



**PLANNING COMMISSION
MEETING MINUTES**

**REGULAR MEETING
TUESDAY, DECEMBER 9, 2025**

The Planning Commission convened in a regular on Tuesday, December 9, 2025, at Austin City Hall, Council Chambers, Room 1001, 301 W. Second Street, in Austin, Texas.

Chair Haney called the Planning Commission Meeting to order at 6:00 p.m.

Commissioners in Attendance:

*Felicity Maxwell
Casey Haney
Nadia Barrera-Ramirez
Anna Lan
Joshua Hiller
Peter Breton
Adam Powell
Danielle Skidmore
Brian Bedrosian
Imad Ahmed*

Commissioners Absent:

*Alice Woods
Patrick Howard*

Ex-Officio Members in Absent:

*TC Broadnax
Jessica Cohen
Candace Hunter
Richard Mendoza*

1 Vacancy on the Dais

PUBLIC COMMUNICATION: GENERAL

None present.

APPROVAL OF MINUTES

- 1. Approve the minutes of the Planning Commission regular meeting on Tuesday, April 11, 2024, the minutes of the Planning Commission regular meeting on February 4, 2025, and the Planning Commission regular meeting on November 18, 2025.

The minutes from the meeting of April 11, 2024, February 4, 2025, and November 18, 2025, were approved on the consent agenda 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.

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
 Austin Planning

The motion to approve the Applicant’s postponement request to January 27, 2026, was approved on the consent agenda 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.

- 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
 Austin Planning

The motion to approve the Applicant’s postponement request to January 27, 2026, was approved on the consent agenda 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.

- 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
 Austin Planning

The motion to approve Staff’s postponement request to January 27, 2026, was approved on the consent agenda 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.

- 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
 Austin Planning

The motion to approve Staff’s postponement request to January 27, 2026, was approved on the consent agenda 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.

- 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
 Austin Planning

The motion to approve the Applicant’s postponement request to January 27, 2026, was approved on the consent agenda 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.

- 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
 Austin Planning

The motion to approve the Applicant’s postponement request to January 27, 2026, was approved on the consent agenda 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.

- 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
 Austin Planning

The motion to approve the Neighborhood postponement request to January 13, 2026, was approved on the consent agenda 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.

- 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
 Austin Planning

The motion to approve the Neighborhood postponement request to January 13, 2026, was approved on the consent agenda 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.

- 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
 Austin Planning

The motion to approve the Applicant’s postponement request to January 27, 2026, was approved on the consent agenda 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.

- 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
 Austin Planning

The motion to approve the Applicant’s postponement request to January 27, 2026, was approved on the consent agenda 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.

- 12. Plan Amendment: NPA-2025-0012.01 - 2108 and 2110 E. 22nd Street; District 1**
 Location: 2108 and 2110 E. 22nd 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
 Austin Planning

The motion to approve the Neighborhood’s postponement request to January 27, 2026, was approved on the consent agenda 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.

- 13. Rezoning: C14-2025-0092 - 2108 and 2110 East 22nd Street; District 1**
- Location: 2108 and 2110 East 22nd 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
Austin Planning

The motion to approve the Neighborhood’s postponement request to January 27, 2026, was approved on the consent agenda 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.

- 14. Rezoning: C14H-2025-0105 - Simmons-Glaser House; District 9**
- Location: 1112 West 10th 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
Austin Planning

The motion to approve Staff’s recommendation of SF-3-H-HD-NP for C14H-2025-0105 - Simmons-Glaser House; District 9, located at 1112 West 10th Street, was approved on the consent agenda 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.

- 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: Throrer 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
Austin Planning

The motion to approve Staff’s postponement request to January 27, 2026, was approved on the consent agenda 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.

- 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
Austin Planning

The motion to approve Staff’s recommendation of NBG-NP for C14-2025-0102 - Stonelake Multifamily; District 7, located at 9505-B Stonelake Boulevard, was approved on the consent agenda 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.

- 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
Austin Planning

This item has been withdrawn. No action required.

- 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
Austin Planning

The motion to approve the Applicant’s postponement request to January 27, 2026, was approved on the consent agenda 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.

19. Restrictive Covenant C14-06-0117(RCT) - 1317 and 1405 East Riverside Drive; District 9

Termination:

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
Austin Planning

The motion to approve the Applicant’s postponement request to January 27, 2026, was approved on the consent agenda 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.

20. Restrictive Covenant C14-72-299(RCT) - 1317 and 1405 East Riverside Drive; District 9

Termination:

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
Austin Planning

The motion to approve the Applicant’s postponement request to January 27, 2026, was approved on the consent agenda 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.

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 entirety of the swimming pool and decking.
Staff Rec.: **Recommended**
Staff: Gabriel Guerrero Jr., 512-978-4658, gabriel.guerrero@austintexas.gov
Austin Development Services

The motion to approve Staff’s recommendation 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 entirety of the swimming pool and decking for SPC-2024-0377A - HighRoad CUP; District 9,

located at 700 Dawson Road, was approved on the consent agenda 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.

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
Austin Watershed Protection
Sean Watson, sean.watson@austintexas.gov
Austin Watershed Protection

The motion to approve Staff’s recommendation to 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 for C20-2025-009 - Parkland Drainage Easement, approved on the consent agenda 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.

WORKING GROUP/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)
The update was given by Maxwell.

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)
No update was given.

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)
No update was given.

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)
No update was given.

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)
No update was given.

FUTURE AGENDA ITEMS

None.

ADJOURNMENT

Chair Haney adjourned the meeting at 6:19 p.m. without objection.

The minutes were approved at the December 16, 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.