
 Austin Planning
- 14. Rezoning:** **C14H-2025-0105 - Simmons-Glaser House; District 9**  
 Location: 1112 West 10<sup>th</sup> Street, Lady Bird Lake, Shoal Creek Watersheds; Old West Austin Neighborhood Planning Area  
 Owner/Applicant: Taylor Green  
 Agent: O'Connell Architecture (Lori Martin)  
 Request: SF-3-HD-NP to SF-3-H-HD-NP  
 Staff Rec.: **Recommended**  
 Staff: Austin Lukes, 512-978-0766, [austin.lukes@austintexas.gov](mailto:austin.lukes@austintexas.gov)  
 Austin Planning
- 15. 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 January 27, 2026**  
 Staff: Jonathan Tomko, 512-974-1057, [jonathan.tomko@austintexas.gov](mailto:jonathan.tomko@austintexas.gov)  
 Austin Planning

- 16. Rezoning: C14-2025-0102 - Stonelake Multifamily; District 7**  
 Location: 9505-B Stonelake Boulevard, Shoal Creek Watershed  
 Owner/Applicant: Sanchez Family Properties, LP (Clarita Sanchez, Director)  
 Agent: Armbrust and Brown, PLLC (Jewels Cain)  
 Request: NBG-NP (CMU-Midway Subdistrict) to NBG-NP (CMU-Midway Subdistrict), to change a condition of zoning  
 Staff Rec.: **Recommended**  
 Staff: Sherri Sirwaitis, 512-974-3057, [sherri.sirwaitis@austintexas.gov](mailto:sherri.sirwaitis@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-CO-V-DB90  
 Staff Rec.: **Applicant postponement request to January 27, 2026**  
 Staff: Nancy Estrada, 512-974-7617, [nancy.estrada@austintexas.gov](mailto: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 participati  
 Staff Rec.: **Applicant postponement request to January 27, 2026**  
 Staff: Nancy Estrada, 512-974-7617, [nancy.estrada@austintexas.gov](mailto:nancy.estrada@austintexas.gov)  
 Austin Planning
- 19. Restrictive Covenant Termination: C14-06-0117(RCT) - 1317 and 1405 East Riverside Drive; District 9**  
 Location: 1317, 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: Terminate Restrictive Covenant  
 Staff Rec.: **Applicant postponement request to January 27, 2026**  
 Staff: Nancy Estrada, 512-974-7617, [nancy.estrada@austintexas.gov](mailto:nancy.estrada@austintexas.gov)  
 Austin Planning

- 20. Restrictive Covenant Termination:** **C14-72-299(RCT) - 1317 and 1405 East Riverside Drive; District 9**  
 Location: 1317, 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: Terminate Restrictive Covenant  
 Staff Rec.: **Applicant postponement request to January 27, 2026**  
 Staff: Nancy Estrada, 512-974-7617, [nancy.estrada@austintexas.gov](mailto:nancy.estrada@austintexas.gov)  
 Austin Planning
- 21. Conditional Use Permit:** **SPC-2024-0377A - HighRoad CUP; District 9**  
 Location: 700 Dawson Road, West Boulding Creek Watershed; Bouldin Creek Neighborhood Planning Area  
 Owner/Applicant: Dawson Overlook LLC  
 Agent: Thrower Design (Beth Turner)  
 Request: The applicant is reuestion an approval of a conditional use permit to allow for a Lodge or Club use of 6,856 aquare feet to occupy portions of the existing building and the entirity 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
- 22. Code Amendment:** **C20-2025-009 - Parkland Drainage Easement**  
 Request: Amend City Code Title 25 (Land Development), Chapter 25-7 (Drainage), to allow an administrative variance from the requirement to dedicate an easement for development on City of Austin parkland.  
 Staff Rec.: **Recommended**  
 Staff: Kevin Shunk, 512-974-9176, [kevin.shunk@austintexas.gov](mailto:kevin.shunk@austintexas.gov)  
 Austin Watershed Protection  
 Sean Watson, [sean.watson@austintexas.gov](mailto:sean.watson@austintexas.gov)  
 Austin Watershed Protection

**COMMITTEE UPDATES**

**23. 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)

**24. 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)

**25. 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)

**26. 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**

**27. 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)

#### **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/W9r6dSSkUG>

## SPEAKER TESTIMONY TIME ALLOCATION

### Public Hearing Cases

Primary speaker in favor and primary speaker opposed	5 minutes each, up to 9 minutes total with donated time.
All other speakers in favor or opposed	2 minutes each, up to 6 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.