



**REGULAR MEETING OF THE PLANNING COMMISSION  
TUESDAY, MAY 12, 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 Destiny Brown, 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:**

[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 28, 2026.

### **PUBLIC HEARINGS**

**2. 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

Agent: Megan Lasch

Request: Civic to Multifamily Residential land use

Staff Rec.: **Recommended**

Staff: Maureen Meredith, 512-974-2695, [maureen.meredith@austintexas.gov](mailto:maureen.meredith@austintexas.gov)  
Austin Planning

**3. 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

Agent: Megan Lasch

Request: SF-3-NP to MF-3-NP

Staff Rec.: **Recommended**

Staff: Jonathan Tomko, AICP, 512-974-1057, [jonathan.tomko@austintexas.gov](mailto:jonathan.tomko@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. **Plan Amendment: NPA-2023-0014.04 - 4302 Nuckols Crossing; District 2**  
 Location: 4302, 4304 ½, and 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.: **Recommended**  
 Staff: Maureen Meredith, 512-974-2695, [maureen.meredith@austintexas.gov](mailto:maureen.meredith@austintexas.gov)  
 Austin Planning
7. **Rezoning: C14-2025-0065 - 4302 Nuckols Crossing; District 2**  
 Location: 4302, 4304 ½, and 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.: **Recommendation of MF-3-CO-NP**  
 Staff: Nancy Estrada, 512-974-7617, [nancy.estrada@austintexas.gov](mailto:nancy.estrada@austintexas.gov)  
 Austin Planning
8. **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.: **Recommended**  
 Staff: Maureen Meredith, 512-974-2695, [maureen.meredith@austintexas.gov](mailto:maureen.meredith@austintexas.gov)  
 Austin Planning

- 9. 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-CO-NP (Subdistrict 2)  
 Staff Rec.: **Staff recommends MF-4-ETOD-DBETOD-NP (Subdistrict 2)**  
 Staff: Jonathan Tomko, AICP, 512-974-1057, [jonathan.tomko@austintexas.gov](mailto:jonathan.tomko@austintexas.gov)  
 Austin Planning
- 10. Plan Amendment: NPA-2026-0021.01 - 1404 East Riverside PUD NPA; District 3**  
 Location: 1404 East Riverside Drive, Lady Bird Lake and Harpers Branch Watersheds; Riverside/Oltorf (Riverside) Combined Neighborhood Planning Area and East Riverside Corridor Plan  
 Owner/Applicant: South Shore Apartments Owner LP  
 Agent: Drenner Group, PC (Amanda Swor)  
 Request: Specific Regulating District to Multifamily Residential land use  
 Staff Rec.: **Recommended**  
 Staff: Maureen Meredith, 512-974-2695, [maureen.meredith@austintexas.gov](mailto:maureen.meredith@austintexas.gov)  
 Austin Planning
- 11. Rezoning: C814-2025-0111 - 1404 East Riverside PUD; District 3**  
 Location: 1404 East Riverside Drive, Lady Bird Lake and Harpers Branch Watersheds; Riverside/Oltorf (Riverside) Combined Neighborhood Planning Area and East Riverside Corridor Plan  
 Owner/Applicant: South Shore Apartments Owner LP  
 Agent: Drenner Group, PC (Amanda Swor)  
 Request: ERC-CMU to PUD-NP  
 Staff Rec.: **Recommended**  
 Staff: Jonathan Tomko, AICP, 512-974-1057, [jonathan.tomko@austintexas.gov](mailto:jonathan.tomko@austintexas.gov)  
 Austin Planning
- 12. Plan Amendment: NPA-2025-0016.02 - Former AISD Brooke ES Redevelopment; District 3**  
 Location: 3100 East 4<sup>th</sup> Street, Colorado River Watershed; Govalle/Johnston Terrace (Govalle) Combined Neighborhood Planning Area  
 Owner/Applicant: Austin Independent School District  
 Agent: Armbrust & Brown, PLLC (Richard T. Suttle, Jr.)  
 Request: Civic to Mixed Use land use  
 Staff Rec.: **Recommended**  
 Staff: Maureen Meredith, 512-974-2695, [maureen.meredith@austintexas.gov](mailto:maureen.meredith@austintexas.gov)  
 Austin Planning

- 13. Rezoning: C14-2025-00125 - Former AISD Brooke ES Redevelopment; District 3**  
 Location: 3100 East 4<sup>th</sup> Street, Colorado River Watershed; Govalle/Johnston Terrace (Govalle) Combined Neighborhood Planning Area  
 Owner/Applicant: Austin Independent School District  
 Agent: Armbrust & Brown, PLLC (Richard T. Suttle, Jr.)  
 Request: P-NP to CS-MU-V-CO-NP  
 Staff Rec.: **Recommended**  
 Staff: Jonathan Tomko, AICP, 512-974-1057, [jonathan.tomko@austintexas.gov](mailto:jonathan.tomko@austintexas.gov)  
 Austin Planning
- 14. Plan Amendment: NPA-2025-0018.02 - Airport and Koenig Multifamily; District 4**  
 Location: 5768 ½, 5800, 5826, 5900, 5900 ½, and 5908 Airport Boulevard, Tannehill Branch Watershed; Brentwood/Highland Combined Neighborhood Planning Area  
 Owner/Applicant: Foundation Communities, Inc., a Texas nonprofit corporation; 5800 Airport, LLC, a Texas limited liability company  
 Agent: DuBois, Bryant & Campbell, L.L.P. (David Hartman)  
 Request: Commercial to Mixed Use land use  
 Staff Rec.: **Applicant postponement request to June 9, 2026**  
 Staff: Maureen Meredith, 512-974-2695, [maureen.meredith@austintexas.gov](mailto:maureen.meredith@austintexas.gov)  
 Austin Planning
- 15. Rezoning: C14-2025-0115 - Airport and Koenig Multifamily; District 4**  
 Location: 5768 ½, 5800, 5826, 5900, 5900 ½, and 5908 Airport Boulevard, Tannehill Branch Watershed; Brentwood/Highland Combined Neighborhood Planning Area  
 Owner/Applicant: Foundation Communities, Inc., a Texas nonprofit corporation; 5800 Airport, LLC, a Texas limited liability company  
 Agent: DuBois, Bryant & Campbell, L.L.P. (David Hartman)  
 Request: CS-NP to LI-PDA-NP  
 Staff Rec.: **Applicant postponement request to June 9, 2026**  
 Staff: Jonathan Tomko, AICP, 512-974-1057, [jonathan.tomko@austintexas.gov](mailto:jonathan.tomko@austintexas.gov)  
 Austin Planning
- 16. 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, AICP, 512-974-1057, [jonathan.tomko@austintexas.gov](mailto:jonathan.tomko@austintexas.gov)  
 Austin Planning

- 17. Rezoning: C14-2026-0007 - Eastside Hub; District 1**  
 Location: 6301 FM 969 Road and 4609 Ed Bluestein Boulevard Northbound, Walnut Creek Watershed; East MLK Combined (MLK-183) Neighborhood Planning Area  
 Owner/Applicant: Ensnail Development Inc.  
 Agent: Bernstein & Hall, PLLC (Dick Hall)  
 Request: W/LO-CO-NP and CS-NP to CS-CO-NP  
 Staff Rec.: **Recommended**  
 Staff: Jonathan Tomko, AICP, 512-974-1057, [jonathan.tomko@austintexas.gov](mailto:jonathan.tomko@austintexas.gov)  
 Austin Planning
- 18. Rezoning: C14-2025-0123 - 7401 Hwy 290 Rezoning; District 8**  
 Location: 7401 West US 290 Highway, Williamson Creek Watershed; Oak Hill Combined (West Oak Hill) Neighborhood Planning Area  
 Owner/Applicant: 7401 Hwy 290 W LLC (Jimmy Nassour)  
 Agent: HD Brown Consulting, LLC (Amanda Brown)  
 Request: LR-CO-NP to GR-NP  
 Staff Rec.: **Recommendation of denial**  
 Staff: Nancy Estrada, 512-974-7617, [nancy.estrada@austintexas.gov](mailto:nancy.estrada@austintexas.gov)  
 Austin Planning
- 19. 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 indefinite postponement request**  
 Staff: Nancy Estrada, 512-974-7617, [nancy.estrada@austintexas.gov](mailto:nancy.estrada@austintexas.gov)  
 Austin Planning

- 20. Site Plan Extension:** **SP-2018-0528C(XT2) - 1619 S. 1<sup>st</sup>; District 9**  
 Location: 1619 South 1<sup>st</sup> Street, East Bouldin Creek Watershed; Bouldin Creek Neighborhood Planning Area  
 Owner/Applicant: Chameleon Group Holdings; Stuart Thomajan  
 Agent: Drenner Group, PC (Amanda Swor)  
 Request: Extension of an approved site plan for 3 years.  
 Staff Rec.: **Recommended**  
 Staff: Alyse Ramirez, 512-978-1750, [alyse.ramirez@austintexas.gov](mailto:alyse.ramirez@austintexas.gov)  
 Austin Development Services
- 21. LDC Amendment:** **C20-2026-001 - Amendment to the East Riverside Corridor (ERC) Regulating Plan; District 3**  
 Location: 1404 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 1404 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
- 22. Rezoning:** **C20-2024-018 - Downtown Density Bonus Update Phase I**  
 Location: West of I-35, East of Nueces Street, North of Lady Bird Lake, and South of East 11<sup>th</sup> Street  
 Owner/Applicant: City of Austin  
 Agent: Austin Planning  
 Request: To add downtown density bonus 400 (DDB400) combining district.  
 Staff Rec.: **Recommended**  
 Staff: Alan Pani, 512-974-8084, [alan.pani@austintexas.gov](mailto:alan.pani@austintexas.gov)  
 Austin Planning

- 23. LDC Amendment: C20-2024-018 - Downtown Density Bonus Update Phase I**  
 Owner/Applicant: City of Austin  
 Agent: Austin Planning  
 Request: Amend City Code Title 25 (Land Development) to create new density bonus zoning districts and establish regulations and requirements that apply to new density bonus zoning districts including allowing additional building height, modifying uses, and modifying site development regulations in exchange for providing affordable housing and other community benefits; to modify Rainey Street Subdistrict Regulations relating to participation in the Downtown Density Bonus Program; and to decrease the eligibility area and remove certain properties from participating in the Downtown Density Bonus Program generally located west of I-35, east of Nueces Street, north of Lady Bird Lake, and south of East 11<sup>th</sup> Street (the new density bonus zoning districts are also known as downtown density bonus 400 (DDB400) combining district and downtown density bonus 850 (DDB850) combining district).
- Staff Rec.: **Recommended**  
 Staff: Alan Pani, 512-974-8084, [alan.pani@austintexas.gov](mailto:alan.pani@austintexas.gov)  
 Austin Planning
- 24. Imagine Austin: Imagine Austin PC FY26-27 CIP List of Recommendations**  
 Request: Submit to the city manager, no later than May 31, 2026, the provided CPJC approved list of recommended capital improvements, which in the opinion of the commission are necessary or desirable to implement the adopted comprehensive plan or element or portion thereof during the forthcoming five-year period.
- Staff Rec.: **Recommended**  
 Staff: Chris Ryerson, 512-978-1422, [chris.ryerson@austintexas.gov](mailto:chris.ryerson@austintexas.gov)  
 Austin Planning  
 Christopher Crain, 512-974-8041, [christopher.crain@austintexas.gov](mailto:christopher.crain@austintexas.gov)  
 Austin Planning

**PERMANENT COMMITTEE UPDATES**

- 25. 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)
- 26. 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)
- 27. 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)

- 28. 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**

- 29. Downtown Density Bonus Program Working Group** – Update regarding recommendations to the Planning Commission on issues relating to the Downtown Density Bonus Program. (Sponsored by Secretary Maxwell, Parliamentarian Ahmed and Commissioners Bedrosian, Breton, and Powell)
- 30. 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 Destiny Brown 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 Destiny Brown 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 emailed 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 Destiny Brown, 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 – 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. <sup>1</sup> Vote and disposal of consent agenda
4. <sup>2</sup> Determination of discussion postponement items
5. Discussion cases (including public comment, staff and applicant/representative presentations)
6. Other business adjournment

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<sup>1</sup> 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.

<sup>2</sup> 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.