



**PLANNING COMMISSION
MEETING MINUTES**

**REGULAR MEETING
TUESDAY, FEBRUARY 24, 2026**

The Planning Commission convened in a regular on Tuesday, February 24, 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
Brian Bedrosian
Chris Gannon
Joshua Hiller
Felicity Maxwell
Danielle Skidmore*

Commissioners in Attendance Remotely:

*Imad Ahmed
Nadia Barrera-Ramirez
Peter Breton
Anna Lan
Adam Powell*

Commissioners Absent:

None

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, February 10, 2026. **The minutes from the meeting of Tuesday, February 10, 2026, were approved on the consent agenda on Commissioner Skidmore’s motion, Commissioner Bedrosian’s second, on a 12-0 vote. 1 vacancy on the dais.**

PUBLIC HEARINGS

- 2. **Plan Amendment: NPA-2025-0030.01 - Ben White; District 5**
 Location: 2217 W Ben White Service Road EB, Williamson Creek Watershed; South Austin Combined (Westgate) Neighborhood Planning Area
 Owner/Applicant: RPS Family Enterprises, LP
 Agent: Keepers Land Planning (Ricca Keepers)
 Request: Neighborhood Node 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

The motion to approve Staff’s postponement request to March 24, 2026, was approved on the consent agenda on Commissioner Skidmore’s motion, Commissioner Bedrosian’s second, on a 12-0 vote. 1 vacancy on the dais.

- 3. **Rezoning: C14-2025-0126 - North Burnet/Gateway RSMU Rezoning; District 7**
 Location: Area bounded by Braker Lane; Burnet Road; MoPac Expressway; Stonelake Boulevard, Shoal Creek; Little Walnut Creek; Walnut Creek; North Burnet/Gateway
 Owner/Applicant: University of Texas System
 Agent: Austin Planning
 Request: P, MI, IP-NP, NBG-CMU-NP to NBG-RSMU-NP
 Staff Rec.: **Recommended**
 Staff: Jorge E. Rousslein, 512-974-2975, jorge.rousslein@austintexas.gov
 Austin Planning

The motion to approve Staff’s recommendation of NBG-RSMU-NP for C14-2025-0126 - North Burnet/Gateway RSMU Rezoning; District 7, located at an area bounded by Braker Lane; Burnet Road; MoPac Expressway; Stonelake Boulevard, was approved on the consent agenda on Commissioner Skidmore’s motion, Commissioner Bedrosian’s second, on a 12-0 vote. 1 vacancy on the dais.

- 4. **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 participation in a density bonus program.
 Staff Rec.: **Staff postponement request to March 24, 2026**
 Staff: Nancy Estrada, 512-974-7617, nancy.estrada@austintexas.gov
 Austin Planning

The motion to approve Staff’s postponement request to March 24, 2026, was approved on the consent agenda on Commissioner Skidmore’s motion, Commissioner Bedrosian’s second, on a 12-0 vote. 1 vacancy on the dais.

- 5. **Restrictive Covenant Termination:** **C14-06-0117(RCT) - 1317 and 1405 East Riverside Drive; District 9**
 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.: **Staff postponement request to March 24, 2026**
 Staff: Nancy Estrada, 512-974-7617, nancy.estrada@austintexas.gov
 Austin Planning

The motion to approve Staff’s postponement request to March 24, 2026, was approved on the consent agenda on Commissioner Skidmore’s motion, Commissioner Bedrosian’s second, on a 12-0 vote. 1 vacancy on the dais.

- 6. **Restrictive Covenant Termination:** **C14-72-299(RCT) - 1317 and 1405 East Riverside Drive; District 9**
 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.: **Staff postponement request to March 24, 2026**
 Staff: Nancy Estrada, 512-974-7617, nancy.estrada@austintexas.gov
 Austin Planning

The motion to approve Staff’s postponement request to March 24, 2026, was approved on the consent agenda on Commissioner Skidmore’s motion, Commissioner Bedrosian’s second, on a 12-0 vote. 1 vacancy on the dais.

PERMANENT COMMITTEE UPDATES

7. 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)

Update was given by Vice Chair Haney.

8. 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.

9. 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.

10. 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)

No update was given.

11. 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)

Update was given by Commissioner Breton.

WORKING GROUP UPDATES

12. Budget Working Group – Update on a recommendation for the FY 26-27 Budget Working Group. (Sponsored by Parliamentarian Ahmed and Commissioner Breton)

No update was given.

FUTURE AGENDA ITEMS

None.

ADJOURNMENT

Chair Woods adjourned the meeting at 6:06 p.m. without objection.

The minutes were approved at the March 10, 2026, meeting on the consent agenda on Commissioner Bedrosian's motion, Commissioner Barrera-Ramirez's second, on an 11-0 vote. Commissioner Lan was off the dais. 1 vacancy on the dais.