

Meeting of the Planning Commission March 23, 2021

Planning Commission to be held March 23, 2021 with Social Distancing Modifications

Public comment will be allowed via telephone; no in-person input will be allowed. **All speakers, including applicants and representatives, must register in advance (Day before the scheduled meeting, March 22, 2021 by noon).**

To speak remotely at the March 23, 2021 Planning Commission Meeting, residents must:

Preferably email the board liaison at andrew.rivera@austintexas.gov or call 512-974-6508 the day before the meeting. The following information is required:

1. The speaker name.
2. Item number(s) they wish to speak on.
3. Whether they are for/against/neutral.
4. Mailing address.
5. Telephone number. Must be the number that will be used to call-in.

Failure to provide the required information by noon March 22, 2021 shall render a request null and void.

A registered speaker may not sign up another speaker. Previous registration on an item does not automatically roll over.

•Once a request to register to speak has been called in or emailed to the board liaison, residents will receive either an email or phone call with additional information regarding the call in process.

•Handouts or other information must be emailed to andrew.rivera@austintexas.gov by 1:00 PM Tuesday, March 23, 2021 This information will be provided to Commission members in advance of the meeting.

•Residents may watch the meeting here: <http://www.austintexas.gov/page/watch-atxn-live>

**Postponement requests must be submitted to the case manager and Andrew Rivera by 5PM
Monday, March 22, 2021**

Reunión de la Comisión de Planificación

Fecha 23 de marzo de 2021

La Comisión de Planificación se reunirá el 23 de marzo de 2021 con modificaciones de distanciamiento social.

Se permitirán comentarios públicos por teléfono; no se permitirá ninguna entrada en persona.

Llame o envíe un correo electrónico al enlace de la junta en 512-974-6508 andrew.rivera@austintexas.gov a más tardar al mediodía (el día antes de la reunión, 22 de marzo de 2021).

1. El nombre del orador.
2. Número (s) de artículo sobre el que desean hablar.
3. Si están a favor / en contra / neutrales.
4. Dirección postal.
5. Número de teléfono. Debe ser el número que se utilizará para llamar a la persona que desea hablar.

Si la información solicitada no se envía antes del mediodía del 22 de marzo de 2021, la solicitud será nula y sin efecto.

Un orador registrado no puede registrar a otro orador. El registro anterior de un artículo no se transfiere automáticamente.

- Una vez que se haya llamado o enviado por correo electrónico una solicitud para hablar al enlace de la junta, los residentes recibirán un correo electrónico o una llamada telefónica con información adicional para llamar el día la reunión.
- Los folletos u otra información debe enviarse por correo electrónico a andrew.rivera@austintexas.gov antes antes de la 1:00 p.m. del martes 23 de marzo 2021 Esta información se proporcionará a los miembros de la Junta y la Comisión antes de la reunión.
- Si esta reunión se transmite en vivo, los residentes pueden ver la reunión aquí:
<http://www.austintexas.gov/page/watch-atxn-live>
- Las solicitudes de aplazamiento deben enviarse al administrador del caso y a Andrew Rivera antes de las 5 p.m. del lunes 22 de marzo de 2021

Order of Meeting

Determination of Quorum / Meeting Called to Order

Reading of Proposed Consent Agenda

*Vote and Disposal of Consent Agenda

**Determination of Discussion Postponement Items

Discussion Cases (Including public comment, staff and applicant / representative presentations) Other Business

Adjournment

* 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.

** Discussion postponement consists of public comment by 2 individuals for the postponement and 2 individuals against the postponement at 2 minutes each per speaker. Testimony should not delve into the merits of the case. The granting of a postponement must be approved by affirmative vote of the Commission.

Speaker Testimony

Time Allocation

Speaker	Number	Time Allocated
Applicant / Agent	1	6 min. (Additional 3 min. rebuttal)
Speakers For	Up to 6	3 min.
Speakers For	Unlimited	1 min.
Primary Speaker Against	1	6 min.
Speakers Against	Up to 6	3 min.
Speakers Against	Unlimited	1 min.



PLANNING COMMISSION AGENDA

Tuesday, March 23, 2021

The Planning Commission will convene at 6:00 PM on Tuesday, March 23, 2021 via Videoconference <http://www.austintexas.gov/page/watch-atxn-live>

[Awais Azhar](#)
[Joao Paulo Connolly](#)
[Yvette Flores](#) – Secretary
[Claire Hempel](#) – Vice-Chair
[Patrick Howard](#)
[Carmen Llanes Pulido](#)
[Robert Schneider](#)
**[Patricia Seeger](#)
[Todd Shaw](#) – Chair

[James Shieh](#) – Parliamentarian
[Jeffrey Thompson](#)
*Grayson Cox
*Jennifer Mushtaler
*Solveji Rosa Praxis
[Don Leighton-Burwell](#) – Ex-Officio
[Richard Mendoza](#) – Ex-Officio
AISD Ex-Officio

**Participation upon satisfaction of City Code § 2-1-21 (F)*

***Hold-over capacity until successor duly satisfies City Code § 2-1-21 (F)*

EXECUTIVE SESSION (No public discussion)

The Planning Commission will announce it will go into Executive Session, if necessary, pursuant to Chapter 551 of the Texas Government Code, to receive advice from Legal Counsel on matters specifically listed on this agenda. The Commission may not conduct a closed meeting without the approval of the city attorney.

Private Consultation with Attorney – Section 551.071

CITIZEN COMMUNICATION

The first four (4) speakers signed up prior to the speaker registration deadline will each be allowed a three-minute allotment to address their concerns regarding items not posted on the agenda.

Attorney: Erika Lopez (512) 974-3588

Commission Liaison: [Andrew Rivera](#), 512-974-6508

A. APPROVAL OF MINUTES

1. Approve the minutes of March 9, 2021.

B. PUBLIC HEARINGS

- 1. Plan Amendment:** [NPA-2021-0021.01.SH - Parker Apartments; District 3](#)
Location: 2105 Parker Lane, Harper's Branch Creek and Lady Bird Lake Watersheds ;East
Rivside/Olftorf Combined (Riverside) NP Area
Owner/Applicant: Ward Memorial Methodist Church (Kevin Reed)
Agent: Civilitude LLC (Aisling O'Reilly)
Request: Civic to Multifamily
Staff Rec.: **Recommended**
Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov
Housing and Planning Department
- 2. Rezoning:** [C14-2021-0008.SH - Parker Apartments; District 3](#)
Location: 2105 Parker Lane, Harper's Branch Creek and Lady Bird Lake Watersheds
Owner/Applicant: Ward Memorial Methodist Church
Agent: Civilitude LLC (Aisling O'Reilly)
Request: SF-3-NP to MF-4-NP
Staff Rec.: **MF-3-NP**
Staff: Kate Clark, 512-974-1237, kate.clark@austintexas.gov
Housing and Planning Department
- 3. Rezoning:** [C814-2020-0104 - Springdale Green PUD; District 3](#)
Location: 1011 and 1017 Springdale Road, Boggy Creek and Tannehill Branch Watersheds;E
MLK Combined (MLK-183) NP Area
Owner/Applicant: Jay Paul Company
Agent: Armbrust & Brown PLLC (Michael Whallen)
Request: GR-MU-CO-NP and RR-NP to PUD-NP
Staff Rec.: **Recommended**
Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov
Housing and Planning Department
- 4. Rezoning:** [C14-2021-0001 - 3707 Goodwin Avenue; District 3](#)
Location: 3707 Goodwin Avenue, Boggy Creek Watershed ; E MLK Combined (MLK-183)
NP Area
Owner/Applicant: KAG Leasing, Inc.
Agent: Smith Robertson LLP (David Hartman)
Request: CS-MU-NP to CS-MU-V-NP
Staff Rec.: **Recommended**
Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov
Housing and Planning Department

Attorney: Erika Lopez (512) 974-3588

Commission Liaison: [Andrew Rivera](#), 512-974-6508

- 5. Plat Vacation:** [C8S-72-009\(VAC\) - West End Addition, Resubdivision of Lots 2-A through 5-A, in the Resubdivision of Lots 1-14, Block A \(plat vacation\) - District 5](#)
- Location: 1606 Nash Ave, Lady Bird Lake
 Owner/Applicant: Nash 1606, LLC (Mike Speciale)
 Agent: Site Specifics (John Hussey)
 Request: Approval of the plat vacation of West End Addition, Resubdivision of Lots 2-A through 5-A, in the Resubdivision of Lots 1-14, Block A, which is comprised of 1 lot on approximately 0.63 acres.
- Staff Rec.: **Recommended**
 Staff: Jennifer Bennett-Reumuth, 512-974-9002, Jennifer.Bennett-Reumuth@austintexas.gov
 Development Services Department
- 6. Site Plan-Compatibility Waiver:** [SP-2020-0364C - Lessin Lane Villas ; District 3](#)
- Location: 221 Lessin Lane, East Bouldin Creek; Dawson NP Area
 Owner/Applicant: 219 Lessin Holdings (Christopher Affinito)
 Agent: KFM Engineering and Design (Mark Zupan)
 Request: Approval of a compatibility waiver from LDC 25-2-1063 for detention and water quality ponds to encroach into the 25' setback on the west property line.
- Staff Rec.: **Recommended**
 Staff: Rosemary Avila, 512-974-2784, rosemary.avila@austintexas.gov
 Development Services Dept
- 7. Preliminary Plan:** [C8J-2020-0013 - West Bella Fortuna](#)
- Location: Approx. 13300 Bradshaw Road, Onion Creek and Rinard Creek Watersheds; ETJ
 Owner/Applicant: Clayton Properties Group, Inc. Brohn Homes (Tyler Gatewood)
 Agent: Doucet & Associates (Davood Salek)
 Request: Approval with conditions of the West Bella Fortuna Preliminary Plan consisting of 344 lots on 93.28 acres. Water and wastewater will be provided by the City of Austin.
- Staff Rec.: **Recommended**
 Staff: Sarah Sumner, 512-854-7687, sarah.sumner@traviscountytx.gov
 Single Office
- 8. PARD Appeal:** [SP-2019-0600C - Wilder, District 3](#)
- Location: 4802 South Congress Avenue, Williamson Creek Watershed; West Congress NP Area
- Owner/Applicant: 4802 LLC (Mitch Ely)
 Appellant: Mike McHone
 Agent: Rivera Engineering (Michael Rivera)
 Request: Appeal of Decision to Reject Applicant's Request to Pay Fee In Lieu of Dedication
- Staff Rec.: **Uphold the Director's Decision**
 Staff: Scott Grantham, 512-974-9457, scott.grantham@austintexas.gov
 Randall Rouda, 512-974-3888, randall.rouda@austintexas.gov
 Parks and Recreation Department

C. ITEMS FROM THE COMMISSION

1. Update on code amendment regarding City Code Title 25 relating to sign regulations in the University Neighborhood Overlay (UNO) District. (Co-Sponsors: Commissioner Shieh and Commissioner Azhar)

D. FUTURE AGENDA ITEMS

Future agenda items will not be discussed at the current meeting, but will be offered for initiation, discussion or possible recommendation at a future meeting.

E. NOMINATION & RECOMMENDATION

1. Nomination and recommendation for Council consideration; members to serve on Codes and Ordinance Joint Committee.

F. BOARDS, COMMITTEES & WORKING GROUPS UPDATES

[Codes and Ordinances Joint Committee](#)

(Commissioners: Azhar, Connolly and Seeger)

[Comprehensive Plan Joint Committee](#)

(Commissioners: Flores, Llanes Pulido, Schneider and Shaw)

[Joint Sustainability Committee](#)

(Commissioners Schneider and Seeger, *secondary*)

[Small Area Planning Joint Committee](#)

(Commissioners: Hempel, Howard, Thompson and Shieh)

[South Central Waterfront Advisory Board](#)

(Commissioner Thompson)

Mobility and Transportation Working Group

(Commissioners: Azhar, Thompson, Schneider, Shieh, Llanes Pulido and Seeger)

ADJOURNMENT

The City of Austin is committed to compliance with the American with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Meeting locations are planned with wheelchair access. If requiring Sign Language Interpreters or alternative formats, please give notice at least 2 days (48 hours) before the meeting date. Please call Andrew Rivera at the Housing and Planning Department, at 512-974-6508, for additional information; TTY users route through Relay

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Texas at 711.

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