



**PLANNING COMMISSION
MEETING MINUTES**

**REGULAR MEETING
TUESDAY, FEBRUARY 10, 2026**

The Planning Commission convened in a regular on Tuesday, February 10, 2026, 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 6:01 p.m.

Commissioners in Attendance:

*Alice Woods
Casey Haney
Felicity Maxwell
Imad Ahmed
Chris Gannon
Nadia Barrera-Ramirez
Brian Bedrosian
Peter Breton
Danielle Skidmore
Joshua Hiller*

Commissioners in Attendance Remotely:

Adam Powell

Commissioners Absent:

Anna Lan

Ex-Officio Members in Absent:

*TC Broadnax
Jessica Cohen
Candace Hunter
Richard Mendoza*

1 Vacancy on the Dais

PUBLIC COMMUNICATION: GENERAL

Philip Wiley – Mobility Oriented Development

APPROVAL OF MINUTES

- 1. Approve the minutes of the Planning Commission regular meeting on Tuesday, January 27, 2026. **The motion to postpone the meeting minutes of Tuesday, January 27, 2026, to March 10, 2026, was approved on the consent agenda on Secretary Maxwell’s motion, Commissioner Bedrosian’s second, on an 11-0 vote. Commissioner Lan was absent.**

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

The motion to approve the Applicant’s postponement request to March 10, 2026, was approved on the consent agenda on Secretary Maxwell’s motion, Commissioner Bedrosian’s second, on an 11-0 vote. Commissioner Lan was absent.

- 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

The motion to approve the Applicant’s postponement request to March 10, 2026, was approved on the consent agenda on Secretary Maxwell’s motion, Commissioner Bedrosian’s second, on an 11-0 vote. Commissioner Lan was absent.

- 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

The motion to approve the Applicant’s postponement request to March 10, 2026, was approved on the consent agenda on Secretary Maxwell’s motion, Commissioner Bedrosian’s second, on an 11-0 vote. Commissioner Lan was absent.

- 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

The motion to approve the Applicant’s postponement request to March 10, 2026, was approved on the consent agenda on Secretary Maxwell’s motion, Commissioner Bedrosian’s second, on an 11-0 vote. Commissioner Lan was absent.

- 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

The motion to approve Staff’s recommendation of P-H-NP for C14H-2025-0117 - Bethany Cemetery; District 1, located at 1308 Springdale Road, was approved on the consent agenda on Secretary Maxwell’s motion, Commissioner Bedrosian’s second, on an 11-0 vote. Commissioner Lan was absent.

- 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

The public hearing was closed on Commissioner Skidmore’s motion, Vice Chair Haney’s second, on a 11-0 vote. Commissioner Lan was absent.

The motion to approve Staff’s recommendation of CS-MU-V-CO-ETOD-DBETOD-NP, to change a condition of zoning, for C14-2025-0106 - 108 W Gibson; District 9, located at 108 West Gibson Street and 107 West James Street, was approved on Commissioner Gannon’s motion, Secretary Maxwell’s second, on an 11-0 vote. Commissioner Lan was absent.

- 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

The motion to approve Staff’s recommendation of SF-6 for C14-2025-0108 - Lightsey Homes; District 5, located at 1700 and 1704 Lightsey Homes, was approved on the consent agenda on Secretary Maxwell’s motion, Commissioner Bedrosian’s second, on an 11-0 vote. Commissioner Lan was absent.

- 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

The public hearing was closed on Commissioner Bedrosian’s motion, Parliamentarian Ahmed’s second, on an 11-0 vote. Commissioner Lan was absent.

The motion to approve Staff’s recommendation of PUD-NP, to change conditions of zoning, with conditions, for C814-06-0175.07 - East Avenue PUD Amendment #7, Parcel A; District

9, located at 3500, 3500 ½, 3502, 3506, 3700 North IH-35 Service Road Southbound; 1010 ½, 1012, 1012 ½, 1018, 1018 ½ Concordia Avenue, was approved on Commissioner Hiller’s motion, Secretary Maxwell’s second, on a 10-1 vote. Commissioner Skidmore voted nay. Commissioner Lan was absent.

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)

The motion to appoint Commissioner Gannon, to replace Chair Woods, to the Codes and Ordinances Joint Committee was approved on Chair Woods’ motion, Vice Chair Haney’s second, on an 11-0 vote. Commissioner Lan was absent.

11. Discussion and action to appoint a member to serve on the Small Area Planning Joint Committee. (Sponsored by Chair Woods and Commissioner Powell)

The motion to appoint Commissioner Bedrosian to the Small Area Planning Joint Committee was approved on Chair Woods’ motion, Secretary Maxwell’s second, on an 11-0 vote. Commissioner Lan was absent.

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)

The motion to establish a working group tasked with providing Budget Fiscal Year 26-27 recommendations, and to appoint Parliamentarian Ahmed and Commissioner Breton to serve, was approved on Chair Woods’ motion, Vice Chair Haney’s second, on an 11-0 vote. Commissioner Lan was absent.

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)

The motion 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, was approved on Secretary Maxwell’s motion, Chair Woods’ second, on an 11-0 vote. Commissioner Lan was absent.

PERMANENT COMMITTEE UPDATES

19. **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.

20. **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.

21. 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)

Update was given by Commissioner Hiller.

22. 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.

23. 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 Woods adjourned the meeting at 8:20 p.m. without objection.

The minutes were approved at the February 24, 2026, meeting on Commissioner Skidmore’s motion, Commissioner Bedrosian’s second, on a 12-0 vote. 1 vacancy on the dais.