



**PLANNING COMMISSION
REGULAR CALLED MEETING
TUESDAY, NOVEMBER 18, 2025**

The Planning Commission convened in a regular on Tuesday, November 18, 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 5:07 p.m.

Commissioners in Attendance:

*Alice Woods
Casey Haney
Brian Bedrosian
Peter Breton
Nadia Barrera-Ramirez*

Commissioners in Attendance Remotely:

*Anna Lan
Felicity Maxwell
Adam Powell
Danielle Skidmore*

Commissioners Absent:

*Imad Ahmed
Joshua Hiller
Patrick Howard*

Ex-Officio Members in Absent:

*TC Broadnax
Jessica Cohen
Candace Hunter
Richard Mendoza*

1 Vacancy on the Dais

PUBLIC COMMUNICATION: GENERAL

None.

APPROVAL OF MINUTES

1. Approve the minutes of the Planning Commission regular meeting on Tuesday, November 13, 2025. **The minutes from the meeting of Tuesday, November 13, 2025, were approved on the consent agenda on Commissioner Breton’s motion, Vice Chair Haney’s second, on a 9-0 vote. Parliamentarian Ahmed and Commissioners Hiller and Howard were absent. 1 vacancy on the dais.**

PUBLIC HEARINGS

2. **Plan Amendment: East 11th & 12th Street Urban Renewal Area Modification #14 - East 11th and 12th 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 11th and 12th Streets Urban Renewal Area to align with proposed amendments to the East 11th Street Neighborhood Conservation Combining District.

Staff Rec.: **Staff postponement request to December 16, 2025**

Staff: Hunter Maples, 512-974-3120, hunter.maples@austintexas.gov
Austin Housing

The motion to approve Staff’s postponement request to December 16, 2025, was approved on the consent agenda on Commissioner Breton’s motion, Vice Chair Haney’s second, on a 9-0 vote. Parliamentarian Ahmed and Commissioners Hiller and Howard were absent. 1 vacancy on the dais.

3. **NCCD C14-2024-0030 - Council Initiated: Block 16 Rezone; District 1**
Amendment:

Location: Block 16: 907, 907 ½, 909, 911, 913, and 915 Juniper Street; 916, 920, 924, 926, and 928 East 11th 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 11th Street Neighborhood Conservation Combining District to increase maximum building height and establish tiered stepbacks for development on Block 16.

Staff Rec.: **Staff postponement request to December 16, 2025**

Staff: Jonathan Tomko, 512-974-1057, jonathan.tomko@austintexas.gov
Austin Planning

The motion to approve Staff’s postponement request to December 16, 2025, was approved on the consent agenda on Commissioner Breton’s motion, Vice Chair Haney’s second, on a 9-0 vote. Parliamentarian Ahmed and Commissioners Hiller and Howard were absent. 1 vacancy on the dais.

- 4. Conditional Use Permit: SPC-2024-0377A - HighRoad CUP; District 9**
- 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
Austin Development Services
- This item had a noticing error and will be heard at the December 9, 2025, Planning Commission meeting.**

WORKING GROUP/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)
No update was given.
- 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)
No update was given.
- 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)
No update was given.
- 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)

No update was given.

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)

No update was given.

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)

This working group has been sunset.

FUTURE AGENDA ITEMS

None.

ADJOURNMENT

Chair Woods adjourned the meeting at 5:18 p.m. without objection.

The minutes were approved at the December 9, 2025, meeting on Secretary Maxwell’s motion, Commissioner Hiller’s second, on a 10-0 vote. Chair Woods and Commissioner Howard were absent. 1 vacancy on the dais.