PLANNING COMMISSION **REGULAR MEETING**
MEETING MINUTES **TUESDAY, APRIL 14, 2026**

The Planning Commission convened in a regular on Tuesday, April 14, 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 6:03 p.m.

Commissioners in Attendance:

Alice Woods
Felicity Maxwell
Brian Bedrosian
Chris Gannon
Joshua Hiller
Casey Haney
Peter Breton
Adam Powell
Imad Ahmed

Commissioners in Attendance Remotely:

Nadia Barrera-Ramirez
Anna Lan

Ex-Officio Members in Attendance:

Danielle Skidmore

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 31, 2026.
   The minutes from the meeting of Tuesday, March 31, were approved on the consent agenda on Vice Chair Haney's motion, Commissioner Breton's second, on an 11-0 vote. Commissioner Skidmore was absent. 1 vacancy on the dais.

PUBLIC HEARINGS

2. **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 Applicant's postponement request to May 12, 2026, was approved on the consent agenda on Vice Chair Haney's motion, Commissioner Breton's second, on an 11-0 vote. Commissioner Skidmore was absent. 1 vacancy on the dais.

3. **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 Applicant's postponement request to May 12, 2026, was approved on the consent agenda on Vice Chair Haney's motion, Commissioner Breton's second, on an 11-0 vote. Commissioner Skidmore was absent. 1 vacancy on the dais.

4. Plan Amendment: **NPA-2025-0031.01 - 8701 N Mopac Rezoning; District 10**

Location: 8701 North Mopac Expressway Service Road North Bound, 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.: **Recommended**
Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov
Austin Planning

The motion to approve Staff's recommendation of Mixed-Use Activity HUB/Corridor for NPA-2025-0031.01 - 8701 N Mopac Rezoning; District 10, located at 8701 North Mopac Expressway Service Road North Bound, was approved on the consent agenda on Vice Chair Haney's motion, Commissioner Breton's second, on an 11-0 vote. Commissioner Skidmore was absent. 1 vacancy on the dais.

5. Rezoning: **C14-2025-0088 - 8701 N Mopac Rezoning; District 10**

Location: 8701 North Mopac Expressway Service Road North Bound, 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.: **Recommended**
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov
Austin Planning

The motion to approve Staff's recommendation of LI-PDA for C14-2025-0088 - 8701 N Mopac Rezoning; District 10, located at 8701 North Mopac Expressway Service Road North Bound, was approved on the consent agenda on Vice Chair Haney's motion, Commissioner Breton's second, on an 11-0 vote. Commissioner Skidmore was absent. 1 vacancy on the dais.

6. 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

The motion to approve the Neighborhood's postponement request to April 28, 2026, was approved on the consent agenda on Vice Chair Haney's motion, Commissioner Breton's second, on an 11-0 vote. Commissioner Skidmore was absent. 1 vacancy on the dais.

7. 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

The motion to approve the Neighborhood's postponement request to April 28, 2026, was approved on the consent agenda on Vice Chair Haney's motion, Commissioner Breton's second, on an 11-0 vote. Commissioner Skidmore was absent. 1 vacancy on the dais.

8. Rezoning: **C14-2026-0017 - 55 N I-35; District 3**

Location: 55 North IH-35 Service Road Northbound, Lady Bird Lake Watershed; East Cesar Chavez Neighborhood Planning Area
Owner/Applicant: 55, LLC (Nick Tarantino)
Agent: Weiss Architecture (Richard Weiss)
Request: LO-MU-CO-NP (Tract 1 and 2) to CS-MU-CO-NP (Tract 1) and LO-MU-CO-NP (Tract 2)
Staff Rec.: **Recommended**
Staff: Jonathan Tomko, 512-974-1057, jonathan.tomko@austintexas.gov
Austin Planning

The motion to approve Staff's recommendation of CS-MU-CO-NP (Tract 1) and LO-MU-CO-NP (Tract 2) for C14-2026-0017 - 55 N I-35; District 3, located at 55 North IH-35 Service Road Northbound, was approved on the consent agenda on Vice Chair Haney's motion, Commissioner Breton's second, on an 11-0 vote. Commissioner Skidmore was absent. 1 vacancy on the dais.

9. 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
Austin Planning

The motion to approve Staff's recommendation of CS-MU-CO-NP (change a condition of zoning) for C14-2026-0004 - Springdale Farm Follow-Up; District 3, located at 735, 755, 755 ½ Springdale Road; 740 Mansell Avenue, was approved on the consent agenda on Vice Chair Haney's motion, Commissioner Breton's second, on an 11-0 vote. Commissioner Skidmore was absent. 1 vacancy on the dais.

10. 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.: **Staff postponement request to June 9, 2026**
Staff: Jonathan Tomko, 512-974-1057, jonathan.tomko@austintexas.gov
Austin Planning

The motion to approve the Staff's postponement request to June 9, 2026, was approved on the consent agenda on Vice Chair Haney's motion, Commissioner Breton's second, on an 11-0 vote. Commissioner Skidmore was absent. 1 vacancy on the dais.

11. Rezoning: **C14-2026-0005 - Family Affair Liquor Store - 512 Baker LLC; District 1**

Location: 4501 East Martin Luther King Jr. Boulevard, Unit 4503, Tannehill Branch Watershed; East MLK Combined (MLK) Neighborhood Planning Area
Owner/Applicant: Rodney Anderson
Agent: Neighborhood Realty and Property Management (Shelby Biggs)
Request: GR-NP to CS-1-NP
Staff Rec.: **Recommended**
Staff: Jonathan Tomko, 512-974-1057, jonathan.tomko@austintexas.gov
Austin Planning

The motion to approve Staff's recommendation of CS-1-NP for C14-2026-0005 - Family Affair Liquor Store - 512 Baker LLC; District 1, located at 4501 East Martin Luther King Jr. Boulevard, was approved on the consent agenda on Vice Chair Haney's motion, Commissioner Breton's second, on an 11-0 vote. Commissioner Skidmore was absent. 1 vacancy on the dais.

12. Historic Zoning: **C14H-2026-0013 - Nitschke-Versea-Goins House; District 1**

Location: 907 East 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 close the public hearing was approved on Commissioner Powell's motion, Vice Chair Maxwell's second, on an 11-0 vote. Commissioner Skidmore was absent. 1 vacancy on the dais.

The motion to approve Staff's recommendation of SF-3-H-NP for C14H-2026-0013 - Nitschke-Versea-Goins House; District 1, located at 907 East 13th Street, was approved on Commissioner Powell's motion, Commissioner Bedrosian's second, on a 10-1 vote. Commissioner Ahmed voted nay. Commissioner Skidmore was absent. 1 vacancy on the dais.

13. Conditional Use Permit: **SPC-2025-0177A - 5016 E Cesar Chavez St. C.U.P.**

Location:	5016 East Cesar Chavez Street, Colorado River; Govalle Neighborhood Planning Area
Owner/Applicant:	Cliff Kendall
Agent:	Tyrin McCoy
Request:	Change of use to allow for late hours permit, restaurant-general with alcohol sales that are less than 51% of sales.
Staff Rec.:	**Recommended**
Staff:	Alyse Ramirez, 512-978-1750, alyse.ramirez@austintexas.gov Austin Development Services

The motion to approve Staff's recommendation to change of use to allow for late hours permit, restaurant-general with alcohol sales that are less than 51% of sales for SPC-2025-0177A - 5016 E Cesar Chavez St. C.U.P., located at 5016 East Cesar Chavez Street, was approved on the consent agenda on Vice Chair Haney's motion, Commissioner Breton's second, on an 11-0 vote. Commissioner Skidmore was absent. 1 vacancy on the dais.

14. ROW Vacation: **2024-011813 LM - 2024-011813 LM (1909 Comal Street); District 1**

Location:	1909 Comal Street, Boggy Creek; Central East Austin
Owner/Applicant:	Board of Regents of the University of Texas System
Agent:	Richard Suttle
Request:	An alley right-of-way vacation application for an approximately 0.2399-acre portion of land, being the unpaved/undeveloped right-of-way abutting 1909 Comal Street, as shown on C.R. Johns and Co. Subdivision (20' alley and an alley of variable width out of Block 2, of Outlot 45, Division B of the C.R. Johns and Co. Subdivision of Outlot No's 57, 36, 37, and 46, Division B, a Subdivision recorded in Volume 1, Page 3, Plat Records of Travis County, Texas)
Staff Rec.:	**Recommended with conditions**
Staff:	Christopher Bueckert, 512-974-1780, christopher.bueckert@austintexas.gov Austin Transportation and Public Works

The motion to approve Staff's recommendation of an alley right-of-way vacation application for an approximately 0.2399-acre portion of land, being the unpaved/undeveloped right-of-way abutting 1909 Comal Street, as shown on C.R. Johns and Co. Subdivision (20' alley and an alley of variable width out of Block 2, of Outlot 45, Division B of the C.R. Johns and Co. Subdivision of Outlot No's 57, 36, 37, and 46, Division B, a Subdivision recorded in Volume 1, Page 3, Plat Records of Travis County, Texas) for 2024-011813 LM - 2024-011813 LM (1909 Comal Street); District 1, located at 1909 Comal Street, was approved on the consent agenda on Vice Chair Haney's motion, Commissioner Breton's second, on an 11-0 vote. Commissioner Skidmore was absent. 1 vacancy on the dais.

STAFF BRIEFINGS

15. Staff briefing on proposed amendments to City Code Title 25 (Land Development) to repeal certain regulations related to Downtown Density Bonus Program and Rainey Street Subdistrict Regulations and establish new Downtown Density Bonus 400 (DDB400) and Downtown Density Bonus 850 (DDB850) combining districts, that grant additional building height and modifies uses and site development regulations, in exchange for affordable housing and other community benefits, for properties that are located Downtown. Presentation by Alan Pani, Principal Planner,

Austin Planning.
The presentation was made by Alan Pani, Principal Planner, Austin Planning.

DISCUSSION AND ACTION ITEMS

16. Discussion and action to establish a working group related to the Citywide Density Bonus Programs. (Sponsored by Chair Woods and Commissioner Gannon)
The motion to create a working group related to the Citywide Density Bonus Programs to include Chair Woods, Commissioner Gannon, Commissioner Bedrosian, Commissioner Hiller, and Commissioner Breton, was approved on Chair Wood's motion, Vice Chair Maxwell's second, on an 11-0 vote. Commissioner Skidmore was absent. 1 vacancy on the dais.

17. Discussion and action to establish a working group related to the Urban Design Guidelines update. (Sponsored by Secretary Maxwell and Commissioner Gannon)
Barrera, Lan, Skidmore, Maxwell, Gannon
(Woods, Haney)
The motion to create a working group related to the Urban Design Guidelines update to include Vice Chair Maxwell, Commissioner Barrera-Ramirez, Commissioner Lan, Commissioner Skidmore, and Commissioner Gannon, was approved on Chair Woods's motion, Vice Chair Haney's second, on an 11-0 vote. Commissioner Skidmore was absent. 1 vacancy on the dais.

18. Discussion and action to conduct officer elections for the Chair, Vice Chair, Parliamentarian, and Secretary.
The motion to reappoint Chair Woods as Chair, Vice Chair Haney as Vice Chair, Secretary Maxwell as Secretary, and Parliamentarian Ahmed as Parliamentarian, was approved on an 11-0 vote. Commissioner Skidmore was absent. 1 vacancy on the dais.

PERMANENT COMMITTEE UPDATES

19. 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.

20. 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 Commission Powell.

21. 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.

22. **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.

FUTURE AGENDA ITEMS

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

ADJOURNMENT

Chair Woods adjourned the meeting at 7:42 p.m. without objection.

The minutes were approved at the April 28, 2026, meeting on the consent agenda on Vice Chair Haney's motion, Commissioner Skidmore's second, on a 12-0 vote. 1 vacancy on the dais.