PLANNING COMMISSION **REGULAR MEETING**
MEETING MINUTES **TUESDAY, OCTOBER 13, 2026**

The Planning Commission convened in a regular meeting on Tuesday, October 13, 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
Imad Ahmed, Parliamentarian
Nadia Barrera-Ramirez
Brian Bedrosian
Chris Gannon
Joshua Hiller
Anna Lan
Danielle Skidmore

Commissioners in Attendance Remotely:

Felicity Maxwell, Secretary

Commissioners Absent:

Casey Haney, Vice Chair
Peter Breton
Adam Powell

Ex-Officio Members Absent:

Jeffery Bowen
TC Broadnax
Candace Hunter
Richard Mendoza

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PUBLIC COMMUNICATION: GENERAL

None present.

APPROVAL OF MINUTES

1. Approve the minutes of the Planning Commission regular meeting on Tuesday, September 22, 2026.
The minutes from the meeting of Tuesday, September 22, 2026, were approved 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. 1 vacancy on the dais.

2. **Plan Amendment:** **NPA-2026-0009.01 - Wesley Relocation Project; District 1**
Location: 1187 Navasota Street, Waller Creek Watershed; Central East Austin Neighborhood Planning Area
Owner/Applicant: Wesley United Methodist Church (Juanita Stephens)
Agent: BOZ Enterprises Unlimited (Hasan Lewis)
Request: Single Family to Neighborhood Mixed Use land use
Staff Rec.: **Recommended**
Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov
Austin Planning
The motion to approve the Applicant's postponement request to November 10, 2026, was approved 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. 1 vacancy on the dais.

3. **Rezoning:** **C14-2026-0028 - Wesley Property Donation; District 1**
Location: 1187 Navasota Street, Waller Creek Watershed; Central East Austin Neighborhood Planning Area
Owner/Applicant: Wesley United Methodist Church (Juanita Stephens)
Agent: BOZ Enterprises Unlimited (Hasan Lewis)
Request: SF-3-NP to LO-NP
Staff Rec.: **Recommended**
Staff: Jonathan Tomko, AICP, 512-974-1057, jonathan.tomko@austintexas.gov
Austin Planning
The motion to approve the Applicant's postponement request to November 10, 2026, was approved 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. 1 vacancy on the dais.

4. **Plan Amendment:** **NPA-2026-0026.01 – N. Lamar Blvd. at Beaver St.; District 4**
Location: 604, 606, 608, 706 Beaver Street, Little Walnut Creek Watershed; North Lamar Combined Neighborhood Planning Area
Owner/Applicant: 8609 North Lamar LLC
Agent: Drenner Group, PC (Leah M. Bojo)
Request: 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 Staff's recommendation of Mixed Use land use for NPA-2026-0026.01 – N. Lamar Blvd. at Beaver St.; District 4, located at 604, 606, 608, 706 Beaver Street,

was approved 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. 1 vacancy on the dais.

5. Rezoning: C14-2026-0030 – N. Lamar Blvd. at Beaver St.; District 4

Location: 8613, 8609, 8607, 8605 North Lamar Boulevard and 604, 606, 608, 707 Beaver Street, Little Walnut Creek Watershed; North Lamar Combined Neighborhood Planning Area
Owner/Applicant: 8609 North Lamar LLC
Agent: Drenner Group, PC (Leah M. Bojo)
Request: CS-V-CO-NP to CS-V-CO-DB90-NP for Tracts 1, 2, 3; SF-3-NP to LO-DB90-NP for Tract 4
Staff Rec.: **Recommended**
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov
Austin Planning

The motion to approve Staff's recommendation of CS-V-CO-NP to CS-V-CO-DB90-NP for Tracts 1, 2, 3; SF-3-NP to LO-DB90-NP for Tract 4 for C14-2026-0030 – N. Lamar Blvd. at Beaver St.; District 4, located at 8613, 8609, 8607, 8605 North Lamar Boulevard and 604, 606, 608, 707 Beaver Street, was approved 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. 1 vacancy on the dais.

6. 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.: **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 27, 2026, was approved 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. 1 vacancy on the dais.

7. 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.: **Applicant postponement request to October 27, 2026**
Staff: Nancy Estrada, 512-974-7617, nancy.estrada@austintexas.gov
Austin Planning

The motion to approve the Applicant's postponement request to October 27, 2026, was approved on the consent agenda on Commissioner Skidmore's motion, Parliamentarian

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Ahmed's second, on a 9-0 vote. Vice Chair Haney and Commissioners Breton and Powell were absent. 1 vacancy on the dais.

8. 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: Nancy Estrada, 512-974-7617, nancy.estrada@austintexas.gov
Austin Planning

The motion to approve the Applicant's postponement request to December 8, 2026, was approved 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. 1 vacancy on the dais.

9. Rezoning: **C14-2024-0147 - 1405 East Riverside Drive; District 9**

Location: 1405A, 1405B, and 1507 East Riverside Drive, Harpers Branch and Lady Bird Lake Watersheds; East Riverside/Oltorf Combined (Riverside) Neighborhood Planning Area
Owner/Applicant: Schuler Family Trust of 1998 (Jean E. Schuler)
Agent: Drenner Group, PC (Leah M. Bojo)
Request: East Riverside Corridor (ERC-Neighborhood Mixed Use Subdistrict) to East Riverside Corridor (ERC-Corridor Mixed Use Subdistrict), to include the entire lot in the hub boundary, and to increase the maximum building height up to 160 feet through participation in a density bonus program.
Staff Rec.: **Applicant postponement request to December 8, 2026**
Staff: Nancy Estrada, 512-974-7617, nancy.estrada@austintexas.gov
Austin Planning

The motion to approve the Applicant's postponement request to December 8, 2026, was approved 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. 1 vacancy on the dais.

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10. Restrictive Covenant Termination: **C14-85-149(RCT) - Foundation Communities Inc. North Prosper Center; District 4**

Location:	601 West Braker Lane, North Lamar/Georgian Acres Combined Neighborhood Planning Area (North Lamar)
Owner/Applicant:	St. Marks United Methodist Church
Agent:	Foundation Communities, Inc. (Walter Moreau)
Request:	To terminate a public restrictive covenant associated with the North Lamar Area Study that requires that the use on the property be limited to a church and daycare.
Staff Rec.:	**Recommended**
Staff:	Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov Austin Planning

The motion to approve Staff's recommendation to terminate a public restrictive covenant associated with the North Lamar Area Study that requires that the use on the property be limited to a church and daycare for C14-85-149(RCT) - Foundation Communities Inc. North Prosper Center; District 4, located at 601 West Braker Lane, was approved 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. 1 vacancy on the dais.

11. Conditional Use Permit: **SPC-2024-0302C - Toyota of North Austin; District 4**

Location:	8400 Research Blvd Service Road, LIttle Walnut Creek Watershed; Wooten Neighborhood Planning Area
Owner/Applicant:	GROUP 1 REALTY, INC.; Brad Johnson
Agent:	Pam Madere and John McIntyre
Request:	Construction of a building over 100,000 square feet
Staff Rec.:	**Recommended**
Staff:	Alyse Ramirez, 512-978-1750, alyse.ramirez@austintexas.gov Austin Development Services

The motion to approve Staff's recommendation of construction of a building over 100,000 square feet for SPC-2024-0302C - Toyota of North Austin; District 4, located at 8400 Research Boulevard Service Road, was approved 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. 1 vacancy on the dais.

DISCUSSION AND ACTION ITEMS

12. Discussion and action to approve the 2027 annual schedule of the Planning Commission.
The motion to approve the 2027 annual schedule of the Planning Commission was approved on **Commissioner Bedrosian's motion, Commissioner Gannon's second, on a 9-0 vote. Vice Chair Haney and Commissioners Breton and Powell were absent. 1 vacancy on the dais.**

PERMANENT COMMITTEE UPDATES

13. 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 Commissioner Gannon.

14. **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.

15. **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.

16. **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)
No update was given.

WORKING GROUP UPDATES

17. **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.

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