PLANNING COMMISSION
MEETING MINUTES

REGULAR MEETING
TUESDAY, JUNE 9, 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.

Vice Chair Haney called the Planning Commission Meeting to order at 6:01 p.m.

Commissioners in Attendance:

Casey Haney
Felicity Maxwell
Imad Ahmed
Peter Breton
Brian Bedrosian
Chris Gannon
Danielle Skidmore

Commissioners in Attendance Remotely:

Adam Powell
Nadia Barrera-Ramirez
Joshua Hiller
Anna Lan

Commissioners Absent:

Alice Woods

Ex-Officio Members Absent:

Jeffery Bowen
TC Broadnax
Candace Hunter
Richard Mendoza

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PUBLIC COMMUNICATION: GENERAL

None present.

APPROVAL OF MINUTES

1. Approve the minutes of the Planning Commission regular meetings on Tuesday, April 28, 2026, Tuesday, May 12, 2026, and Tuesday, May 26, 2026.
   The minutes from the meeting of Tuesday, April 28, 2026, Tuesday, May 12, 2026, and Tuesday, May 26, 2026, were approved on the 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.

PUBLIC HEARINGS

2. **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 July 14, 2026**
   Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov
   Austin Planning
   The motion to approve the Applicant's postponement request to July 14, 2026, was approved on the 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.

3. **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 July 14, 2026**
   Staff: Jonathan Tomko, AICP, 512-974-1057, jonathan.tomko@austintexas.gov
   Austin Planning
   The motion to approve the Applicant's postponement request to July 14, 2026, was approved on the 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.

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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 close the public hearing was approved on Commissioner Bedrosian's motion, Secretary Maxwell's second, on an 11-0 vote. Chair Woods is absent. 1 vacancy on the dais.

The motion to approve Staff's recommendation of Mixed land use for NPA-2025-0016.02 - Former AISD Brooke ES Redevelopment; District 3, located at 3100 East 4th Street, was approved on Secretary Maxwell's motion, Commissioner Breton's second, on an 11-0 vote. Chair Woods was absent. 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 close the public hearing was approved on Commissioner Bedrosian's motion, Secretary Maxwell's second, on an 11-0 vote. Chair Woods is absent. 1 vacancy on the dais.

The motion to approve Staff's recommendation of CS-MU-V-CO-NP for C14-2025-00125 - Former AISD Brooke ES Redevelopment; District 3, located at 3100 East 4th Street, was approved on Secretary Maxwell's motion, Commissioner Breton's second, on an 11-0 vote. Chair Woods was 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

The motion to postpone to June 23, 2026, was approved on the 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.

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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.: **Staff recommends MF-3-CO-NP**
Staff: Nancy Estrada, 512-974-7617, nancy.estrada@austintexas.gov
Austin Planning

The motion to postpone to June 23, 2026, was approved on the 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.

8. Plan Amendment: **NPA-2018-0021.02 - Skyline Oltorf Mixed Use; District 3**

Location: 2424 ½ Riverside Farms Road, 5100 and 5400 East Oltorf Street, Country Club Creek Watershed; East Riverside/Oltorf Combined Neighborhood Planning Area
Owner/Applicant: ADD Land, Ltd. and Charitable Holdings II
Agent: Armbrust & Brown, PLLC (Ferris Clements)
Request: Office and Rural Residential to Mixed Use land use
Staff Rec.: **Applicant indefinite postponement request**
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 Bedrosian's second, on an 11-0 vote. Chair Woods was absent. 1 vacancy on the dais.

9. Rezoning: **C14-2026-0014 - Wonsley Grocery & Kitchen; District 4**

Location: 301 and 309 E. Wonsley Drive, North Lamar Combined Neighborhood Planning Area (Georgian Acres)
Owner/Applicant: NUSY REAL ESTATE GROUP LLC (Rahemtu Maknojia)
Agent: Sohil Maknojia
Request: MF-2-NP to LR-MU-CO-NP
Staff Rec.: **Recommended**
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov
Austin Planning

The motion to approve the Neighborhood's postponement request to June 23, 2026, was approved on the 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.

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10. **Rezoning:** **C14-2026-0024 - 700 Dawson - Office Use; District 9**
    Location: 700 and 700 ½ Dawson Road, West Bouldin Creek Watershed; Boulding Creek Neighborhood Planning Area
    Owner/Applicant: Dawson Overlook, LLC (Michael Black)
    Agent: Armbrust & Brown, PLLC (Michael Whellan)
    Request: GR-MU-CO-NP to GR-MU-CO-NP; to change conditions of zoning
    Staff Rec.: **Recommended**
    Staff: Reese McMichael, 512-974-7633, reese.mcmichael@austintexas.gov
    Austin Planning

    The motion to approve Staff's recommendation of GR-MU-CO-NP; to change conditions of zoning for C14-2026-0024 - 700 Dawson - Office Use; District 9, located at 700 and 700 ½ Dawson Road, was approved on the 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.

11. **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-CO-NP
    Staff Rec.: **Recommended**
    Staff: Nancy Estrada, 512-974-7617, nancy.estrada@austintexas.gov
    Austin Planning

    The motion to approve Staff's recommendation of GR-CO-NP for C14-2025-0123 - 7401 Hwy 290 Rezoning; District 8, located at 7401 West US 290 Highway, was approved on the 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.

12. **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 July 28, 2026**
    Staff: Jonathan Tomko, AICP, 512-974-1057, jonathan.tomko@austintexas.gov
    Austin Planning

    The motion to approve Staff's postponement request to July 28, 2026, was approved on the 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.

PERMANENT COMMITTEE UPDATES

13. **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)
Update was given by Secretary Maxwell.

14. **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.

15. **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.

16. **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.

WORKING GROUP UPDATES

17. **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)
Update was given by Secretary Maxwell.

FUTURE AGENDA ITEMS

None.

ADJOURNMENT

Vice Chair Haney adjourned the meeting at 6:40 p.m. without objection.

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