



**PLANNING COMMISSION
MEETING MINUTES**

**REGULAR MEETING
TUESDAY, MARCH 24, 2026**

The Planning Commission convened in a regular on Tuesday, March 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
Felicity Maxwell
Imad Ahmed
Nadia Barrera-Ramirez
Brian Bedrosian
Chris Gannon
Joshua Hiller
Adam Powell
Danielle Skidmore
Anna Lan*

Commissioners in Attendance Remotely:

*Casey Haney
Peter Breton*

Ex-Officio Members in Attendance:

Jessica Cohen

Ex-Officio Members Absent:

*TC Broadnax
Candace Hunter
Richard Mendoza*

1 Vacancy on the Dais

PUBLIC COMMUNICATION: GENERAL

APPROVAL OF MINUTES

- 1. Approve the minutes of the Planning Commission regular meeting on Tuesday, March 10, 2026. **The minutes from the meeting of Tuesday, March 10, 2026, were approved on the consent agenda on Parliamentarian Ahmed’s motion, Secretary Maxwell’s second, on a 12-0 vote. 1 vacancy on the dais.**

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
 Austin Planning

The motion to approve the Neighborhood’s postponement request to May 12, 2026, was approved on the consent agenda on Parliamentarian Ahmed’s motion, Secretary Maxwell’s second, on a 12-0 vote. 1 vacancy on the dais.

- 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
 Austin Planning

The motion to approve the Neighborhood’s postponement request to May 12, 2026, was approved on the consent agenda on Parliamentarian Ahmed’s motion, Secretary Maxwell’s second, on a 12-0 vote. 1 vacancy on the dais.

- 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
 Austin Planning

The motion to approve the Neighborhood’s postponement request to April 14, 2026, was approved on the consent agenda on Parliamentarian Ahmed’s motion, Secretary Maxwell’s second, on a 12-0 vote. 1 vacancy on the dais.

- 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
 Austin Planning

The motion to approve the Neighborhood’s postponement request to April 14, 2026, was approved on the consent agenda on Parliamentarian Ahmed’s motion, Secretary Maxwell’s second, on a 12-0 vote. 1 vacancy on the dais.

- 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
 Austin Planning

The motion to approve Staff’s postponement request to April 28, 2026, was approved on the consent agenda on Parliamentarian Ahmed’s motion, Secretary Maxwell’s second, on a 12-0 vote. 1 vacancy on the dais.

7. Restrictive Covenant C14-06-0117(RCT) - 1317 and 1405 East Riverside Drive; District 9

Termination:

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
Austin Planning

The motion to approve Staff’s postponement request to April 28, 2026, was approved on the consent agenda on Parliamentarian Ahmed’s motion, Secretary Maxwell’s second, on a 12-0 vote. 1 vacancy on the dais.

8. Restrictive Covenant C14-72-299(RCT) - 1317 and 1405 East Riverside Drive; District 9

Termination:

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
Austin Planning

The motion to approve Staff’s postponement request to April 28, 2026, was approved on the consent agenda on Parliamentarian Ahmed’s motion, Secretary Maxwell’s second, on a 12-0 vote. 1 vacancy on the dais.

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
Austin Planning

The public hearing was closed on Secretary Maxwell’s motion, Commissioner Lan’s second, on a 12-0 vote. 1 vacancy on the dais.

The motion to approve staff’s recommendation of PUD, with the following change to strike the staff recommendation related to parkland dedication and instead recommend the applicant shall satisfy parkland dedication requirements by paying \$1300 per residential or hotel/motel unit and dedicate the half-acre parcel adjacent to the Heritage

Oaks Neighborhood Park to the City or Comply with the parkland dedication requirements in effect at the time of site plan submittal, as amended, for C814-2008-0087.02 - South Shore PUD Addition; District 3, located at 1705 and 1717 South Lakeshore Boulevard; 1712 East Riverside Drive, which was approved on Secretary Maxwell’s motion, Commissioner Bedrosian’s second, on a 12-0 vote. 1 vacancy on the dais.

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
Austin Planning

The motion to approve staff’s recommendation to 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 for C20-2025-006 - Amendment to the East Riverside Corridor (ERC) Regulating Plan; District 3, located at 1705 and 1717 South Lakeshore Boulevard and 1712 East Riverside Drive, was approved on the consent agenda on Parliamentarian Ahmed’s motion, Secretary Maxwell’s second, on a 12-0 vote. 1 vacancy on the dais.

11. Restrictive Covenant Amendment: C14-95-0170(RCA) - 1301, 1301 ½ S Mopac Expy Svrld 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
Austin Planning

The motion to approve the Applicant’s postponement request to May 12, 2026, was approved on the consent agenda on Parliamentarian Ahmed’s motion, Secretary Maxwell’s second, on a 12-0 vote. 1 vacancy on the dais.

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, kalan.contreras@austintexas.gov
Austin Planning

The motion to approve Staff’s recommendation of GO-H-ETOD-DBETOD for C14H-1987-0016 - Mayer-Howse House Ordinance Cleanup; District 9, located at 810 W. 10th Street, was approved on the consent agenda on Parliamentarian Ahmed’s motion, Secretary Maxwell’s second, on a 12-0 vote. 1 vacancy on the dais.

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
Austin Planning

The motion to approve Staff’s recommendation of SF-3-H-NP for C14H-2025-0122 - O.H. and Thelma Mitchell Elliott House, located at 2207 E. 22nd Street, was approved on the consent agenda on Parliamentarian Ahmed’s motion, Secretary Maxwell’s second, on a 12-0 vote. 1 vacancy on the dais.

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
Austin Planning

The motion to approve the Property Owner’s Postponement request to April 14, 2026, was approved on the consent agenda on Parliamentarian Ahmed’s motion, Secretary Maxwell’s second, on a 12-0 vote. 1 vacancy on the dais.

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**

The motion to approve Staff’s recommendation of an extension of an approved site plan for 3 years for SP-2019-0253C(XT2) - Springdale Farm, located at 755 Springdale Rd, was approved on the consent agenda on Parliamentarian Ahmed’s motion, Secretary Maxwell’s second, on a 12-0 vote. 1 vacancy on the dais.

STAFF BRIEFINGS

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

The presentation was made 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)

The motion to approve amendments 1, 2, 4, and 5, which can be found linked in backup, was approved on Parliamentarian Ahmed’s motion, Commissioner Gannon’s second, on a 12-0 vote. 1 vacancy on the dais.

The motion to dispose of amendment 6 from the budget working group, which can be found linked in backup, failed on Commissioner Skidmore’s motion, Commissioner Gannon’s second, on 5-7 vote. Vice Chair Haney, Secretary Maxwell, Parliamentarian Ahmed, Commissioner Bedrosian, Commissioner Breton, Commissioner Barrera-Ramirez, and Commissioner Powell voted against the motion. The amendment goes forward without a recommendation.

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)

No update was given.

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)

No update was given.

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)

No update was given.

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)

No update was given.

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)

Update was given 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)

Update was given by Chair Woods.

FUTURE AGENDA ITEMS

Discussion and action to conduct officer elections for the Chair, Vice Chair, Parliamentarian, and Secretary. (Sponsored by Chair Woods and Secretary Maxwell)

ADJOURNMENT

Chair Woods adjourned the meeting at 8:37 p.m. without objection.

The meeting minutes were approved at the March 31, 2026, meeting on the consent agenda on Commissioner Breton’s motion, Commissioner Skidmore’s second, on a 12-0 vote.