



**REGULAR MEETING OF THE PLANNING COMMISSION  
TUESDAY, MARCH 24, 2026, AT 6 P.M.  
AUSTIN CITY HALL, COUNCIL CHAMBERS, ROOM 1001  
301 WEST 2<sup>ND</sup> 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](mailto: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, March 10, 2026.

### **PUBLIC HEARINGS**

- 2. Plan Amendment: NPA-2023-0014.04 - 4302 Nuckols Crossing; District 2**  
Location: 4302, 4304 ½, & 4316 Nuckols Crossing Road, Williamson Creek Watershed; Southeast Combined (Franklin Park) Neighborhood Planning Area  
Owner/Applicant: Katherine Barnidge  
Agent: LOC Consultants Civil Division (Sergio Lozano-Sanchez, P.E.)  
Request: Single Family to Multifamily Residential land use  
Staff Rec.: **Pending**  
Staff: Maureen Meredith, 512-974-2695, [maureen.meredith@austintexas.gov](mailto:maureen.meredith@austintexas.gov)  
Austin Planning
- 3. Rezoning: C14-2025-0065 - 4302 Nuckols Crossing; District 2**  
Location: 4302, 4304 ½, & 4316 Nuckols Crossing Road, Williamson Creek Watershed; Southeast Combined (Franklin Park) Neighborhood Planning Area  
Owner/Applicant: Katherine Barnidge  
Agent: LOC Consultants Civil Division (Sergio Lozano-Sanchez, P.E.)  
Request: SF-2-CO-NP to MF-3-NP  
Staff Rec.: **Pending**  
Staff: Nancy Estrada, 512-974-7617, [nancy.estrada@austintexas.gov](mailto:nancy.estrada@austintexas.gov)  
Austin Planning
- 4. Plan Amendment: NPA-2025-0030.01 - Ben White; District 5**  
Location: 2217 West Ben White Boulevard Service Road Eastbound, Williamson Creek Watershed; South Austin Combined (Westgate) Neighborhood Planning Area  
Owner/Applicant: RPS Family Enterprises, LP (Robert P. Stern)  
Agent: Keepers Land Planning (Ricca Keepers)  
Request: Neighborhood Node to Mixed-Use Activity HUB/Corridor  
Staff Rec.: **Recommended**  
Staff: Maureen Meredith, 512-974-2695, [maureen.meredith@austintexas.gov](mailto:maureen.meredith@austintexas.gov)  
Austin Planning

5. **Rezoning:** **C14-2025-0104 - Ben White; District 5**  
 Location: 2217 West Ben White Boulevard Service Road Eastbound, Williamson Creek Watershed; South Austin Combined (Westgate) Neighborhood Planning Area  
 Owner/Applicant: RPS Family Enterprises, LP (Robert P. Stern)  
 Agent: Keepers Land Planning (Ricca Keepers)  
 Request: CS-NP to CS-1-NP  
 Staff Rec.: **Staff recommends CS-1-CO-NP**  
 Staff: Nancy Estrada, 512-974-7617, [nancy.estrada@austintexas.gov](mailto:nancy.estrada@austintexas.gov)  
 Austin Planning
6. **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 160 feet through participation in a density bonus program.  
 Staff Rec.: **Staff postponement request to April 28, 2026**  
 Staff: Nancy Estrada, 512-974-7617, [nancy.estrada@austintexas.gov](mailto:nancy.estrada@austintexas.gov)  
 Austin Planning
7. **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 April 28, 2026**  
 Staff: Nancy Estrada, 512-974-7617, [nancy.estrada@austintexas.gov](mailto:nancy.estrada@austintexas.gov)  
 Austin Planning

- 8. 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 April 28, 2026**
- Staff: Nancy Estrada, 512-974-7617, [nancy.estrada@austintexas.gov](mailto:nancy.estrada@austintexas.gov)  
Austin Planning
- 9. 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.: **Recommended**
- Staff: Jonathan Tomko, 512-974-1057, [jonathan.tomko@austintexas.gov](mailto:jonathan.tomko@austintexas.gov)  
Austin Planning
- 10. 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.: **Recommended**
- Staff: Jorge E. Rousselin, 512-974-2975, [jorge.rousselin@austintexas.gov](mailto:jorge.rousselin@austintexas.gov)  
Austin Planning

- 11. Restrictive Covenant Amendment:** **C14-95-0170(RCA) - 1301, 1301 ½ S Mopac Expy Svrd NB and 2976 Barton Skwy RC Amendment; District 8**
- Location: 1301 and 1301 ½ South Mopac Expressway Service Road Northbound; 2976 Barton Skyway, Barton Creek Watershed; South Lamar Combined (Barton Hills) Neighborhood Planning Area
- Owner/Applicant: 4 Barton Skyway LLC (M. Stanich)
- Agent: Dubois, Bryant and Campbell, LLP (David Hartman)
- Request: Amend Restrictive Covenant
- Staff Rec.: **Applicant postponement request to May 12, 2026**
- Staff: Nancy Estrada, 512-974-7617, [nancy.estrada@austintexas.gov](mailto:nancy.estrada@austintexas.gov)  
Austin Planning
- 12. Historic Zoning:** **C14H-1987-0016 - Mayer-Howse House Ordinance Cleanup; District 9**
- Location: 810 W. 10th Street, Shoal Creek Watershed; Downtown Austin Plan
- Owner/Applicant: Applicant: Historic Landmark Commission; owner: MAYER-HOWSE HOUSE L P (owner-supported)
- Agent: Historic Landmark Commission
- Request: GO-ETOD-DBETOD to GO-H-ETOD-DBETOD
- Staff Rec.: **Recommended**
- Staff: Kalan Contreras, 512-974-2727, 512-974-2727  
Austin Planning
- 13. Historic Zoning:** **C14H-2025-0122 - O.H. and Thelma Mitchell Elliott House**
- Location: 2207 E. 22nd Street, Boggy Creek; Upper Boggy Creek (Blackland) Neighborhood Planning Area
- Owner/Applicant: Ora A. Houston
- Agent: Preservation Central, Inc. (Terri Myers)
- Request: SF-3-NP to SF-3-H-NP
- Staff Rec.: **Recommended**
- Staff: Kalan Contreras, 512-974-2727, [kalan.contreras@austintexas.gov](mailto:kalan.contreras@austintexas.gov)  
Austin Planning
- 14. Historic Zoning:** **C14H-2026-0013 - Nitschke-Verseas-Goins House**
- Location: 907 E. 13th Street, Waller Creek; Central East Austin (Subdistrict 1) Neighborhood Planning Area
- Owner/Applicant: Applicant: Historic Landmark Commission. Owner: Bubble Bee LP/Eureka Holdings (owner-opposed)
- Agent: Historic Landmark Commission
- Request: SF-3-NP to SF-3-H-NP
- Staff Rec.: **Recommended**
- Staff: Kalan Contreras, 512-974-2727, [kalan.contreras@austintexas.gov](mailto:kalan.contreras@austintexas.gov)  
Austin Planning

- 15. Site Plan**                                **SP-2019-0253C(XT2) - Springdale Farm**  
**Extension:**  
Location:                                        755 Springdale Rd, Boggy Creek Watershed; Govalle/Johnston Terrace  
    Neighborhood Plan  
Owner/Applicant:                            PSW-Springdale LLC  
Agent:    Armbrust & Brown, PLLC (Michael Whellan)  
Request:                                        Extension of an approved site plan for 3 years  
Staff Rec.:                                     **Recommended**  
Staff:    Christine Barton-Holmes, 512-974-2788, [christine.barton-holmes@austintexas.gov](mailto:christine.barton-holmes@austintexas.gov)  
    Austin Development Services

**STAFF BRIEFINGS**

- 16.** Staff briefing regarding an update to the City's comprehensive plan, Imagine Austin. Presentation by Evelyn Mitchell, Principal Planner, Austin Planning.

**DISCUSSION AND ACTION ITEMS**

- 17.** Discussion and action to approve a recommendation to Council for the FY26-27 budget. (Sponsored by Parliamentarian Ahmed and Commissioner Breton)

**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](mailto: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](mailto: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](mailto: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.