



**REGULAR MEETING OF THE PLANNING COMMISSION
TUESDAY, APRIL 28, 2026, AT 6 P.M.
AUSTIN CITY HALL, COUNCIL CHAMBERS, ROOM 1001
301 WEST 2ND 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 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:

[Jeffery Bowen](#), 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

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, April 14, 2026.

PUBLIC HEARINGS

2. **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 June 23, 2026**
Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov
Austin Planning
3. **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 CS-ETOD-DBETOD-NP (Subdistrict 2)
Staff Rec.: **Applicant postponement request to June 23, 2026**
Staff: Jonathan Tomko, 512-974-1057, jonathan.tomko@austintexas.gov
Austin Planning
4. **Plan Amendment: NPA-2026-0022.01.SH - Rowen Vale; District 9**
Location: 206, 206 ½ East Annie Street and 1710 Brackenridge Street, East Bouldin Creek Watershed; Greater South River City Combined Neighborhood Planning Area
Owner/Applicant: South Austin Christian Church/Rowen Vale, LLC
Agent: Rowen Vale, LLC (Megan Lasch)
Request: Civic to Multifamily Residential land use
Staff Rec.: **Recommended**
Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov
Austin Planning

- 5. Rezoning: C14-2026-0010.SH - Rowen Vale; District 9**
 Location: 1710 Brackenridge Street; 206 and 206 ½ East Annie Street, East Bouldin Creek Watershed; Greater South River City Neighborhood Planning Area
 Owner/Applicant: South Austin Christian Church/Rowen Vale, LLC
 Agent: Rowen Vale, LLC (Megan Lasch)
 Request: SF-3-NP to MF-3-NP
 Staff Rec.: **Recommended**
 Staff: Jonathan Tomko, 512-974-1057, jonathan.tomko@austintexas.gov
 Austin Planning
- 6. Plan Amendment: NPA-2025-0020.04 - Congress Views; District 2**
 Location: 6111, 6113, and 6119 South Congress Avenue, Williamson Creek Watershed; South Congress Combined (Sweetbriar) Neighborhood Planning Area
 Owner/Applicant: Congress Corner, LLC (Reza Habibi-Paydar)
 Agent: Alice Glasco Consulting (Alice Glasco)
 Request: Mobile Homes and Higher Density Single Family to Mixed Use land use
 Staff Rec.: **Recommended**
 Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov
 Austin Planning
- 7. Rezoning: C14-2025-0096 - Congress Views; District 2**
 Location: 6111, 6113, and 6119 South Congress Avenue, Williamson Creek Watershed; South Congress Combined (Sweetbriar) Neighborhood Planning Area
 Owner/Applicant: Congress Corner, LLC (Reza Habibi-Paydar)
 Agent: Alice Glasco Consulting (Alice Glasco)
 Request: MH-NP to GR-DB90-NP
 Staff Rec.: **Staff recommends GR-CO-DB90-NP**
 Staff: Nancy Estrada, 512-974-7617, nancy.estrada@austintexas.gov
 Austin Planning
- 8. Rezoning: C14-2026-0002 - SE Airport MLK Rezoning; District 1**
 Location: 1811 Airport Boulevard, Tannehill Branch Watershed; East MLK Combined (MLK) Neighborhood Planning Area
 Owner/Applicant: 4015 Limited Partnership
 Agent: Thrower Design LLC (Victoria Haase)
 Request: GR-MU-NP to GR-MU-DB90-NP
 Staff Rec.: **Recommended**
 Staff: Jonathan Tomko, 512-974-1057, jonathan.tomko@austintexas.gov
 Austin Planning

- 9. Rezoning: C14-2025-0120 - 301 Lamar; District 9**
 Location: 301 ½ North Lamar Boulevard, Lady Bird Lake Watershed; Old West Austin Neighborhood Planning Area
 Owner/Applicant: Perry Lorenz
 Agent: Husch Blackwell, LLP (Nikelle Meade)
 Request: DMU to CS-MU-V-DB90
 Staff Rec.: **Staff recommends CS-MU-V-CO-DB90**
 Staff: Cynthia Hadri, 512-974-7620, cynthia.hadri@austintexas.gov
 Austin Planning
- 10. Rezoning: C14-2026-0006 - Holly Wu W. 6th Street Restaurant; District 9**
 Location: 1608 West 6th Street, Lady Bird Lake and Shoal Creek Watershed; Downtown Austin Plan (Lower Shoal Creek District)
 Owner/Applicant: Chin Hong (Jimmy) Ng (Lin Asian Bar LLC)
 Agent: Taniguchi Construction Services (Evan Taniguchi)
 Request: GO-NP to LR-CO-NP
 Staff Rec.: **Recommended**
 Staff: Cynthia Hadri, 512-974-7620, cynthia.hadri@austintexas.gov
 Austin Planning
- 11. 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.: **Pending**
 Staff: Nancy Estrada, 512-974-7617, nancy.estrada@austintexas.gov
 Austin Planning
- 12. 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.: **Recommended**
 Staff: Nancy Estrada, 512-974-7617, nancy.estrada@austintexas.gov
 Austin Planning

- 13. 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.: **Recommended**
 Staff: Nancy Estrada, 512-974-7617, nancy.estrada@austintexas.gov
 Austin Planning
- 14. Historic Zoning:** **C14H-2026-0018 - Hill-Thompson House; District 1**
 Location: 1906 Maple Avenue, Boggy Creek Watershed; Upper Boggy Creek Neighborhood Planning Area
 Owner/Applicant: Applicant: Historic Landmark Commission
 Owner: Marilyn Poole Bailey
 Agent: Historic Landmark Commission
 Request: SF-3-HD-NP to SF-3-H-HD-NP
 Staff Rec.: **Recommended**
 Staff: Austin Lukes, 512-978-0766, austin.lukes@austintexas.gov
 Austin Planning
- 15. Conditional Use Permit:** **SPC-2026-0052A - Girls' School of Austin Conditional Use Permit; District 10**
 Location: 2007 McCall Road, Johnson Creek Watershed; West Austin Neighborhood Group
 Owner/Applicant: The Girls' School of Austin
 Agent: Thrower Design (A. Ron Thrower)
 Request: Conditional Use Permit to allow Private Primary Educational Facilities and Private Secondary Educational Facilities, increasing from 150 to 200 students on the property.
 Staff Rec.: **Recommended with conditions**
 Staff: Heather Chaffin, 512-974-2140, heather.chaffin@austintexas.gov
 Austin Development Services

- 16. EV Variance: SP-2024-0381C.SH - Rundberg Multifamily; District 4**
 Location: 204 East Rundberg Lane, Little Walnut Creek Watershed; North Lamar Neighborhood Planning Area
 Owner/Applicant: Nguyen Doan-Nghiem Thi Revocable Management Trust & Luan Duy Nguyen Revocable Management Trust
 Agent: Sydney Weaver; WGINC
 Request: Request to vary from LDC 25-8-261 (G) to allow floodplain modification in a Critical Water Quality Zone (CWQZ). Request to vary from LDC 25-8-263 (C)(3) to allow floodplain modification outside of a CWQZ in an aread determined to be in good condition.
 Staff Rec.: **Recommended with conditions**
 Staff: John Clement, 512-974-1475, john.clement@austintexas.gov
 Austin Watershed Protection
 Chris Sapuppo, 512-978-4665, chris.sapuppo@austintexas.gov
 Austin Development Services
- 17. LDC Amendment: C20-2024-004 - Citywide Density Bonus**
 Agent: Austin Planning
 Request: Amend City Code Title 25 (Land Development) to create new zoning districts for a citywide density bonus program that will apply to commercial base zones and replace Density Bonus 90 (DB90) combining district and Vertical Mixed Use (V) building/overlay (VMU); and will allow additional height, including more than 30 feet above the base zoning height, modify uses, site development regulations, and compatibility, in exchange for providing affordable housing and other community benefits.
 Staff Rec.: **Recommended**
 Staff: Warner Cook, 512-978-1724, warner.cook@austintexas.gov
 Austin Planning
- 18. LDC Amendment: C20-2026-003 - Amendments Related to Transit System Projects**
 Agent: Austin Project Connect
 Request: Amend City Code Title 25 (Land Development) and amend Ordinance No. 20221115-048 to modify development review processes, methods to demonstrate water quality compliance, street design, and utility infrastructure design for the design and construction of certain transit system projects and related transit system infrastructure.
 Staff Rec.: **Recommended**
 Staff: Donna Galati, 512-974-2733, donna.galati@austintexas.gov
 Austin Project Connect

DISCUSSION AND ACTION ITEMS

- 19.** Discussion and action to establish a working group related to the Downtown Density Bonus Program. (Sponsored by Chair Woods and Secretary Maxwell)

PERMANENT COMMITTEE UPDATES

- 20. 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)

21. 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)

22. 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)

23. 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)

WORKING GROUP UPDATES

24. Citywide Density Bonus Program Working Group – Update regarding recommendations to the Planning Commission on issues relating to the Citywide Density Bonus Program. (Sponsored by Chair Woods and Commissioners Bedrosian, Breton, Gannon, and Hiller)

25. Urban Design Guidelines Update Working Group – Update regarding recommendations to the Planning Commission on issues relating to updates to Urban Design Guidelines. (Sponsored by Secretary Maxwell and Commissioners Barrera-Ramirez, Gannon, Lan, and Skidmore)

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, 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.

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 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 – CONSENT ITEMS

*Donation of time is **not** an option for consent items.

All speakers in favor or opposed	2 minutes each
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PUBLIC HEARING CASES – DISCUSSION ITEMS

The applicant/speaker designated by the applicant	5 minutes each; up to 9 minutes total with donated time, plus a 2 minute rebuttal
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.

The applicant/speaker designated by the applicant	2 minutes each, plus a 2 minute rebuttal
All speakers in favor or opposed to the postponement	2 minutes each

ORDER OF MEETING

1. Determination of quorum/meeting called to order
2. Reading of proposed consent agenda
3. ¹ Vote and disposal of consent agenda
4. ² Determination of discussion postponement items
5. Discussion cases (including public comment, staff and applicant/representative presentations)
6. Other business adjournment

¹ 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.

² 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.