PLANNING COMMISSION **REGULAR MEETING**
MEETING MINUTES **TUESDAY, May 12, 2026**

The Planning Commission convened in a regular on Tuesday, May 12th, 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 6:04 p.m.

Commissioners in Attendance:

Alice Woods
Felicity Maxwell
Brian Bedrosian
Chris Gannon
Joshua Hiller
Imad Ahmed
Nadia Barrera-Ramirez

Commissioners in Attendance Remotely:

Peter Breton
Adam Powell

Commissioners Absent:

Casey Haney
Anna Lan
Danielle Skidmore

Ex-Officio Members in Attendance:

Jeffery Bowen

Ex-Officio Members Absent:

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, April 28, 2026.
   The minutes from the meeting of Tuesday, April 28, 2026, were postponed to Tuesday, May 26, 2026, on the consent agenda on Secretary Maxwell's motion, Commissioner Gannon's second, on an 8-0 vote. Commissioner Breton was not on the dais. Vice Chair Haney and Commissioners Lan and Skidmore were absent. 1 vacancy on the dais.

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
   Austin Planning

   The motion to close the public hearing was approved on Secretary Maxwell's motion, Commissioner Bedrosian's second, on a 9-0 vote. Vice Chair Haney and Commissioners Lan and Skidmore were absent. 1 vacancy on the dais.

   The motion to approve Staff's recommendation of Multifamily Residential land use for NPA-2026-0022.01.SH - Rowen Vale; District 9, located at 206, 206 ½ East Annie Street and 1710 Brackenridge Street, was approved on Parliamentarian Ahmed's motion, Secretary Maxwell's second, on a 9-0 vote. Vice Chair Haney and Commissioners Lan and Skidmore were absent. 1 vacancy on the dais.

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
   Austin Planning

   The motion to close the public hearing was approved on Secretary Maxwell's motion, Commissioner Bedrosian's second, on a 9-0 vote. Vice Chair Haney and Commissioners Lan and Skidmore were absent. 1 vacancy on the dais.

The motion to approve Staff's recommendation of MR-3-NP for C14-2026-0010.SH - Rowen Vale; District 9, located at 1710 Brackenridge Street; 206 and 206 ½ East Annie Street, was approved on Parliamentarian Ahmed's motion, Secretary Maxwell's second, on a 9-0 vote. Vice Chair Haney and Commissioners Lan and Skidmore were absent. 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 Applicant's indefinite postponement request was approved on the consent agenda on Secretary Maxwell's motion, Commissioner Gannon's second, on an 8-0 vote. Commissioner Breton was not on the dais. Vice Chair Haney and Commissioners Lan and Skidmore were absent. 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 Applicant's indefinite postponement request was approved on the consent agenda on Secretary Maxwell's motion, Commissioner Gannon's second, on an 8-0 vote. Commissioner Breton was not on the dais. Vice Chair Haney and Commissioners Lan and Skidmore were absent. 1 vacancy on the dais.

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 Austin Planning

Commissioner Barrera-Ramirez pulled this item for discussion.

The motion to close the public hearing was approved on Commissioner Barrera-Ramirez's motion, Commissioner Bedrosian's second, on a 9-0 vote. Vice Chair Haney and Commissioners Lan and Skidmore were absent. 1 vacancy on the dais.

The motion to approve the postponement to June 9, 2026, by the Commission, was approved on Commissioner Bedrosian's motion, Chair Woods' second, on a 9-0 vote. Vice Chair Haney and Commissioners Lan and Skidmore were absent. 1 vacancy on the dais.

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 Austin Planning

Commissioner Barrera-Ramirez pulled this item for discussion.

The motion to close the public hearing was approved on Commissioner Barrera-Ramirez's motion, Commissioner Bedrosian's second, on a 9-0 vote. Vice Chair Haney and Commissioners Lan and Skidmore were absent. 1 vacancy on the dais.

The motion to approve the postponement to June 9, 2026, by the Commission, was approved on Commissioner Bedrosian's motion, Chair Woods' second, on a 9-0 vote. Vice Chair Haney and Commissioners Lan and Skidmore were absent. 1 vacancy on the dais.

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 Austin Planning

The motion to close the public hearing was approved on Secretary Maxwell's motion, Commissioner Bedrosian's second, on an 8-0 vote. Commissioner Powell was not on the dais. Vice Chair Haney and Commissioners Lan and Skidmore were absent. 1 vacancy on the dais.

The motion to approve the Applicant's request of Mixed Use Land use for NPA-2024-0018.01 - 7003, 7005, 7007 Guadalupe Street Rezone; District 4, located at 7003, 7005, 7007 Guadalupe Street, was approved on Commissioner Bedrosian's motion, Commissioner Gannon's second, on a 9-0 vote. Vice Chair Haney and Commissioners Lan and Skidmore were absent. 1 vacancy on the dais.

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
Austin Planning

The motion to close the public hearing was approved on Secretary Maxwell's motion, Commissioner Bedrosian's second, on an 8-0 vote. Commissioner Powell was not on the dais. Vice Chair Haney and Commissioners Lan and Skidmore were absent. 1 vacancy on the dais.

The motion to approve the Applicant's request of CS-ETOD-DBETOD-CO-NP (Subdistrict 2) for C14-2024-0036 - 7003, 7005, 7007 Guadalupe Street Rezone; District 4, located at 7003, 7005, 7007 Guadalupe Street, was approved on Commissioner Bedrosian's motion, Commissioner Gannon's second, on a 9-0 vote. Vice Chair Haney and Commissioners Lan and Skidmore were absent. 1 vacancy on the dais.

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
Austin Planning

The motion to approve Staff's recommendation of Multifamily Residential land use for NPA-2026-0021.01 - 1404 East Riverside PUD NPA; District 3, located at 1404 East Riverside Drive, was approved on the consent agenda on Secretary Maxwell's motion, Commissioner Gannon's second, on an 8-0 vote. Commissioner Breton was not on the dais. Vice Chair Haney and Commissioners Lan and Skidmore were absent. 1 vacancy on the dais.

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
Austin Planning

The motion to approve Staff's recommendation of PUD-NP for C814-2025-0111 - 1404 East Riverside PUD; District 3, located at 1404 East Riverside Drive, was approved on the consent agenda on Secretary Maxwell's motion, Commissioner Gannon's second, on an 8-0 vote. Commissioner Breton was not on the dais. Vice Chair Haney and Commissioners Lan and Skidmore were absent. 1 vacancy on the dais.

12. Plan Amendment: **NPA-2025-0016.02 - Former AISD Brooke ES Redevelopment; District 3**

Location: 3100 East 4th 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
Austin Planning

The motion to approve the Neighborhood's postponement request to May 26, 2026, was approved on the consent agenda on Secretary Maxwell's motion, Commissioner Gannon's second, on an 8-0 vote. Commissioner Breton was not on the dais. Vice Chair Haney and Commissioners Lan and Skidmore were absent. 1 vacancy on the dais.

13. Rezoning: **C14-2025-00125 - Former AISD Brooke ES Redevelopment; District 3**

Location: 3100 East 4th 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
Austin Planning

The motion to approve the Neighborhood's postponement request to May 26, 2026, was approved on the consent agenda on Secretary Maxwell's motion, Commissioner Gannon's second, on an 8-0 vote. Commissioner Breton was not on the dais. Vice Chair Haney and Commissioners Lan and Skidmore were absent. 1 vacancy on the dais.

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
Austin Planning

The motion to approve the Applicant's postponement request to June 9, 2026, was approved on the consent agenda on Secretary Maxwell's motion, Commissioner Gannon's second, on an 8-0 vote. Commissioner Breton was not on the dais. Vice Chair Haney and Commissioners Lan and Skidmore were absent. 1 vacancy on the dais.

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
Austin Planning

The motion to approve the Applicant's postponement request to June 9, 2026, was approved on the consent agenda on Secretary Maxwell's motion, Commissioner Gannon's second, on an 8-0 vote. Commissioner Breton was not on the dais. Vice Chair Haney and Commissioners Lan and Skidmore were absent. 1 vacancy on the dais.

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
Austin Planning

The motion to extend the meeting to 11:00 pm was approved on Commissioner Woods' motion, Commissioner Gannon's second, on a 9-0 vote. Vice Chair Haney and Commissioners Lan and Skidmore were absent. 1 vacancy on the dais.

The motion to close the public hearing was approved on Commissioner Gannon's motion, Secretary Maxwell's second, on a 9-0 vote. Vice Chair Haney and Commissioners Lan and Skidmore were absent. 1 vacancy on the dais.

The motion to approve the Applicant's request of GR-MU-DB90-NP for C14-2026-0002 - SE Airport MLK Rezoning; District 1, located at 1811 Airport Boulevard, was approved on Commissioner Gannon's motion, Secretary Maxwell's second, on a 9-0 vote. Vice Chair Haney and Commissioners Lan and Skidmore were absent. 1 vacancy on the dais.

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 Austin Planning

The motion to approve Staff's recommendation of CS-NP to CS-CO-NP for C14-2026-0007 - Eastside Hub; District 1, located at 6301 FM 969 Road and 4609 Ed Bluestein Boulevard Northbound, was approved on the consent agenda on Secretary Maxwell's motion, Commissioner Gannon's second, on an 8-0 vote. Commissioner Breton was not on the dais. Vice Chair Haney and Commissioners Lan and Skidmore were absent. 1 vacancy on the dais.

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 Austin Planning

The motion to approve the Applicant's postponement request to May 26, 2026, was approved on the consent agenda on Secretary Maxwell's motion, Commissioner Gannon's second, on an 8-0 vote. Commissioner Breton was not on the dais. Vice Chair Haney and Commissioners Lan and Skidmore were absent. 1 vacancy on the dais.

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 Austin Planning

The motion to approve the Applicant's indefinite postponement request was approved on the consent agenda on Secretary Maxwell's motion, Commissioner Gannon's second, on an 8-0 vote. Commissioner Breton was not on the dais. Vice Chair Haney and Commissioners Lan and Skidmore were absent. 1 vacancy on the dais.

20. Site Plan Extension: **SP-2018-0528C(XT2) - 1619 S. 1st; District 9**

Location:	1619 South 1st 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 Austin Development Services

The motion to approve Staff's recommendation to extend an approved site plan for 3 years for SP-2018-0528C(XT2) - 1619 S. 1st; District 9, located at 1619 South 1st Street, was approved on the consent agenda on Secretary Maxwell's motion, Commissioner Gannon's second, on an 8-0 vote. Commissioner Breton was not on the dais. Vice Chair Haney and Commissioners Lan and Skidmore was absent. 1 vacancy on the dais.

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 Austin Planning

The motion to approve Staff's recommendation to 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 for C20-2026-001 - Amendment to the East Riverside Corridor (ERC) Regulating Plan; District 3, located at 1404 East

Riverside Drive, was approved on the consent agenda on Secretary Maxwell's motion, Commissioner Gannon's second, on an 8-0 vote. Commissioner Breton was not on the dais. Vice Chair Haney and Commissioners Lan and Skidmore were absent. 1 vacancy on the dais.

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 11th 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 Austin Planning

The motion to close the public hearing was approved on Secretary Maxwell's motion, Commissioner Bedrosian's second, on a 9-0 vote. Vice Chair Haney and Commissioners Lan and Skidmore were absent. 1 vacancy on the dais.

The motion to add downtown density bonus 400 (DDB400) combining district for C20-2024-018 - Downtown Density Bonus Update Phase I, located West of I-35, East of Nueces Street, was approved on Secretary Maxwell's motion, Commissioner Bedrosian's second, on a 9-0 vote. Vice Chair Haney and Commissioners Lan and Skidmore were absent. 1 vacancy on the dais.

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 11th 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 Austin Planning

The motion to close the public hearing was approved on Secretary Maxwell's motion, Commissioner Bedrosian's second, on a 9-0 vote. Vice Chair Haney and Commissioners Lan and Skidmore were absent. 1 vacancy on the dais.

The motion to include the Downtown Density Bonus Program Working Group Amendments 1-11, as outlined in the Downtown Density Bonus Program Working Group Draft

Amendment document included in the backup, to include in the base motion, was approved on Secretary Maxwell's motion, Commissioner Gannon's second, on a 9-0 vote. Vice Chair Haney and Commissioners Lan and Skidmore were absent. 1 vacancy on the dais.

Parliamentarian Ahmed pulled the Downtown Density Bonus Program Working Group Amendment 12 for discussion.

The motion to adopt the Downtown Density Bonus Program Working Group Amendment 12 was approved on Secretary Maxwell's motion, Commissioner Powell's second, on a 9-0 vote. Vice Chair Haney and Commissioners Lan and Skidmore were absent. 1 vacancy on the dais.

The motion to extend the meeting to 11:10 pm was approved on Chair Woods' motion, Secretary Maxwell's second, on a 9-0 vote. Vice Chair Haney and Commissioners Lan and Skidmore were absent. 1 vacancy on the dais.

The motion for a general recommendation to staff to consider an alternative, equivalent means of complying with the menu items in the new proposed code for C20-2024-018 - Downtown Density Bonus Update Phase I was approved, on Commissioner Bedrosian's motion, Secretary Maxwell's second, on a 9-0 vote. Vice Chair Haney and Commissioners Lan and Skidmore were absent. 1 vacancy on the dais.

The motion to 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 11th 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) for C20-2024-018 - Downtown Density Bonus Update Phase I, as amended, was approved on Secretary Maxwell's motion, Parliamentarian Ahmed's second, on a 9-0 vote. Vice Chair Haney and Commissioners Lan and Skidmore were absent. 1 vacancy on the dais.

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
Austin Planning
Christopher Crain, 512-974-8041, christopher.crain@austintexas.gov
Austin Planning

The motion to approve Staff's recommendation to 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 for Imagine Austin PC FY26-27 CIP List of Recommendations was approved on was approved on the consent agenda on Secretary Maxwell's motion, Commissioner Gannon's second, on an 8-0 vote. Commissioner Breton was not on the dais. Vice Chair Haney and Commissioners Lan and Skidmore were absent. 1 vacancy on the dais.

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)
No update was given.

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)
No update was given.

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)

No update was given.

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)
Update was given by Commissioner Barrera-Ramirez.

FUTURE AGENDA ITEMS

None.

ADJOURNMENT

Chair Woods adjourned the meeting at 11:01 p.m. without objection.

The minutes were approved at the June 9, 2026, meeting on consent agenda on Secretary Maxwell's motion, Commissioner Bedrosian's second, on an 11-0 vote. Chair Woods was absent. 1 vacancy on the dais.