REGULAR MEETING OF THE PLANNING COMMISSION
TUESDAY, JULY 28, 2026, AT 6 P.M.
AUSTIN CITY HALL, COUNCIL CHAMBERS, ROOM 1001
301 WEST 2ND 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 Ella Garcia, Staff Liaison, at 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, July 14, 2026.

PUBLIC HEARINGS

2. 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.: **Applicant postponement request to August 25, 2026**
Staff: Jonathan Tomko, AICP, 512-974-1057, jonathan.tomko@austintexas.gov
Austin Planning

3. Rezoning: **C14-2026-0008 - 1900 Rosewood Block; District 1**
Location: 1155 Chicon Street; 1900, 1902, 1904, 1906 Rosewood Street; 1152 Poquito Street, Boggy Creek Watershed; Rosewood Neighborhood Planning Area
Owner/Applicant: 2019 Bagels, LP and Poquito Chicon, LP
Agent: Armbrust & Brown, PLLC (Michael J. Whellan)
Request: CS-MU-V-CO-NP to CS-MU-V-DB90-NP
Staff Rec.: **Applicant postponement request to September 8, 2026**
Staff: Jonathan Tomko, AICP, 512-974-1057, jonathan.tomko@austintexas.gov
Austin Planning

4. Rezoning: **C14-2026-0029 - 9807 Middle Fiskville; District 4**
Location: 9807 Middle Fiskville Road, Little Walnut Creek Watershed; Heritage Hills/Windsor Hills Combined (Windsor Hills) Neighborhood Planning Area
Owner/Applicant: RLF III Central, LLC
Agent: DPR Construction (Stephen Rye)
Request: W/LO-CO-NP and CS-NP to LI-CO-NP
Staff Rec.: **Recommended**
Staff: Jonathan Tomko, AICP, 512-974-1057, jonathan.tomko@austintexas.gov
Austin Planning

5. **Site Plan - Waiver:** **SP-2025-0251C - 815 W 11th Street Office Building; District 9**

Location:	815 W 11th Street, Shoal Creek Watershed/Downtown Plan Area
Owner/Applicant:	BSF Land Ventures, LLC (Kevin Fleming)
Agent:	Bleyl Engineering (Jason Rogers)
Request:	Waiver to permit enclosed parking in the DMU Zone without separation from the street with a Pedestrian Oriented Use. (LDC Section 25-6-591.B.4)
Staff Rec.:	**Recommended**
Staff:	Randall Rouda, 512-974-3338, randall.rouda@austintexas.gov Austin Development Services

DISCUSSION AND ACTION ITEMS

6. Discussion and action to approve the 2025 Annual Internal Review and Report. (Sponsored by Chair Woods and Secretary Maxwell)

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)

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)

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)

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)

WORKING GROUP UPDATES

11. **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 Ella Garcia at Austin Planning, at LandUseLiaison@austintexas.gov, to request service or for additional information. For more information on the Planning Commission, please contact Ella Garcia at 512-978-0821 or 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 e-mailed by 1:00 p.m. on the day of the meeting.

TELECONFERNCE 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 Ella Garcia, Staff Liaison, at 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

PUBLIC HEARING CASES – DISCUSSION ITEMS

The applicant/speaker designated by the applicant or the primary speaker in favor	5 minutes; up to 9 minutes total with donated time, plus a 2 minute rebuttal
Primary speaker opposed	5 minutes; 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. [1] Vote and disposal of consent agenda
4. [2] Determination of discussion postponement items
5. Discussion cases (including public comment, staff and applicant/representative presentations)
6. Other business adjournment

[1] 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.

[2] 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.