PLANNING COMMISSION MEETING MINUTES

REGULAR MEETING TUESDAY, JULY 14, 2026

The Planning Commission convened in a regular meeting on Tuesday, July 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 6:07 p.m.

Commissioners in Attendance:

Alice Woods, Chair
Casey Haney, Vice Chair
Felicity Maxwell, Secretary
Imad Ahmed, Parliamentarian
Brian Bedrosian
Peter Breton

Commissioners in Attendance Remotely:

Chris Gannon
Nadia Barrera-Ramirez
Danielle Skidmore

Commissioners Absent:

Joshua Hiller
Anna Lan
Adam Powell

Ex-Officio Members Absent:

Jeffery Bowen
TC Broadnax
Candace Hunter
Richard Mendoza

1 Vacancy on the Dais

PUBLIC COMMUNICATION: GENERAL

None.

APPROVAL OF MINUTES

1. Approve the minutes of the Planning Commission regular meeting on Tuesday, June 23, 2026.
The minutes from the meeting of Tuesday, June 23, 2026, were approved on the consent agenda on Commissioner Breton's motion, Vice Chair Haney's second, on a 9-0 vote. Commissioners Hiller, Lan, and Powell were absent. 1 vacancy on the dais.

PUBLIC HEARINGS

2. Plan Amendment: NPA-2026-0019.01 - 3701 Speedway, 3703 Speedway and 104 East 37th Street NPA; District 9

Location:	3701 and 3703 Speedway and 104 East 37th Street, Waller Creek Watershed; Central Austin Combined (North University) Neighborhood Planning Area
Owner/Applicant:	La Familia Partnership LTD, a Texas limited partnership
Agent:	Dubois Bryant & Campbell, LLP (David Hartman)
Request:	Mixed Use/Office 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 recommendation of Mixed Use land use for NPA-2026-0019.01 - 3701 Speedway, 3703 Speedway and 104 East 37th Street NPA; District 9, located at 3701 and 3703 Speedway and 104 East 37th Street, was approved on the consent agenda on Commissioner Breton's motion, Vice Chair Haney's second, on a 9-0 vote. Commissioners Hiller, Lan, and Powell were absent. 1 vacancy on the dais.

3. Rezoning: C14-2026-0020 - 3701 Speedway, 3703 Speedway and 104 East 37th Street Rezoning; District 9

Location:	3701 and 3703 Speedway and 104 East 37th Street, Waller Creek Watershed; Central Austin Combined (North University) Neighborhood Planning Area
Owner/Applicant:	La Familia Partnership LTD, a Texas limited partnership
Agent:	Dubois Bryant & Campbell, LLP (David Hartman)
Request:	LO-NCCD-ETOD-DBETOD-NP to LR-NCCD-ETOD-DBETOD-NP
Staff Rec.:	**Recommended**
Staff:	Cynthia Hadri, 512-974-7620, cynthia.hadri@austintexas.gov Austin Planning

The motion to approve Staff's recommendation of LR-NCCD-ETOD-DBETOD-NP for C14-2026-0020 - 3701 Speedway, 3703 Speedway and 104 East 37th Street Rezoning; District 9, located at 3701 and 3703 Speedway and 104 East 37th Street, was approved on the consent agenda on Commissioner Breton's motion, Vice Chair Haney's second, on a 9-0 vote. Commissioners Hiller, Lan, and Powell were absent. 1 vacancy on the dais.

4. Plan Amendment: NPA-2024-0016.05 - Shady Lane; District 3

Location: 500 Shady Lane, Colorado River Watershed; Govalle/Johnston Terrace (Govalle) Neighborhood Planning Area
Owner/Applicant: Shady Lane at 5th & 7th, LLC
Agent: Alice Glasco Consulting (Alice Glasco)
Request: Industry 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 Commissioner Breton's motion, Vice Chair Haney's second, on a 9-0 vote. Commissioners Hiller, Lan, and Powell were absent. 1 vacancy on the dais.

5. Rezoning: C14-2025-0005 - Shady Lane; District 3

Location: 500 Shady Lane, Colorado River Watershed; Govalle/Johnston Terrace (Govalle) Neighborhood Planning Area
Owner/Applicant: Shady Lane at 5th & 7th, LLC
Agent: Alice Glasco Consulting (Alice Glasco)
Request: LI-CO-NP to LI-PDA-NP
Staff Rec.: **Applicant indefinite postponement request**
Staff: Jonathan Tomko, AICP, 512-974-1057, jonathan.tomko@austintexas.gov
Austin Planning

The motion to approve the Applicant's indefinite postponement request was approved on the consent agenda on Commissioner Breton's motion, Vice Chair Haney's second, on a 9-0 vote. Commissioners Hiller, Lan, and Powell were absent. 1 vacancy on the dais.

6. 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: Caliber Partners LLC, a Texas limited liability company; Anchor-SH, LLC, a Texas limited liability company, and 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 August 11, 2026**
Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov
Austin Planning

The motion to approve the Applicant's postponement request to August 11, 2026, was approved on the consent agenda on Commissioner Breton's motion, Vice Chair Haney's second, on a 9-0 vote. Commissioners Hiller, Lan, and Powell were absent. 1 vacancy on the dais.

7. 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: Caliber Partners LLC, a Texas limited liability company; Anchor-SH, LLC, a Texas limited liability company, and 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 August 11, 2026**
Staff: Jonathan Tomko, AICP, 512-974-1057, jonathan.tomko@austintexas.gov
Austin Planning

The motion to approve the Applicant's postponement request to August 11, 2026, was approved on the consent agenda on Commissioner Breton's motion, Vice Chair Haney's second, on a 9-0 vote. Commissioners Hiller, Lan, and Powell were absent. 1 vacancy on the dais.

8. 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 the Neighborhood's postponement request to August 11, 2026, was approved on the consent agenda on Commissioner Breton's motion, Vice Chair Haney's second, on a 9-0 vote. Commissioners Hiller, Lan, and Powell were absent. 1 vacancy on the dais.

9. 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 the Neighborhood's postponement request to August 11, 2026, was approved on the consent agenda on Commissioner Breton's motion, Vice Chair Haney's second, on a 9-0 vote. Commissioners Hiller, Lan, and Powell were absent. 1 vacancy on the dais.

10. Plan Amendment: **NPA-2026-0021.02 - South Shore PUD Addition NPA; District 3**

Location: 1705, 1717 South Lakeshore Boulevard and 1712 East Riverside Drive, Lady Bird Lake Watershed; East Riverside/Oltorf Combined Neighborhood Planning Area and East Riverside Corridor Master Plan
Owner/Applicant: Applicant: City of Austin, Austin Planning
Owners: Morrison-Moore Properties, LTD and 1717 Lakeshore LP
Agent: Armbrust & Brown, PLLC (Michael J. Whellan)
Request: Specific Regulating District to Mixed Use land use
Staff Rec.: **Recommended**
Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov
Austin Planning

The motion to approve Mixed Use land use for NPA-2026-0021.02 - South Shore PUD Addition NPA; District 3, located at 1705, 1717 South Lakeshore Boulevard and 1712 East Riverside Drive, was approved on the consent agenda on Commissioner Breton's motion, Vice Chair Haney's second, on a 9-0 vote. Commissioners Hiller, Lan, and Powell were absent. 1 vacancy on the dais.

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

Location: 301 and 309 East Wonsley Drive, Little Walnut Creek and Buttermilk Branch Watersheds; North Lamar Combined (Georgian Acres) Neighborhood Planning Area
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 public hearing was closed on Commissioner Breton's motion, Secretary Maxwell's second, on a 9-0 vote. Commissioners Hiller, Lan, and Powell were absent. 1 vacancy on the dais.

The motion to approve Staff's recommendation with the following amendments, was approved on Commissioner Bedrosian's motion, Commissioner Breton's second, on a 9-0 vote. Commissioners Hiller, Lan, and Powell were absent. 1 vacancy on the dais.

Uses Conditional on this site:

a. **Consumer Convenience Services**
b. **Consumer Repair Services**
c. **Financial Services**
d. **Food Sales**
e. **General Retail - Convenience**
f. **Off - Site Parking**
g. **Pedicab Storage and Dispatch**
h. **Pet Services**
i. **Printing and Publishing**
j. **Restaurant - Limited**
k. **Restaurant - General (not exceeding 4000 sqft)**

Accessory Uses Prohibited on this site:

a. **Drive-In Services related to Financial Services**
b. **Drive-In Services related to Food Sales**
c. **Drive-In Services related to Restaurant - Limited**
d. **Drive-In Services related to Restaurant - General**

12. Rezoning: **C14-2025-0003 - 6th and Walsh; District 9**

Location:	1135, 1137, 1139, 1141, and 1143 West 6th Street and 503, 505, 507, 509, & 511 Walsh Street, Lady Bird Lake;Old West Austin Neighborhood Planning Area
Owner/Applicant:	Walsh Street Ventures, LLC; Walsh Street Ventures 2, LLC; and Cohn Ventures, LLC
Agent:	Manifold Development, LLC (Mila Santana)
Request:	LI-PDA-NP to LI-PDA-NP; to change conditions of zoning to increase the maximum floor area ratio (FAR).
Staff Rec.:	**Recommended**
Staff:	Cynthia Hadri, 512-974-7620, cynthia.hadri@austintexas.gov Austin Planning

The motion to approve to LI-PDA-NP; to change conditions of zoning to increase the maximum floor area ratio (FAR) for C14-2025-0003 - 6th and Walsh; District 9, located at 1135, 1137, 1139, 1141, and 1143 West 6th Street and 503, 505, 507, 509, & 511 Walsh Street, was approved on the consent agenda on Commissioner Breton's motion, Vice Chair Haney's second, on a 9-0 vote. Commissioners Hiller, Lan, and Powell were absent. 1 vacancy on the dais.

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

Location:	815 W 11th Street, Shoal Creek Watershed/Downtown Planning 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

The motion to approve the Neighborhood's postponement request to July 28, 2026, was approved on the consent agenda on Commissioner Breton's motion, Vice Chair Haney's second, on a 9-0 vote. Commissioners Hiller, Lan, and Powell were absent. 1 vacancy on the dais.

14. Site Plan (Extension): **SP-2017-0387C(XT3) - Powell Lane Plaza - Site Plan Extension; District 4**

Location:	8240 Georgian Drive, Little Walnut Creek Watershed, Georgian Acres Neighborhood Planning Area
Owner/Applicant:	Simon A Wallace
Agent:	Thrower Design LLC (Ron Thrower)
Request:	The applicant is requesting a 5-year extension to a previously approved site plan
Staff Rec.:	**Recommended**
Staff:	Gabriel Guerrero Jr., 512-978-4658, gabriel.guerrero@austintexas.gov Austin Development Services

The public hearing was closed on Secretary Maxwell's motion, Vice Chair Haney's second, on a 9-0 vote. Commissioners Hiller, Lan, and Powell were absent. 1 vacancy on the dais.

The motion to approve Staff's recommendation of approving a 5-year extension to a previously approved site plan for SP-2017-0387C(XT3) - Powell Lane Plaza - Site Plan Extension; District 4, located at 8240 Georgian Drive, was approved on Commissioner Bedrosian's motion, Secretary Maxwell's second, on a 9-0 vote. Commissioners Hiller, Lan, and Powell were absent. 1 vacancy on the dais.

15. Site Plan (Conditional Use): **SPC-2026-0111AE - Rawson Saunders School CUP; District 10**

Location:	2614 Exposition Boulevard, Taylor Slough South Watershed, West Austin Neighborhood Group
Owner/Applicant:	Austin Area School for Dyslexics Inc.
Agent:	Husch Blackwell, LLP (Lindsey Walker)
Request:	A CUP to allow Private Primary Educational Facilities in the SF-3-NP zoning district.
Staff Rec.:	**Recommended**
Staff:	Gabriel Guerrero Jr., 512-978-4658, gabriel.guerrero@austintexas.gov Austin Development Services

The motion to approve a CUP to allow Private Primary Educational Facilities in the SF-3-NP zoning district for SPC-2026-0111AE - Rawson Saunders School CUP; District 10, located at 2614 Exposition Boulevard, was approved on the consent agenda on Commissioner Breton's motion, Vice Chair Haney's second, on a 9-0 vote. Commissioners Hiller, Lan, and Powell were absent. 1 vacancy on the dais.

16. Site Plan (Conditional Use): **SPC-2025-0314A - Rifugio Austin School CUP; District 9**

Location:	611 East 50th Street, Waller Creek Watershed, Hyde Park Neighborhood Planning Area
Owner/Applicant:	Edward & Laura Bonskowski
Agent:	Central Texas Permit Partners LLC, (Tisha Ritta)
Request:	A CUP to allow for a change of use from Single Family Residence to Private Primary Educational Facilities in the SF-3-NCCD-NP Zoning District
Staff Rec.:	**Recommended**
Staff:	Gabriel Guerrero Jr., 512-978-4658, gabriel.guerrero@austintexas.gov Austin Development Services

The motion to approve a CUP to allow for a change of use from Single Family Residence to Private Primary Educational Facilities in the SF-3-NCCD-NP Zoning District for SPC-2025-0314A - Rifugio Austin School CUP; District 9, located at 611 East 50th Street, was approved on the consent agenda on Commissioner Breton's motion, Vice Chair Haney's second, on a 9-0 vote. Commissioners Hiller, Lan, and Powell were absent. 1 vacancy on the dais.

17. Right-of-Way Vacation: **SP-2026-0147D - Dogs Head Development - Austin Full Purpose - Annexation 6/1/2026**

Location:	405 Edwin Lane, Suburban Watershed Development Type, Desired Development Zone
Owner/Applicant:	Dogs Head Land JV, LTD.
Agent:	Armbrust & Brown, PLLC (Richard Suttle)
Request:	2026-071422 LM Street Right-of-Way Vacation of approximately 5.3307 acres abutting 405 Edwin Lane
Staff Rec.:	**Recommended**
Staff:	Joseph Fotinos, 512-978-4659, joseph.fotinos@austintexas.gov Austin Transportation & Public Works

The public hearing was closed on Parliamentarian Ahmed's motion, Commissioner Bedrosian's second, on a 9-0 vote. Commissioners Hiller, Lan, and Powell were absent. 1 vacancy on the dais.

The motion to approve Staff's recommendation of 2026-071422 LM Street Right-of-Way Vacation of approximately 5.3307 acres abutting 405 Edwin Lane for SP-2026-0147D - Dogs Head Development - Austin Full Purpose - Annexation 6/1/2026, located at 405 Edwin Lane, was approved on Vice Chair Haney's motion, Commissioner Bedrosian's second, on a 7-1-1 vote. Commissioner Skidmore voted nay. Parliamentarian Ahmed abstained. Commissioners Hiller, Lan, and Powell were absent. 1 vacancy on the dais.

18. **Right-of-Way Vacation:** **SP-2026-0147D - Dogs Head Development - Austin Full Purpose - Annexation 6/1/2026**
    - Location: 8700 Hergotz Lane, Suburban Watershed Development Type, Desired Development Zone
    - Owner/Applicant: Dogs Head Land JV, LTD.
    - Agent: Armbrust & Brown, PLLC (Richard Suttle)
    - Request: 2026-071407 LM Street Right-of-Way Vacation of approximately 2.9026 acres abutting 8700 Hergotz Lane
    - Staff Rec.: **Recommended**
    - Staff: Joseph Fotinos, 512-978-4659, joseph.fotinos@austintexas.gov Austin Transportation & Public Works

    The public hearing was closed on Parliamentarian Ahmed's motion, Commissioner Bedrosian's second, on a 9-0 vote. Commissioners Hiller, Lan, and Powell were absent. 1 vacancy on the dais.

    The motion to approve Staff's recommendation of 2026-071407 LM Street Right-of-Way Vacation of approximately 2.9026 acres abutting 8700 Hergotz Lane for SP-2026-0147D - Dogs Head Development - Austin Full Purpose - Annexation 6/1/2026, located at 405 Edwin Lane, was approved on Vice Chair Haney's motion, Commissioner Bedrosian's second, on a 7-1-1 vote. Commissioner Skidmore voted nay. Parliamentarian Ahmed abstained. Commissioners Hiller, Lan, and Powell were 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)
    Update was given by Vice Chair Haney.

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)
    No update was given.

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)
Update was given by Vice Chair Haney.

WORKING GROUP UPDATES

23. **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

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

ADJOURNMENT

Chair Woods adjourned the meeting at 7:49 p.m. without objection.

The minutes were approved at the July 28, 2026, meeting on the consent agenda on Commissioner Breton's motion, Secretary Maxwell's second, on a 10-0 vote. Commissioners Hiller was absent. 1 vacancy on the dais.