PLANNING COMMISSION
MEETING MINUTES

REGULAR MEETING
TUESDAY, AUGUST 11, 2026

The Planning Commission convened in a regular meeting on Tuesday, August 11, 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 6:04 p.m.

Commissioners in Attendance:

Alice Woods, Chair
Casey Haney, Vice Chair
Felicity Maxwell, Secretary
Chris Gannon
Joshua Hiller

Commissioners in Attendance Remotely:

Imad Ahmed, Parliamentarian
Adam Powell
Danielle Skidmore

Commissioners Absent:

Nadia Barrera-Ramirez
Brian Bedrosian
Peter Breton
Anna Lan

Ex-Officio Members Absent:

Jeffery Bowen
TC Broadnax
Candace Hunter
Richard Mendoza

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PUBLIC COMMUNICATION: GENERAL

None.

APPROVAL OF MINUTES

1. Approve the minutes of the Planning Commission regular meeting on Tuesday, July 28, 2026.
The minutes from the meeting of Tuesday, July 28, 2026, were approved 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.

PUBLIC HEARINGS

2. Plan Amendment: NPA-2025-0018.02 - Airport and Koenig Multifamily

Location:	5768 ½, 5800, 5826, 5900, 5900 ½, and 5908 Airport Blvd., 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.:	**Pending**
Staff:	Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov Austin Planning

The motion to approve the Applicant's postponement request to September 8, 2026, was approved 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.

3. Rezoning: C14-2025-0115 - Airport and Koenig Multifamily

Location:	5768 ½, 5800, 5826, 5900, 5900 ½, and 5908 Airport Blvd., 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.:	**Pending**
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 Secretary Maxwell's motion, Vice Chair Haney's second, on an 8-0 vote. Commissioners Barrera-Ramirez, Bedrosian, Breton, and Lan were absent.

4. Plan Amendment: NPA-2025-0020.04 - Congress Views; District 2

Location: 6111, 6113, and 6119 South Congress Ave, 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 25, 2026, was approved 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.

5. Rezoning: C14-2025-0096 - Congress Views; District 2

Location: 6111, 6113, and 6119 South Congress Ave, 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 25, 2026, was approved 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.

6. Rezoning: C14-2026-0038 - CV Oakland Bungalows; District 9

Location: 1409, 1411 and 1413 West 6th Street, Lady Bird Lake Watershed; Old West Austin Neighborhood Planning Area
Owner/Applicant: JJABC, LP, Jay W. Barnes, III & James L. Cotton
Agent: Alice Glasco Consulting (Alice Glasco)
Request: LO-NP and LR-MU-CO-NP to CS-CO-NP
Staff Rec.: **Recommended**
Staff: Cynthia Hadri, 512-974-7620, cynthia.hadri@austintexas.gov
Austin Planning

The motion to approve Staff's recommendation of CS-CO-NP for C14-2026-0038 - CV Oakland Bungalows; District 9, located at 1409, 1411 and 1413 West 6th Street, was approved 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.

7. Rezoning: **C14-2026-0016 - Wickersham Retail; District 3**

Location: 4544 East Oltorf Street, Country Club West Watershed; Pleasant Valley Neighborhood Planning Area
Owner/Applicant: Wickersham Enterprises LLC (Abdul K Patel)
Agent: Land Answers, Inc (Jim Witliff)
Request: GR-MU-CO to GR-MU-CO, to change conditions of zoning
Staff Rec.: **Not Recommended**
Staff: Reese McMichael, 512-974-7633, reese.mcmichael@austintexas.gov
Austin Planning

The motion to approve Staff's postponement request to August 25, 2026, was approved 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.

8. Restrictive Covenant Termination: **C14-86-128(RCT) - 4009 Banister Lane (RCT); District 5**

Location: 4009 Banister Lane, West Bouldin Creek Watershed; South Lamar Neighborhood Planning Area
Owner/Applicant: OP Park Place Property, LLC (Luke Phillips)
Agent: Drenner Group (Drew Raffaele)
Request: Termination of Restrictive Covenant
Staff Rec.: **Recommended**
Staff: Reese McMichael, 512-974-7633, reese.mcmichael@austintexas.gov
Austin Planning

The motion to approve Staff's recommendation to terminate the Restrictive Covenant for C14-86-128(RCT) - 4009 Banister Lane (RCT); District 5, located at 4009 Banister Lane, was approved 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.

9. Historic Zoning: **C14H-2026-0045 - Doris Miller Auditorium; District 1**

Location: 2300 Rosewood Avenue, Boggy Creek Watershed; Rosewood Neighborhood Planning Area
Owner/Applicant: Applicant: Historic Landmark Commission; Owner: City of Austin
Agent: Historic Landmark Commission
Request: P-NP to P-H-NP
Staff Rec.: **Recommended**
Staff: Austin Lukes, 512-978-0766, austin.lukes@austintexas.gov
Austin Planning

The motion to approve Staff's recommendation of P-H-NP for C14H-2026-0045 - Doris Miller Auditorium; District 1, located at 2300 Rosewood Avenue, was approved 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.

DISCUSSION AND ACTION ITEMS

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

The motion to create a working group related to Dog's Head Developments to include

Secretary Maxwell, Parliamentarian Ahmed, and Commissioners Barrera-Ramirez, Gannon, and Skidmore, was approved on Chair Woods' motion, Secretary Maxwell's second, on an 8-0 vote. Commissioners Barrera-Ramirez, Bedrosian, Breton, and Lan were absent.

PERMANENT COMMITTEE UPDATES

11. **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.

12. **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.

13. **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.

14. **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

15. **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

None.

ADJOURNMENT

Chair Woods adjourned the meeting at 6:19 p.m. without objection.

The minutes were approved at the August 25, 2026, meeting on the consent agenda on Commissioner Skidmore's motion, Commissioner Breton's second, on an 11-0 vote. Secretary Maxwell was absent.