PLANNING COMMISSION **REGULAR MEETING**
MEETING MINUTES **TUESDAY, May 26, 2026**

The Planning Commission convened in a regular on Tuesday, May 26th, 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 6:00 p.m.

Commissioners in Attendance:

Alice Woods
Felicity Maxwell
Peter Breton
Adam Powell

Commissioners in Attendance Remotely:

Casey Haney
Imad Ahmed
Nadia Barrera-Ramirez
Brian Bedrosian
Chris Gannon
Joshua Hiller
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

Donna Hoffman - Rezoning review and preservation in the Blackshear-Prospect Hill Neighborhood

Sol Praxis - Community concerns about development and displacement

APPROVAL OF MINUTES

1. Approve the minutes of the Planning Commission regular meetings on Tuesday, April 28, 2026, and Tuesday, May 12, 2026.
   The minutes from the meeting of Tuesday, April 28, 2026, and Tuesday, May 12, 2026, were postponed to Tuesday, June 9, 2026, on the consent agenda on Commissioner Powell's motion, Secretary Maxwell's second, on a 12-0 vote. 1 vacancy on the dais.

PUBLIC HEARINGS

2. **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
   The motion to approve Staff's postponement request to July 14, 2026, was approved on the consent agenda on Commissioner Powell's motion, Secretary Maxwell's second, on a 12-0 vote. 1 vacancy on the dais.

3. **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
   The motion to approve Staff's postponement request to July 14, 2026, was approved on the consent agenda on Commissioner Powell's motion, Secretary Maxwell's second, on a 12-0 vote. 1 vacancy on the dais.

4. **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 June 9, 2026, was approved on the consent agenda on Commissioner Powell's motion, Secretary Maxwell's second, on a 12-0 vote. 1 vacancy on the dais.

5. **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 June 9, 2026, was approved on the consent agenda on Commissioner Powell's motion, Secretary Maxwell's second, on a 12-0 vote. 1 vacancy on the dais.

6. **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.: **Staff postponement request to June 9, 2026**
   Staff: Nancy Estrada, 512-974-7617, nancy.estrada@austintexas.gov
   Austin Planning
   The motion to approve Staff's postponement request to June 9, 2026, was approved on the consent agenda on Commissioner Powell's motion, Secretary Maxwell's second, on a 12-0 vote. 1 vacancy on the dais.

PERMANENT COMMITTEE UPDATES

7. **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.

8. **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.

9. **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.

10. **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

None.

ADJOURNMENT

Chair Woods adjourned the meeting at 6:11 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.