



**REGULAR MEETING OF THE PLANNING COMMISSION
TUESDAY, MARCH 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 use the QR code or link at the end of this document. If you have questions regarding speaker registration, please contact Ella Garcia, Staff Liaison, 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, and Tuesday, February 10, 2026.

PUBLIC HEARINGS

2. **Plan Amendment: NPA-2025-0031.01 - 8701 N Mopac Multifamily; District 10**
Location: 8701 North Mopac Expressway Service Road NB, Shoal Creek Watershed; North Shoal Creek Neighborhood Planning Area
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.: **Staff postponement request to March 24, 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, Shoal Creek Watershed; North Shoal Creek Neighborhood Planning Area
Owner/Applicant: Mopac Atrium Investments, LLC
Agent: Dubois Bryant & Campbell, LLP (David Hartman)
Request: CS to LI-PDA
Staff Rec.: **Staff postponement request to March 24, 2026**
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov
Austin Planning
4. **Plan Amendment: NPA-2025-0026.02 - Middle Fiskville Automotive Sales; District 4**
Location: 10600, 10602, 10604, 10606, and 10608 Middle Fiskville Road, Walnut Creek Watershed; North Lamar Combined Neighborhood Planning Area
Owner/Applicant: Penize, LLC and Toniette Navarrette
Agent: Husch Blackwell (Nikelle Meade)
Request: Neighborhood Commercial to Commercial land use
Staff Rec.: **Recommended**
Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov
Austin Planning

5. **Rezoning:** **C14-2025-0099 - Middle Fiskville Automotive Sales; District 4**
 Location: 10602, 10604, 10606 and 10608 Middle Fiskville Road, Walnut Creek Watershed; North Lamar Combined Neighborhood Planning Area
 Owner/Applicant: Penize, LLC (Kanton Labaj)
 Agent: Husch Blackwell, LP (Nikelle Meade)
 Request: SF-3-NP, LR-NP to CS-NP
 Staff Rec.: **Staff recommends CS-CO-NP**
 Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov
 Austin Planning
6. **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 April 28, 2026**
 Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov
 Austin Planning
7. **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 April 28, 2026**
 Staff: Jonathan Tomko, 512-974-1057, jonathan.tomko@austintexas.gov
 Austin Planning
8. **Plan Amendment:** **NPA-2025-0020.04 - Congress Views; District 2**
 Location: 6111, 6113, and 6119 South Congress Avenue, Williamson Creek Watershed; South Congress Combined Neighborhood Planning Area
 Owner/Applicant: Congress Corner, LLC
 Agent: Alice Glasco Consulting (Alice Glasco)
 Request: Mobile Homes and Higher Density Single Family to Mixed Use land use
 Staff Rec.: **Staff postponement request to April 14, 2026**
 Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov
 Austin Planning

- 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.: **Applicant postponement request to April 14, 2026**
 Staff: Jonathan Tomko, 512-974-1057, jonathan.tomko@austintexas.gov
 Austin Planning
- 10. Rezoning: C14-2025-0109 - West Lynn Church Site; District 9**
 Location: 1308 West Lynn Street and 1611 West 14th Street, Lady Bird Lake Watershed; Old West Austin Neighborhood Planning Area
 Owner/Applicant: St Luke United Methodist Church
 Agent: Graham Brown Consulting LLC (Graham Brown)
 Request: MF-3-NP to CS-MU-CO-NP for Tract 1 and LR-MU-CO-NP for Tract 2
 Staff Rec.: **Recommended**
 Staff: Cynthia Hadri, 512-974-7620, cynthia.hadri@austintexas.gov
 Austin Planning
- 11. Rezoning: C14-2026-0004 - Springdale Farm Follow-Up; District 3**
 Location: 735, 755, 755 ½ Springdale Road; 740 Mansell Avenue, Boggy Creek Watershed; Govalle/Johnston Terrace (Govalle) Neighborhood Planning Area
 Owner/Applicant: 755 Springdale, LP
 Agent: Armbrust & Brown, PLLC (Michael J. Whellan)
 Request: CS-MU-CO-NP to CS-MU-CO-NP (change a condition of zoning)
 Staff Rec.: **Recommended**
 Staff: Jonathan Tomko, 512-974-1057, jonathan.tomko@austintexas.gov
 Austin Planning
- 12. Rezoning: C814-2025-0001 - 600 E Riverside PUD; District 9**
 Location: 600 and 600 ½ East Riverside Drive, Lady Bird Lane and Blunn Creek Watersheds; Greater South River City Combined Neighborhood Planning Area (South River City)
 Owner/Applicant: River Crab, Ltd.
 Agent: Armbrust & Brown, PLLC, Richard T. Suttle
 Request: L-V-NP and CS-1-V-NP to PUD-NP
 Staff Rec.: **Staff indefinite postponement request**
 Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov
 Austin Planning

- 13. Rezoning: C814-2008-0087.02 - South Shore PUD Addition; District 3**
 Location: 1705 and 1717 South Lakeshore Boulevard; 1712 East Riverside Drive, Lady Bird Lake Watershed; East Riverside/Oltorf Combined (Riverside) Neighborhood Planning Area
 Owner/Applicant: Grayco SS Land 2011, LP and Morrison-Moore Properties, Ltd.
 Agent: Armbrust & Brown, PLLC (Michael J. Whellan)
 Request: ERC-CMU to PUD
 Staff Rec.: **Applicant postponement request to March 24, 2026**
 Staff: Jonathan Tomko, 512-974-1057, jonathan.tomko@austintexas.gov
 Austin Planning
- 14. LDC Amendment: C20-2025-006 - Amendment to the East Riverside Corridor (ERC) Regulating Plan; District 3**
 Location: 1705 and 1717 South Lakeshore Boulevard and 1712 East Riverside Drive, Lady Bird Lake Watershed; East Riverside Corridor; East Riverside/Oltorf Combined Neighborhood Planning Area
 Owner/Applicant: City of Austin
 Agent: Austin Planning
 Request: Amend the ERC Regulating Plan to remove the property located at 1705 and 1717 South Lakeshore Boulevard and 1712 East Riverside Drive from the ERC Regulating Plan and to change the boundary of the ERC Regulating Plan.
 Staff Rec.: **Applicant postponement request to March 24, 2026**
 Staff: Jorge E. Rousselin, 512-974-2975, jorge.rousselin@austintexas.gov
 Austin Planning
- 15. LDC Amendment: C20-2025-019 - Zoning Sign Posting Updates**
 Owner/Applicant: City of Austin
 Agent: City of Austin
 Request: Discussion and action on proposed amendments to City Code Title 25 (Land Development Code) to modify existing requirements and establish new requirements related to the posting of signs that are posted to provide notice of zoning and rezoning applications.
 Staff Rec.: **Recommended**
 Staff: Eric Thomas, 512-974-7940, eric.thomas@austintexas.gov
 Austin Planning

- 16. Downtown Density Bonus:** **SP-2026-0048C.CP - W. Martin Luther King Jr. Boulevard & Nueces Street; District 9**
- Location: 601, 607, 611, 615, 619 West Martin Luther King Jr. Boulevard; 1801 and 1809 Rio Grande Street; 1800, 1802, 1806 Nueces Street; and 602, 604 West 18th Street, Shoal Creek Watershed; Downtown Austin Plan
- Owner/Applicant: The 1806 Group LP; Jack Brown Family II Limited Partnership; Triple Play Properties LTD; and Scott Sayers
- Agent: Drenner Group (Leah M. Bojo)
- Request: Conduct a public hearing and consider a recommendation on a request to increase Floor Area Ratio (FAR) and maximum building height beyond Administrative Allowance under City Code Section 25-2-586 (Downtown Density Bonus Program) from 5:1 FAR and 120 feet
- Staff Rec.: **Recommended with conditions**
- Staff: Jorge E. Rousselin, 512-974-2975, jorge.rousselin@austintexas.gov
Austin Planning

DISCUSSION AND ACTION ITEMS

- 17.** Discussion and action to amend the 2026 annual Planning Commission regular meeting schedule to add March 31, 2026. (Sponsored by Chair Woods and Vice Chair Haney)

PERMANENT COMMITTEE UPDATES

- 18. 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 Vice Chair Haney, Secretary Maxwell, and Commissioners Barrera-Ramirez and Gannon)
- 19. 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)
- 20. 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)
- 21. 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, Bedrosian, and Skidmore)

- 22. 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)

WORKING GROUP UPDATES

- 23. Budget Working Group** – Update on a recommendation for the FY 26-27 Budget Working Group. (Sponsored by Parliamentarian Ahmed and 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.