



**PLANNING COMMISSION
MEETING MINUTES**

**REGULAR MEETING
TUESDAY, DECEMBER 16, 2025**

The Planning Commission convened in a regular on Tuesday, December 16, 2025, at Austin City Hall, Council Chambers, Room 1001, 301 W. Second Street, in Austin, Texas.

Vice Chair Haney called the Planning Commission meeting to order at 5:08 p.m.

Commissioners in Attendance:

*Casey Haney
Felicity Maxwell
Peter Breton
Adam Powell
Danielle Skidmore
Brian Bedrosian*

Commissioners in Attendance Remotely:

*Nadia Barrera-Ramirez
Anna Lan*

Commissioners Absent:

*Alice Woods
Patrick Howard
Joshua Hiller
Imad Ahmed*

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, December 9, 2025. **The minutes from the meeting of Tuesday, December 9, 2025, were approved on the consent agenda on Secretary Maxwell’s motion, Commissioner Breton’s second, on an 8-0 vote. 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.: **Recommended**
 - Staff: Hunter Maples, 512-974-3120, hunter.maples@austintexas.gov
Austin Housing

The motion to approve Staff’s recommendation to 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 for the East 11th & 12th Street Urban Renewal Area Modification #14 - East 11th and 12th Street Urban Renewal Plan Amendment#14; District 1, was approved on the consent agenda on Secretary Maxwell’s motion, Commissioner Breton’s second, on an 8-0 vote. 1 vacancy on the dais.

- 3. **NCCD C14-2025-0103 - 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.: **Recommended**
 - Staff: Jonathan Tomko, 512-974-1057, jonathan.tomko@austintexas.gov
Austin Planning

The motion to approve Staff’s recommendation to 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 for C14-2025-0103 - Council Initiated: Block 16 Rezone; District 1, located at Block

16: 907, 907 ½, 909, 911, 913, and 915 Juniper Street; 916, 920, 924, 926, and 928 East 11th Street, was approved on the consent agenda on Secretary Maxwell’s motion, Commissioner Breton’s second, on an 8-0 vote. 1 vacancy on the dais.

- 4. Rezoning: C14-2025-0097 - 1716 San Antonio St Rezoning; District 9**
- Location: 1716 San Antonio Street, Shoal Creek Watershed; Downtown Austin Plan (Northwest District)
- Owner/Applicant: 1716 San Antonio Property, LLC
- Agent: Husch Blackwell, LLP (Nikelle Meade)
- Request: GO to DMU-CO
- Staff Rec.: **Recommended**
- Staff: Cynthia Hadri, 512-974-7620, cynthia.hadri@austintexas.gov
Austin Planning

The motion to approve Staff’s recommendation of DMU-CO for C14-2025-0097 - 1716 San Antonio St Rezoning; District 9, located at 1716 San Antonio Street, was approved on the consent agenda on Secretary Maxwell’s motion, Commissioner Breton’s second, on an 8-0 vote. 1 vacancy on the dais.

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)
The update was given by Vice Chair Haney.

- 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)

The update was given by Commissioner Barrera-Ramirez.

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)

The update was given by Commissioner Breton.

FUTURE AGENDA ITEMS

None.

ADJOURNMENT

Vice Chair Haney adjourned the meeting at 5:17 p.m. without objection.

The minutes were approved at the January 13, 2026, meeting on Secretary Maxwell’s motion, Commissioner Breton’s second, on a 11-0 vote. 2 vacancies on the dais.