



**PLANNING COMMISSION  
MEETING MINUTES**

**REGULAR MEETING  
TUESDAY, MARCH 10, 2026**

The Planning Commission convened in a regular on Tuesday, March 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  
Nadia Barrera-Ramirez  
Brian Bedrosian  
Peter Breton  
Chris Gannon  
Joshua Hiller*

**Commissioners in Attendance Remotely:**

*Adam Powell  
Anna Lan  
Danielle Skidmore*

**Ex-Officio Members 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, and Tuesday, February 10, 2026.

**The minutes from the meeting of Tuesday, January 27, 2026, and Tuesday, February 10, 2026, were approved 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.**

**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](mailto: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 Bedrosian’s motion, Commissioner Barrera-Ramirez’s second, on an 11-0 vote. Commissioner Lan was off the dais. 1 vacancy on the dais.**

- 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](mailto:sherri.sirwaitis@austintexas.gov)  
 Austin Planning

**The motion to approve Staff’s postponement request to March 24, 2026, was approved 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.**

- 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](mailto:maureen.meredith@austintexas.gov)  
 Austin Planning

**The motion to approve Staff’s recommendation of commercial land use for NPA-2025-0026.02 - Middle Fiskville Automotive Sales, located at 10600, 10602, 10604, 10606, and 10608 Middle Fiskville Road, was approved 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.**

- 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](mailto:sherri.sirwaitis@austintexas.gov)  
 Austin Planning

**The motion to approve Staff’s recommendation of CS-CO-NP for C14-2025-0099 - Middle Fiskville Automotive Sales, located at 10602, 10604, 10606 and 10608 Middle Fiskville Road, was approved 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.**

- 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](mailto:maureen.meredith@austintexas.gov)  
 Austin Planning

**The motion to approve the Applicant’s postponement request to April 28, 2026, was approved 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.**

- 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](mailto:jonathan.tomko@austintexas.gov)  
 Austin Planning

**The motion to approve the Applicant’s postponement request to April 28, 2026, was approved 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.**

- 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](mailto:maureen.meredith@austintexas.gov)  
 Austin Planning

**The motion to approve the Applicant’s postponement request to April 14, 2026, was approved 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.**

- 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](mailto:jonathan.tomko@austintexas.gov)  
 Austin Planning

**The motion to approve the Applicant’s postponement request to April 14, 2026, was approved 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.**

- 10. Rezoning: C14-2025-0109 - West Lynn Church Site; District 9**
- Location: 1308 West Lynn Street and 1611 West 14<sup>th</sup> 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](mailto:cynthia.hadri@austintexas.gov)  
Austin Planning

**The motion to approve Staff’s recommendation of CS-MU-CO-NP for Tract 1 and LR-MU-CO-NP for Tract 2 for C14-2025-0109 - West Lynn Church Site, located at 1308 West Lynn Street and 1611 West 14<sup>th</sup> Street, was approved 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.**

- 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](mailto:jonathan.tomko@austintexas.gov)  
Austin Planning

**The motion to approve the Neighborhood’s postponement request to April 14, 2026, was approved 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.**

- 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](mailto:sherri.sirwaitis@austintexas.gov)  
Austin Planning

**The motion to approve Staff’s indefinite postponement request was approved 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.**

- 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](mailto:jonathan.tomko@austintexas.gov)  
Austin Planning

**The motion to approve the Applicant’s postponement request to March 24, 2026, was approved 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.**

- 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](mailto:jorge.rousselin@austintexas.gov)  
Austin Planning

**The motion to approve the Applicant’s postponement request to March 24, 2026, was approved 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.**

- 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](mailto:eric.thomas@austintexas.gov)  
Austin Planning

**The motion to approve Staff’s recommendation to amend 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 for C20-2025-019 - Zoning Sign Posting Updates, was approved 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.

- 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](mailto:jorge.rousselin@austintexas.gov)  
Austin Planning

The public hearing was closed on Commissioner Breton’s motion, Vice Chair Haney’s second, on a 12-0 vote. 1 vacancy on the dais.

The motion to approve the Applicant’s 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 for SP-2026-0048C.CP - W. Martin Luther King Jr. Boulevard & Nueces Street, located at 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, was approved on Commissioner Breton’s motion, Parliamentarian Ahmed’s second, on a 12-0 vote. 1 vacancy on the dais.

**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)  
**The motion to amend the 2026 annual Planning Commission regular meeting schedule to add March 31, 2026, was approved on Vice Chair Haney’s motion, Chair Woods’ second, on an 11-0 vote. Commissioner Breton was off the dais.**

**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)  
**Update was given by Secretary Maxwell.**
- 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)

**Update was given by Parliamentarian Ahmed.**

**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)

**Update was given by Commissioner Hiller.**

**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)

**Update was given by Vice Chair Haney.**

**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)

**No update was given.**

**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)

**Update was given by Parliamentarian Ahmed.**

**FUTURE AGENDA ITEMS**

**None.**

**ADJOURNMENT**

**Chair Woods adjourned the meeting at 7:16 p.m. without objection.**