



**PLANNING COMMISSION
REGULAR CALLED MEETING
THURSDAY, NOVEMBER 13, 2025**

The Planning Commission convened in a regular meeting on Thursday, November 13, 2025, at Austin City Hall, Boards and Commissions, Room 1101, 301 W. Second Street, in Austin, Texas.

Chair Woods called the Planning Commission Meeting to order at 6:02 p.m.

Commissioners in Attendance:

*Alice Woods
Casey Haney
Imad Ahmed
Brian Bedrosian
Peter Breton*

Commissioners in Attendance Remotely:

*Nadia Barrera-Ramirez
Joshua Hiller
Anna Lan
Adam Powell
Danielle Skidmore*

Commissioners Absent:

*Patrick Howard
Felicity Maxwell*

Ex-Officio Members in Attendance:

Jessica Cohen

Ex-Officio Members in Attendance:

Candace Hunter

1 Vacancy on the Dais

PUBLIC COMMUNICATION: GENERAL

Philip Wiley - Clarified the long history of ongoing historic district planning in Judges Hill and provided past city materials to show the area has been actively studied.

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.

The minutes from the meeting of April 11, 2024, February 4, 2025, April 29, 2025 and October 28, 2025, were approved on the consent agenda on Commissioner Breton’s motion, Commissioner Bedrosian’s second, on a 10-0 vote. Secretary Maxwell and Commissioner Howard was absent. 1 vacancy on the dais.

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

The motion to approve Staff’s recommendation of Mixed Use/Office land use for NPA-2025-0016.01 - P & P .72, located at 905 Shady Lane, was approved on the consent agenda on Commissioner Breton’s motion, Commissioner Bedrosian’s second, on a 10-0 vote. Secretary Maxwell and Commissioner Howard was absent. 1 vacancy on the dais.

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

The motion to approve Staff’s recommendation of LO-MU-CO-NP for C14-2025-0073 - P & P .72, located at 905 Shady Lane, was approved on the consent agenda on Commissioner Breton’s motion, Commissioner Bedrosian’s second, on a 10-0 vote. Secretary Maxwell and Commissioner Howard was absent. 1 vacancy on the dais.

- 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

The motion to approve the Neighborhood’s postponement request to December 12, 2025, was approved on the consent agenda on Commissioner Breton’s motion, Commissioner Bedrosian’s second, on a 10-0 vote. Secretary Maxwell and Commissioner Howard was absent. 1 vacancy on the dais.

- 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

The motion to approve the Neighborhood’s postponement request to December 12, 2025, was approved on the consent agenda on Commissioner Breton’s motion, Commissioner Bedrosian’s second, on a 10-0 vote. Secretary Maxwell and Commissioner Howard was absent. 1 vacancy on the dais.

- 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

The motion to approve the Applicant’s postponement request to December 12, 2025, was approved on the consent agenda on Commissioner Breton’s motion, Commissioner Bedrosian’s second, on a 10-0 vote. Secretary Maxwell and Commissioner Howard was absent. 1 vacancy on the dais.

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

The motion to approve the Applicant’s postponement request to December 12, 2025, was approved on the consent agenda on Commissioner Breton’s motion, Commissioner Bedrosian’s second, on a 10-0 vote. Secretary Maxwell and Commissioner Howard was absent. 1 vacancy on the dais.

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

The motion to approve Staff’s recommendation of DMU for C14-2024-0160 - 1000 Red River Street, located at 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, and 516 ½ East 11th Street, was approved on the consent agenda on Commissioner Breton’s motion, Commissioner Bedrosian’s second, on a 10-0 vote. Secretary Maxwell and Commissioner Howard was absent. 1 vacancy on the dais.

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

The motion to approve Staff’s postponement request to December 12, 2025, was approved on the consent agenda on Commissioner Breton’s motion, Commissioner Bedrosian’s second, on a 10-0 vote. Secretary Maxwell and Commissioner Howard was absent. 1 vacancy on the dais.

- 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

The motion to approve Staff’s recommendation to Terminate Restrictive Covenant for C14-2025-0098(RCT) - 600 Harthan RCT, located at 600 Harthan Street, was approved on the consent agenda on Commissioner Breton’s motion, Commissioner Bedrosian’s second, on a 10-0 vote. Secretary Maxwell and Commissioner Howard was absent. 1 vacancy on the dais.

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. **The presentation was made by Leslie Lily, 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) **This item was withdrawn, and no action is required.**
- 13.** Discussion and action to review and revise the Draft Planning Commission Rules of Procedures. (Sponsored by Chair Woods and Vice Chair Haney)
 The motion to approve the Draft Planning Commission Rules of Procedures was approved on Vice **Chair Haney’s motion, Commissioner Breton’s second, on a 10-0 vote. Secretary Maxwell and Commissioner Howard 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) **Commissioner Barrera-Ramirez gave an update.**
- 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)

No update was given.

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)

Update was given by Commissioner Skidmore.

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)

Update was given by Commissioner Breton.

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. This working group has completed their work and will be sunset.

FUTURE AGENDA ITEMS

Discussion and action on a recommendation clarifying habitable attic space as it relates to FAR requirements. (Sponsored by Commissioner Bedrosian and Vice Chair Haney)

Discussion and action to examine how NCCDs in our current land use code interact and whether updates need to be made. (Sponsored by Commissioner Breton and Vice Chair Haney)

ADJOURNMENT

Chair Woods adjourned the meeting at 7:56 p.m. without objection.

The minutes were approved at the November 18, 2025, meeting on Commissioner Breton's motion, Vice Chair Haney's second, on a 9-0 vote. Commissioners Ahmed, Hiller, and Howard were absent. 1 vacancy on the dais.