PLANNING COMMISSION **REGULAR MEETING**
MEETING MINUTES **TUESDAY, JULY 28, 2026**

The Planning Commission convened in a regular meeting on Tuesday, July 28, 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, Chair
Casey Haney, Vice Chair
Felicity Maxwell, Secretary
Peter Breton
Chris Gannon

Commissioners in Attendance Remotely:

Imad Ahmed, Parliamentarian
Nadia Barrera-Ramirez
Brian Bedrosian
Anna Lan
Adam Powell

Commissioners Absent:

Joshua Hiller
Danielle Skidmore

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, July 14, 2026.
The minutes from the meeting of Tuesday, July 14, 2026, were approved on the consent agenda on Commissioner Breton's motion, Secretary Maxwell's second, on a 10-0 vote. Commissioners Hiller and Skidmore were absent. 1 vacancy on the dais.

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

The motion to approve the Applicant's postponement request to August 25, 2026, was approved on the consent agenda on Commissioner Breton's motion, Secretary Maxwell's second, on a 10-0 vote. Commissioners Hiller and Skidmore were absent. 1 vacancy on the dais.

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

The motion to approve the Applicant's postponement request to September 8, 2026, was approved on the consent agenda on Commissioner Breton's motion, Secretary Maxwell's second, on a 10-0 vote. Commissioners Hiller and Skidmore were absent. 1 vacancy on the dais.

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

The motion to approve Staff's recommendation of LI-CO-NP for C14-2026-0029 - 9807 Middle Fiskville; District 4, located at 9807 Middle Fiskville Road, was approved on the consent agenda on Commissioner Breton's motion, Secretary Maxwell's second, on a 10-0 vote. Commissioners Hiller and Skidmore were absent. 1 vacancy on the dais.

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

The public hearing was closed on Commissioner Breton's motion, Secretary Maxwell's second, on a 10-0 vote. Commissioners Hiller and Skidmore were absent. 1 vacancy on the dais.

The motion to deny the Applicant's request failed on Commissioner Gannon's motion, Parliamentarian Ahmed's second, on a 4-2 vote. Chair Woods, Parliamentarian Ahmed, and Commissioner Gannon voted aye. Commissioners Gannon and Lan voted nay. Vice Chair Haney, Secretary Maxwell, and Commissioner Breton abstained. 1 vacancy on the dais.

This item moves forward to Council without a recommendation.

DISCUSSION AND ACTION ITEMS

6. Discussion and action to approve the 2025 Annual Internal Review and Report. (Sponsored by Chair Woods and Secretary Maxwell)
The motion to approve the 2025 Annual Internal Review and Report was approved on Vice Chair Haney's motion, Secretary Maxwell's second, on a 10-0 vote. Commissioners Hiller and Skidmore were absent. 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)
Update was given by Vice Chair Haney.

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)
Update was given by Parliamentarian Ahmed.

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)
Update was given by Commissioner 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)
Update was given by Vice Chair Haney.

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)
No update was given.

FUTURE AGENDA ITEMS

Discussion and action to establish a working group related to Dog's Head Developments. (Sponsored by Chair Woods and Secretary Maxwell)

ADJOURNMENT

Chair Woods adjourned the meeting at 6:28 pm without objection.

The minutes were approved at the August 11, 2026, meeting on the consent agenda on Secretary Maxwell's motion, Vice Chair Haney's second, on an 8-0 vote. Commissioners Barrera-Ramirez, Bedrosian, Breton, and Lan were absent.