



**REGULAR MEETING OF THE PLANNING COMMISSION
TUESDAY, FEBRUARY 10, 2026, AT 6 P.M.
AUSTIN CITY HALL, COUNCIL CHAMBERS, ROOM 1001
301 WEST 2ND 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, please see the information below and contact Ella Garcia, Staff Liaison, if you have questions regarding speaker registration at 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)

[Chris Gannon](#) (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 minutes of the Planning Commission regular meeting on Tuesday, January 27, 2026.

PUBLIC HEARINGS

- 2. Plan Amendment: NPA-2025-0031.01 - 8701 N Mopac Multifamily; District 10**
Location: 8701 North Mopac Expressway Service Road NB, North Shoal Creek Neighborhood Planning Area; Shoal Creek Watershed
Owner/Applicant: Mopac Atrium Investments, LLC, a Texas limited liability company
Agent: Dubois Bryant & Campbell, LLP (David Hartman)
Request: Commerce to Mixed-Use Activity HUB/Corridor
Staff Rec.: **Applicant postponement request to March 10, 2026**
Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov
Austin Planning
- 3. Rezoning: C14-2025-0088 - 8701 N Mopac Multifamily; District 10**
Location: 8701 North Mopac Expressway Service Road NB, North Shoal Creek Neighborhood Planning Area; Shoal Creek Watershed
Owner/Applicant: Mopac Atrium Investments, LLC
Agent: Dubois Bryant & Campbell, LLP (David Hartman)
Request: CS to LI-PDA
Staff Rec.: **Applicant postponement request to March 10, 2026**
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov
Austin Planning
- 4. 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 March 10, 2026**
Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov
Austin Planning

5. **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 March 10, 2026**
 Staff: Jonathan Tomko, 512-974-1057, jonathan.tomko@austintexas.gov
 Austin Planning
6. **Rezoning:** **C14H-2025-0117 - Bethany Cemetery; District 1**
 Location: 1308 Springdale Road, Fort Branch, Tannehill Branch Watershed; East MLK Combined Neighborhood Planning Area
 Owner/Applicant: Bethany Cemetery Association (owner)
 Agent: Historic Landmark Commission (applicant)
 Request: P-NP to P-H-NP
 Staff Rec.: **Recommended**
 Staff: Kalan Contreras, 512-974-2727, kalan.contreras@austintexas.gov
 Austin Planning
7. **Rezoning:** **C14-2025-0106 - 108 W Gibson; District 9**
 Location: 108 West Gibson Street and 107 West James Street, East Bouldin Creek Watershed; Bouldin Creek Neighborhood Planning Area
 Owner/Applicant: 3423 Gibson LLC
 Agent: Drenner Group, PC (Leah Bojo)
 Request: CS-MU-V-CO-ETOD-DBETOD-NP to CS-MU-V-CO-ETOD-DBETOD-NP, to change a condition of zoning
 Staff Rec.: **Recommended**
 Staff: Cynthia Hadri, 512-974-7620, cynthia.hadri@austintexas.gov
 Austin Planning
8. **Rezoning:** **C14-2025-0108 - Lightsey Homes; District 5**
 Location: 1700 and 1704 Lightsey Homes, West Bouldin Creek Watershed; South Lamar Neighborhood Planning Area
 Owner/Applicant: Dustin Schneider
 Agent: Thrower Design, LLC (Ron Thrower & Victoria Haase)
 Request: SF-3 to SF-6
 Staff Rec.: **Recommended**
 Staff: Cynthia Hadri, 512-974-7620, cynthia.hadri@austintexas.gov
 Austin Planning

- 9. PUD Amendment: C814-06-0175.07 - East Avenue PUD Amendment #7, Parcel A; District 9**
- Location: 3500, 3500 ½, 3502, 3506, 3700 North IH-35 Service Road Southbound; 1010 ½, 1012, 1012 ½, 1018, 1018 ½ Concordia Avenue, Boggy Creek Watershed; Central Austin Combined (Hancock) Neighborhood Planning Area
- Owner/Applicant: 1010 Concordia LP, a Texas Limited Partnership (Taylor Wilson)
- Agent: Drenner Group, PC (Leah M. Bojo)
- Request: PUD-NP to PUD-NP, to change conditions of zoning
- Staff Rec.: **Recommended, with conditions**
- Staff: Nancy Estrada, 512-974-7617, nancy.estrada@austintexas.gov
Austin Planning

DISCUSSION AND ACTION ITEMS

- 10.** Discussion and action to appoint a member to serve on the Codes and Ordinances Joint Committee. (Sponsored by Chair Woods and Commissioner Powell)
- 11.** Discussion and action to appoint a member to serve on the Small Area Planning Joint Committee. (Sponsored by Chair Woods and Commissioner Powell)
- 12.** Discussion and action to establish a working group tasked with providing Budget Fiscal Year 26-27 recommendations. (Sponsored by Chair Woods and Secretary Maxwell)
- 13.** Discussion and action for Planning Commission to recommend that the Austin City Council adopts an ordinance: authorizing the use of an online message board for use of members of the Planning Commission; and providing resources, including staff, needed to establish and maintain the online message board and to monitor the message board for compliance with State law and City Code. (Sponsored by Secretary Maxwell and Chair Woods)

PERMANENT COMMITTEE UPDATES

- 14. 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)
- 15. 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)
- 16. 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)

17. 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 and Skidmore)

18. 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, 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.

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 p.m. on the day of the meeting.

TELECONFERENCE REGISTRATION

Registration for participation by teleconference closes at **2:00 p.m., 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 p.m., 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.

SPEAKING ORDER

The speaking order is determined by the order in which individuals register to speak and is conducted on a first-come, first-served basis. If multiple speakers register as the Primary Speaker, the first to register is allotted the additional speaking time. Participants who are part of a group or organization and wish to request a specific speaking order must contact Ella Garcia, Staff Liaison, at LandUseLiaison@austintexas.gov or 512-978-0821 as soon as possible, and no later than 2:00 p.m. on the day of the meeting.

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.