



**PLANNING COMMISSION
MEETING MINUTES**

**REGULAR MEETING
TUESDAY, SEPTEMBER 22, 2026**

The Planning Commission convened in a regular meeting on Tuesday, September 22, 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
Brian Bedrosian
Peter Breton*

Commissioners in Attendance Remotely:

*Imad Ahmed, Parliamentarian
Nadia Barrera-Ramirez
Joshua Hiller
Chris Gannon
Anna Lan
Danielle Skidmore*

Commissioners Absent:

*Felicity Maxwell, Secretary
Adam Powell*

Ex-Officio Members Absent:

*Jeffery Bowen
TC Broadnax
Candace Hunter
Richard Mendoza*

1 Vacancy on the Dais

PUBLIC COMMUNICATION: GENERAL

Philip Wiley - Encourage the acceleration of residential growth downtown and current events.

APPROVAL OF MINUTES

1. Approve the minutes of the Planning Commission regular meeting on Tuesday, September 8, 2026. **The minutes from the meeting of Tuesday, September 8, 2026, were approved on the consent agenda on Commissioner Bedrosian's motion, Vice Chair Haney's second, on a 10-0 vote. Secretary Maxwell and Commissioner Powell were absent. 1 vacancy on the dais.**

2. **Plan Amendment: NPA-2026-0021.03 - 1221 S IH-35 Rezoning; District 9**
 Location: 1400 Lupine Lane, Harper's Branch; East Riverside/Oltorf Combined Neighborhood Planning Area
 Owner/Applicant: Aztecas de Juventino Rosas, LLC
 Agent: Husch Blackwell, LLP (Lindsey Walker)
 Request: Single Family to Commercial land use
 Staff Rec.: **Recommended**
 Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov
 Austin Planning

The motion to approve Staff's postponement request to October 13, 2026, was approved on the consent agenda on Commissioner Bedrosian's motion, Vice Chair Haney's second, on a 10-0 vote. Secretary Maxwell and Commissioner Powell were absent. 1 vacancy on the dais.

3. **Rezoning: C14-2026-0040 - 1221 S IH-35 Rezoning; District 9**
 Location: 1221 and 1219 ½ South Interstate Highway 35 Service Road Northbound, 1400 Lupine Lane, Harper's Branch; East Riverside/Oltorf Combined Neighborhood Planning Area
 Owner/Applicant: Aztecas de Juventino Rosas, LLC
 Agent: Husch Blackwell, LLP (Lindsey Walker)
 Request: LR-NP and SF-3-NP to CS-NP
 Staff Rec.: **Recommended**
 Staff: Nancy Estrada, 512-974-7617, nancy.estrada@austintexas.gov
 Austin Planning

The motion to approve Staff's postponement request to October 13, 2026, was approved on the consent agenda on Commissioner Bedrosian's motion, Vice Chair Haney's second, on a 10-0 vote. Secretary Maxwell and Commissioner Powell were absent. 1 vacancy on the dais.

- 4. Plan Amendment: NPA-2025-0018.02 - Airport and Koenig Multifamily; District 4**
 Location: 5768 ½, 5800, 5826, 5900, 5900½ , 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 October 27, 2026**
 Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov
 Austin Planning

The motion to approve the Applicant’s postponement request to October 13, 2026, was approved on the consent agenda on Commissioner Bedrosian’s motion, Vice Chair Haney’s second, on a 10-0 vote. Secretary Maxwell and Commissioner Powell were absent. 1 vacancy on the dais.

- 5. 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 October 27, 2026**
 Staff: Jonathan Tomko, AICP, 512-974-1057, jonathan.tomko@austintexas.gov
 Austin Planning

The motion to approve the Applicant’s postponement request to October 13, 2026, was approved on the consent agenda on Commissioner Bedrosian’s motion, Vice Chair Haney’s second, on a 10-0 vote. Secretary Maxwell and Commissioner Powell were absent. 1 vacancy on the dais.

- 6. 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-DBC30
 Staff Rec.: **Staff Recommends GR-CO-DBC30**
 Staff: Jonathan Tomko, AICP, 512-974-1057, jonathan.tomko@austintexas.gov
 Austin Planning

The motion to approve the Neighborhood’s postponement request to October 27, 2026, was approved on the consent agenda on Commissioner Bedrosian’s motion, Vice Chair Haney’s second, on a 10-0 vote. Secretary Maxwell and Commissioner Powell were absent. 1 vacancy on the dais.

- 7. Rezoning: C14-2026-0026 - Phoenix Motor Works; District 9**
 Location: 1125 and 1127 West 6th Street, Lady Bird Lake; Old West Austin
 Neighborhood Planning Area
 Owner/Applicant: SDC PMW, LLC
 Agent: Alice Glasco Consulting (Alice Glasco)
 Request: CS-MU-V-CO-NP to LI-PDA-NP
 Staff Rec.: **Recommended**
 Staff: Cynthia Hadri, 512-974-7620, cynthia.hadri@austintexas.gov
 Austin Planning

The motion to approve Staff's recommendation of LI-PDA-NP for C14-2026-0026 - Phoenix Motor Works; District 9, located at 1125 and 1127 West 6th Street, was approved on the consent agenda on Commissioner Bedrosian's motion, Vice Chair Haney's second, on a 10-0 vote. Secretary Maxwell and Commissioner Powell were absent. 1 vacancy on the dais.

- 8. Rezoning: C14-2026-0050 - 2020 West Anderson Lane; District 4**
 Location: 2020 West Anderson Lane, Shoal Creek Watershed; Wooten
 Neighborhood Planning Area
 Owner/Applicant: CMLH Anderson Lane, LLC (Clay Morgan, Manager)
 Agent: Alice Glasco Consulting (Alice Glasco)
 Request: GR-CO-NP to GR-DBC45-NP
 Staff Rec.: **Recommended**
 Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov
 Austin Planning

The motion to approve the Applicant and Neighborhood's joint postponement request to October 27, 2026, was approved on the consent agenda on Commissioner Bedrosian's motion, Vice Chair Haney's second, on a 10-0 vote. Secretary Maxwell and Commissioner Powell were absent. 1 vacancy on the dais.

- 9. Conditional Use Permit: SPC-2026-0116A - Nirvana Retirement Complex; District 1**
 Location: 4720 Loyola Lane, Little Walnut Creek; University Hills Neighborhood
 Planning Area
 Owner/Applicant: Nirvana at Loyola LLC
 Agent: Vibhash Kumar
 Request: A Conditional Use Permit to allow a senior living development in the SF-6-NP zoning
 Staff Rec.: **Recommended**
 Staff: Alyse Ramirez, 512-978-1750, alyse.ramirez@austintexas.gov
 Austin Development Services

The motion to approve the Neighborhood's postponement request to November 10, 2026, was approved on the consent agenda on Commissioner Bedrosian's motion, Vice Chair Haney's second, on a 10-0 vote. Secretary Maxwell and Commissioner Powell were absent. 1 vacancy on the dais.

10. Conditional Use Permit: SPC-2026-0213A - Rawson Saunders School CUP; District 10

Location: 2614 Exposition Boulevard, Taylor Slough South; West Austin
Neighborhood Group

Owner/Applicant: YYYYY, LLC

Agent: Husch Blackwell, LLP (Lindsey Walker)

Request: A Conditional Use Permit to allow for a Private Primary & Secondary Education 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 Staff's recommendation of a A Conditional Use Permit to allow for a Private Primary & Secondary Education Facilities in the SF-3-NP zoning district for SPC-2026-0213A - Rawson Saunders School CUP; District 10, located at 2614 Exposition Boulevard, was approved on the consent agenda on Commissioner Bedrosian's motion, Vice Chair Haney's second, on a 10-0 vote. Secretary Maxwell and Commissioner Powell were absent. 1 vacancy on the dais.

DISCUSSION AND ACTION ITEMS

11. Discussion and action to change the members for the Dog's Head Working Group. (Sponsored by Chair Woods and Secretary Maxwell)

The motion to change the members for the Dog's Head Working Group to remove Secretary Maxwell and add Vice Chair Haney was approved on Chair Woods' motion, Commissioner Bedrosian's second, on a 10-0 vote. Secretary Maxwell and Commissioner Powell were absent. 1 vacancy on the dais.

PERMANENT COMMITTEE UPDATES

12. 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.

13. 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.

14. 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 Hiller.

- 15. 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

- 16. 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 6:15 p.m. without objection.

The minutes were approved at the October 13, 2026, meeting on the consent agenda on Commissioner Skidmore's motion, Parliamentarian Ahmed's second, on a 9-0 vote. Vice Chair Haney and Commissioners Breton and Powell were absent.