



**PLANNING COMMISSION
MEETING MINUTES**

**REGULAR MEETING
TUESDAY, MARCH 31, 2026**

The Planning Commission convened in a regular on Tuesday, March 31, 2026, at Austin City Hall, Boards and Commissions, Room 1101, 301 W. Second Street, in Austin, Texas.

Chair Woods called the Planning Commission Meeting to order at 6:02 p.m.

Commissioners in Attendance:

*Alice Woods
Felicity Maxwell
Brian Bedrosian
Chris Gannon
Joshua Hiller
Danielle Skidmore
Casey Haney
Peter Breton*

Commissioners in Attendance Remotely:

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

Ex-Officio Members in Attendance:

None

Ex-Officio Members Absent:

*Jessica Cohen
TC Broadnax
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, March 24, 2026.
The minutes from the meeting of Tuesday, March 24, 2026, were approved on the consent agenda on Commissioner Breton’s motion, Commissioner Skidmore’s second, on a 12-0 vote. 1 vacancy on the dais.

STAFF BRIEFINGS

2. Staff briefing on proposed amendments to City Code Title 25 (Land Development) to adopt a new citywide density bonus program that will replace Density Bonus 90 (DB90) and Vertical Mixed Use (V) combining districts and consist of five new combining districts that allow additional height and land uses and relax site development standards and compatibility in exchange for providing affordable housing and meeting certain other requirements. Presentation by Warner Cook, Principal Planner, Austin Planning.
The presentation was made by Warner Cook, Principal Planner, Austin Planning.

PERMANENT COMMITTEE UPDATES

3. **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.
4. **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.
5. **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.

- 6. 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.

- 7. 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. This committee has been dissolved

FUTURE AGENDA ITEMS

None.

ADJOURNMENT

Chair Woods adjourned the meeting at 8:18 p.m. without objection.