REGULAR MEETING OF THE PLANNING COMMISSION
TUESDAY, NOVEMBER 10, 2026, AT 6 P.M.
AUSTIN CITY HALL, COUNCIL CHAMBERS, ROOM 1001
301 WEST 2ND STREET
AUSTIN, TEXAS

Some members of the Planning Commission may be participating by videoconference. The meeting may be viewed online at: http://www.austintexas.gov/page/watch-atxn-live

Public comment will be allowed in-person or remotely via telephone. Speakers may only register to speak on an item once either in-person or remotely and will be allowed up to three minutes to provide their comments. Registration no later than 2 p.m. on the day of the meeting is required for remote participation by telephone. To register to speak remotely, please use the QR code or link at the end of this document. If you have questions regarding speaker registration, please contact Ella Garcia, Staff Liaison, at LandUseLiaison@austintexas.gov or by phone at 512-978-0821.

CURRENT COMMISSIONERS:

Alice Woods, Chair (District 2)
Casey Haney, Vice Chair (Mayor's Representative)
Felicity Maxwell, Secretary (District 5)
Imad Ahmed, Parliamentarian (District 6)
Anna Lan (Mayor's Representative)
Kyndel Bennett (Mayor's Representative)
Chris Gannon (District 1)
Nadia Barrera-Ramirez (District 3)
Brian Bedrosian (District 4)
Adam Powell (District 7)
Peter Breton (District 8)
Danielle Skidmore (District 9)
Joshua Hiller (District 10)

EX-OFFICIO MEMBERS:

Jeffery Bowen, Chair of Board of Adjustment
TC Broadnax, City Manager
Candace Hunter, A.I.S.D. Board of Trustees
Richard Mendoza, Director of Transportation and Public Works

AGENDA

CALL TO ORDER

PUBLIC COMMUNICATION: GENERAL

The first four speakers signed up prior to the meeting being called to order will each be allowed a three-minute allotment to address their concerns regarding items not posted on the agenda.

APPROVAL OF MINUTES

1. Approve the minutes of the Planning Commission regular meeting on Tuesday, October 13, 2026, and Tuesday, October 27, 2026.

PUBLIC HEARINGS

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

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

4. Plan Amendment: **NPA-2026-0021.03 - 1221 S IH-35 Rezoning; District 9**

Location:	1400 Lupine Lane, Harper's Branch Watershed; East Riverside/Oltorf Combined (Riverside) 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

5. 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 Watershed; East Riverside/Oltorf Combined (Riverside) 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.: **Staff recommends LR-NP and SF-3-NP to CS-CO-NP for Tract 1; SF-3-NP to CS-CO-NP for Tract 2**
Staff: Nancy Estrada, 512-974-7617, nancy.estrada@austintexas.gov
Austin Planning

6. Plan Amendment: **NPA-2026-0031.01 - 3405 and 3405 ½ Steck Ave Rezoning; District 7**

Location: 3405 and 3405 ½ Steck Avenue, Shoal Creek Watershed; North Shoal Creek Neighborhood Planning Area
Owner/Applicant: 3405 Steck, LLC (Jimmy Nassour)
Agent: Dubois, Bryant and Campbell, LLP (David Hartman)
Request: Neighborhood Node to Mixed Use Activity HUB/Corridor
Staff Rec.: **Recommended**
Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov
Austin Planning

7. Rezoning: **C14-2026-0047 - 3405 and 3405 ½ Steck Ave Rezoning; District 7**

Location: 3405 and 3405 ½ Steck Avenue, Shoal Creek Watershed; North Shoal Creek Neighborhood Planning Area
Owner/Applicant: 3405 Steck, LLC (Jimmy Nassour)
Agent: Dubois, Bryant and Campbell, LLP (David Hartman)
Request: LI to CS-DBC-45
Staff Rec.: **Recommended**
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov
Austin Planning

8. Plan Amendment: **NPA-2018-0021.02 - Skyline Oltorf Mixed Use; District 3**

Location: 2424 ½ Riverside Farms Road, 5100 and 5400 East Oltorf Street, Country Club Creek Watershed; East Riverside/Oltorf Combined Neighborhood Planning Area
Owner/Applicant: ADD Land, Ltd. and Charitable Holdings II
Agent: Armbrust & Brown, PLLC (Ferris Clements)
Request: Office and Rural Residential to Mixed Use land use
Staff Rec.: **Applicant indefinite postponement request**
Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov
Austin Planning

9. 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

10. Rezoning: **C14-03-0116.04 - C14-03-0116 PDA Amendment #4; District 2**

Location:	8001 Metropolis Drive, Onion Creek and Carson Creek Watersheds, Southeast Combined (Southeast) Neighborhood Planning Area
Owner/Applicant:	Met Center NYCTEX Phase II, Ltd.
Agent:	Thrower Design, LLC (Ron Thrower)
Request:	LI-PDA-NP to LI-PDA-NP, to change of a condition of zoning
Staff Rec.:	**Recommended**
Staff:	Jonathan Tomko, AICP, 512-974-1057, jonathan.tomko@austintexas.gov Austin Planning

11. Rezoning: **C14-2026-0055 - McCall Lane Utility Rezoning; District 2**

Location:	3403 McCall Lane, Onion Creek Watershed; Southeast Combined (Southeast) Neighborhood Planning Area
Owner/Applicant:	Charlotte Stoeckle
Agent:	Thrower Design, LLC (Victoria Haase)
Request:	SF-2-NP to CS-NP
Staff Rec.:	**Staff recommends CS-CO-NP**
Staff:	Nancy Estrada, 512-974-7617, nancy.estrada@austintexas.gov Austin Planning

12. Rezoning: **C14-2026-0015 - Sola Flats; District 5**

Location:	3415 Menchaca Road, West Bouldin Creek Watershed; South Lamar Neighborhood Planning Area
Owner/Applicant:	Sola Flats LLC
Agent:	Mathias Company (Richard Mathias)
Request:	MF-2 to GR-DBC15
Staff Rec.:	**Staff recommends GR-CO-DBC15**
Staff:	Cynthia Hadri, 512-974-7620, cynthia.hadri@austintexas.gov Austin Planning

13. **Historic Zoning:** **C14H-2026-0072 - Elmer and Cora Young House; District 9**
    - Location: 1109 Travis Heights Boulevard, Lady Bird Lake Watershed; South River City Neighborhood Planning Area
    - Owner/Applicant: Applicant: Historic Landmark Commission; Owner: Gabe Joseph
    - Agent: Historic Landmark Commission
    - Request: SF-3-NP to SF-3-H-NP
    - Staff Rec.: **Not recommended**
    - Staff: Austin Lukes, 512-978-0766, austin.lukes@austintexas.gov; Austin Planning

14. **Code Amendment:** **C20-2026-008 - 5811 Southwest Parkway SOS Amendment**
    - Location: 5811 Southwest Parkway
    - Request: Amend City Code Title 25 (Land Development Code) to grant a site-specific amendment to City Code Chapter 25-8, Subchapter A, Article 13 (Save Our Springs Initiative), as minimally required to address development at the site located at 5811 Southwest Parkway located in the Barton Springs Zone.
    - Staff Rec.: **Recommended**
    - Staff: Leslie Lilly, 512-974-2000, leslie.lilly@austintexas.gov; Austin Watershed Protection

DISCUSSION AND ACTION ITEM

15. Discussion and action on a recommendation to City Council regarding the proposed amendments to the Interlocal Agreement between the City and the University of Texas related to the Brackenridge Tract. (Sponsored by Chair Woods and Secretary Maxwell)

PERMANENT COMMITTEE UPDATES

16. **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)

17. **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)

18. **Joint Sustainability Committee** – Update regarding recommendations 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)

19. **Small Area Planning Joint Committee** – Update regarding recommendations 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)

WORKING GROUP UPDATES

20. **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)

21. **Dog's Head Working Group** – Update regarding recommendations to the Planning Commission on issues relating to proposed development in the City's full-purpose jurisdiction bounded by the Colorado River, US Highway 183, and State Highway 130, in the area generally known as "Dog's Head." (Sponsored by Vice Chair Haney and Commissioners Ahmed, Barrera-Ramirez, Gannon, and Skidmore)

FUTURE AGENDA ITEMS

Note: City Code requires at least two board members to sponsor an item to be included on an agenda. This section of the agenda provides members an opportunity to request items for future agendas. Staff should assume that if there is no objection from other members expressed at the meeting, the members' silence indicates approval for staff to include on the next agenda.

ADJOURNMENT

The City of Austin is committed to compliance with the Americans with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. For assistance, please contact the Liaison or TTY users' route through 711. A person may request language access accommodations no later than 48 hours before the scheduled meeting. Please call or email Ella Garcia at Austin Planning, at LandUseLiaison@austintexas.gov, to request service or for additional information. For more information on the Planning Commission, please contact Ella Garcia at 512-978-0821 or LandUseLiaison@austintexas.gov.

PARKING AND VALIDATION

Parking is available at the City Hall parking garage and is free with validation.

SPEAKER REGISTRATION

All participants wishing to address the commission must register to speak. Public participation is available by teleconference or in-person. Presentations and handouts are requested to be emailed by 1:00 p.m. on the day of the meeting.

TELECONFERENCE REGISTRATION

Registration for participation by teleconference closes at **2:00 p.m., the day of the meeting.** Teleconference code and additional information to be provided after the closing of the teleconference registration period.

IN-PERSON REGISTRATION

While in-person registrants are encouraged to register in advance of the meeting, in-person registration closes at **5:30 p.m., the day of the meeting.** Please scan the QR code below with a mobile device or click on the link below. Mobile devices will also be available at the meeting for public use for the purpose of speaker registration.

SPEAKER DONATION OF TIME

For discussion cases, **speaker donation of time is an available option for in-person participants. Both the registered speaker donating time and the speaker recipient must be present when the public hearing is conducted.** See chart below regarding speaker time allotments.

SPEAKING ORDER

The speaking order is determined by the order in which individuals register to speak and is conducted on a first-come, first-served basis. If multiple speakers register as the Primary Speaker, the first to register is allotted the additional speaking time. Participants who are part of a group or organization and wish to request a specific speaking order must contact Ella Garcia, Staff Liaison, at LandUseLiaison@austintexas.gov or 512-978-0821 as soon as possible, and no later than 2:00 p.m. on the day of the meeting.

Click on the link below or scan the QR code and submit the form to register to speak. Speakers should submit a separate registration form for each item of interest.

https://forms.office.com/g/W9r6dSSkUG

SPEAKER TESTIMONY TIME ALLOCATION

PUBLIC HEARING CASES – CONSENT ITEMS

*Donation of time is **not** an option for consent items.

All speakers in favor or opposed	2 minutes each

PUBLIC HEARING CASES – DISCUSSION ITEMS

The applicant/speaker designated by the applicant or the primary speaker in favor	5 minutes; up to 9 minutes total with donated time, plus a 2 minute rebuttal
Primary speaker opposed	5 minutes; up to 9 minutes total with donated time
All other speakers in favor or opposed	2 minutes each; up to 6 minutes total with donated time

DISCUSSION POSTPONEMENT

*Donation of time is **not** an option for discussion postponement.

The applicant/speaker designated by the applicant	2 minutes each, plus a 2 minute rebuttal
All speakers in favor or opposed to the postponement	2 minutes each

ORDER OF MEETING

1. Determination of quorum/meeting called to order
2. Reading of proposed consent agenda
3. [1] Vote and disposal of consent agenda
4. [2] Determination of discussion postponement items
5. Discussion cases (including public comment, staff and applicant/representative presentations)
6. Other business and adjournment

[1] The consent agenda may be acted upon by one vote without separate discussion. Speakers are allowed to provide testimony on an item proposed for the consent agenda. At the discretion of the Commission, the item may remain on the consent agenda.

[2] Discussion postponement consists of public comment and should not delve into the merits of the case. The granting of a postponement must be approved by affirmative vote of the Commission.