PLANNING COMMISSION
MEETING MINUTES

REGULAR MEETING
TUESDAY, OCTOBER 27, 2026

The Planning Commission convened in a regular meeting on Tuesday, October 27, 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 6:02 p.m.

Commissioners in Attendance:

Alice Woods, Chair
Casey Haney, Vice Chair
Felicity Maxwell, Secretary
Imad Ahmed, Parliamentarian
Nadia Barrera-Ramirez
Brian Bedrosian
Kyndel Bennett
Chris Gannon
Adam Powell

Commissioners in Attendance Remotely:

Anna Lan
Joshua Hiller
Danielle Skidmore

Commissioners Absent:

Peter Breton

Ex-Officio Members Absent:

Jeffery Bowen
TC Broadnax
Candace Hunter
Richard Mendoza

PUBLIC COMMUNICATION: GENERAL

None present.

APPROVAL OF MINUTES

1. Approve the minutes of the Planning Commission regular meeting on Tuesday, October 13, 2026.
The minutes from the meeting of Tuesday, October 13, 2026, was postponed to November 10, 2026, on the consent agenda on Vice Chair Haney's motion, Commissioner Powell's second, on a 13-0 vote.

2. **Plan Amendment:** **NPA-2025-0018.02 - 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: Commercial to Mixed Use land use
Staff Rec.: **Recommendation pending**
Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov
Austin Planning
The motion to approve the Applicant's postponement request to December 8, 2026, was approved on the consent agenda on Vice Chair Haney's motion, Commissioner Powell's second, on a 13-0 vote.

3. **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.: **Recommendation pending**
Staff: Jonathan Tomko, AICP, 512-974-1057, jonathan.tomko@austintexas.gov
Austin Planning
The motion to approve the Applicant's postponement request to December 8, 2026, was approved on the consent agenda on Vice Chair Haney's motion, Commissioner Powell's second, on a 13-0 vote.

4. 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 the Applicant's postponement request to November 10, 2026, was approved on the consent agenda on Vice Chair Haney's motion, Commissioner Powell's second, on a 13-0 vote.

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; 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.: **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

The motion to approve the Applicant's postponement request to November 10, 2026, was approved on the consent agenda on Vice Chair Haney's motion, Commissioner Powell's second, on a 13-0 vote.

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.: **Recommendation pending**
Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov
Austin Planning

The motion to approve Staff's postponement request to November 10, 2026, was approved on the consent agenda on Vice Chair Haney's motion, Commissioner Powell's second, on a 13-0 vote.

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.: **Recommendation pending**
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov
Austin Planning

The motion to approve Staff's postponement request to November 10, 2026, was approved on the consent agenda on Vice Chair Haney's motion, Commissioner Powell's second, on a 13-0 vote.

8. 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 postpone to November 10, 2026, by the Commission, was approved on Commissioner Barrera-Ramirez's motion, Parliamentarian Ahmed's second, on an 8-3 vote. Vice Chair Haney and Commissioners Breton and Hiller voted nay. Secretary Maxwell and Commissioner Maxwell abstained.

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

The motion to approve the Applicant's and the Neighborhood's joint postponement request to November 10, 2026, was approved on the consent agenda on Vice Chair Haney's motion, Commissioner Powell's second, on a 13-0 vote.

10. Rezoning: **C14-2026-0056 - W. 35th; District 10**

Location: 1721 West 35th Street, Shoal Creek Watershed; Central West Austin Combined (Windsor Road) Neighborhood Planning Area
Owner/Applicant: Zahnarzt Properties LLC
Agent: Keepers Land Planning (Ricca Keepers)
Request: LO-NP to LR-NP
Staff Rec.: **Staff recommends LR-CO-NP**
Staff: Cynthia Hadri, 512-974-7620, cynthia.hadri@austintexas.gov
Austin Planning

The motion to approve Staff's recommendation of LR-CO-NP for C14-2026-0056 - W. 35th; District 10, located at 1721 West 35th Street, was approved on the consent agenda on Vice Chair Haney's motion, Commissioner Powell's second, on a 13-0 vote.

11. Rezoning: **C14-2026-0059 - Menchaca; District 5**

Location: 3908 Menchaca Road, West Bouldin Creek Watershed; South Lamar Neighborhood Planning Area
Owner/Applicant: Serendipity Properties INC
Agent: Keepers Land Planning (Ricca Keepers)
Request: LO to LR
Staff Rec.: **Staff recommends LR-CO**
Staff: Cynthia Hadri, 512-974-7620, cynthia.hadri@austintexas.gov
Austin Planning

The motion to approve Staff's recommendation of LR-CO for C14-2026-0059 - Menchaca; District 5, located at 3908 Menchaca Road, was approved on the consent agenda on Vice Chair Haney's motion, Commissioner Powell's second, on a 13-0 vote.

12. Restrictive Covenant Amendment: **C14-95-0170(RCA) - 1301, 1301 ½ S Mopac Expy Svrd NB and 2976 Barton Skwy RC Amendment; District 8**

Location:	1301 and 1301 ½ South Mopac Expressway Service Road Northbound; 2976 Barton Skyway, Barton Creek Watershed; South Lamar Combined (Barton Hills) Neighborhood Planning Area
Owner/Applicant:	4 Barton Skyway LLC (M. Stanich)
Agent:	Dubois, Bryant and Campbell, LLP (David Hartman)
Request:	Amend Restrictive Covenant
Staff Rec.:	**Applicant postponement request to December 15, 2026**
Staff:	Nancy Estrada, 512-974-7617, nancy.estrada@austintexas.gov Austin Planning

The motion to approve the Applicant's postponement request to December 15, 2026, was approved on the consent agenda on the consent agenda on Vice Chair Haney's motion, Commissioner Powell's second, on a 13-0 vote.

13. Conditional Use Permit: **SPC-2026-0258A - Higher Spirits Rooftop Lounge; District 3**

Location:	400 Comal Street, Townlake Watershed; East Cesar Chavez Neighborhood Planning Area
Owner/Applicant:	400 Comal Venture Group, LP
Agent:	UTE Consultants, Inc. (Joan Ternus Angil, P.E.)
Request:	CUP For Cocktail Lounge (Expansion)
Staff Rec.:	**Recommended**
Staff:	Randall Rouda, 512-974-3338, randall.rouda@austintexas.gov Austin Development Services

The motion to approve the CUP for Cocktail Lounge (Expansion) for SPC-2026-0258A - Higher Spirits Rooftop Lounge; District 3, located at 400 Comal Street, was approved on the consent agenda on Vice Chair Haney's motion, Commissioner Powell's second, on a 12-0 vote. Commissioner Bedrosian abstained.

STAFF BRIEFING

14. Briefing on proposed amendments to the existing Interlocal Agreement between the City and the University of Texas related to the area generally bounded by Lady Bird Lake (formerly Town Lake) to the south and west, Enfield Road and 8th Street to the north, and Veterans Drive and Hearn Street to the east that establishes the parties' expectations related to the conveyance of Lion's Municipal Golf Course (Muny), development regulations, the vacation of City rights-of-way, the creation of a regulating plan, and the creation of a tax increment reinvestment zone (TIRZ). Presentation by Trish Link, Division Chief, Land Use and Real Estate and Kim Olivares, Director, Austin Financial Services. **The presentation was made by Trish Link, Division Chief, Land Use and Real Estate and Kim Olivares, Director, Austin Financial Services.**

PERMANENT COMMITTEE UPDATES

15. 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 Secretary Maxwell.

16. **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 Commissioner Powell.

17. **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.

18. **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

19. **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 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.

ADJOURNMENT

Chair Woods adjourned the meeting at 10:30 p.m. without objection.

The minutes were approved at the November 10, 2026, meeting on the consent agenda on Commissioner Powell's motion, Commissioner Hiller's second, on a 13-0 vote.