

Meeting of the Planning Commission April 13, 2021

Planning Commission to be held April 13, 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, April 12, 2021 by noon).**

To speak remotely at the April 13, 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 April 12, 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, April 13, 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, April 12, 2021**

Reunión de la Comisión de Planificación

Fecha 13 de abril de 2021

La Comisión de Planificación se reunirá el 13 de abril 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, 12 de abril 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 12 de abril 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 de la 1:00 p.m. del martes 13 de abril de 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 12 de abril 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, April 13, 2021

The Planning Commission will convene at 6:00 PM on Tuesday, April 13, 2021 via Videoconference <http://www.austintexas.gov/page/watch-atxn-live>

[Awais Azhar](#)
[Joao Paulo Connolly](#)
[Grayson Cox](#)
[Yvette Flores](#) – Secretary
[Claire Hempel](#) – Vice-Chair
[Patrick Howard](#)
Jennifer Mushtaler
[Solveji Rosa Praxis](#)
[Carmen Llanes Pulido](#)

[Robert Schneider](#)
[Todd Shaw](#) – Chair
[James Shieh](#) – Parliamentarian
[Jeffrey Thompson](#)
[Don Leighton-Burwell](#) – Ex-Officio
[Richard Mendoza](#) – Ex-Officio
Arati Singh - AISD Ex-Officio

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 23, 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 Riverside / Oltorf Combined (Riverside) NP Area
Owner/Applicant: Ward Memorial Methodist Church (Kevin Reed)
Agent: Civilitude, LLC (Aisling O'Reilly) and Foundation Communities (Sabrina Butler)
Request: Civic to Multifamily land use
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; East Riverside / Oltorf Combined (Riverside) NP Area
Owner/Applicant: Ward Memorial Methodist Church
Agent: Civilitude, LLC (Aisling O'Reilly) and Foundation Communities (Sabrina Butler)
Request: SF-3-NP to MF-4-NP
Staff Rec.: **Recommendation of MF-3-NP**
Staff: Kate Clark, 512-974-1237, kate.clark@austintexas.gov
Housing and Planning Department
- 3. Plan Amendment:** [NPA-2021-0029.01.SH - 1021 E. St. Johns; District 4](#)
Location: 1021 East St. Johns Avenue, Buttermilk Branch Watershed; St. John / Coronado Hills (St. John) Combined NP Area
Owner/Applicant: Owner: Talia at E St John, LLC (Kenda Dawwami)
Applicant: Capital A Housing
Agent: Civilitude, LLC (Conor Kenny)
Request: Single Family to Urban Single Family land use
Staff Rec.: **Recommended; Postponement request by Applicant to May 25, 2021**
Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov
Housing and Planning Department

Attorney: Erika Lopez (512) 974-3588

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

- 4. Rezoning:** [C14-2021-0005.SH - 1021 E. St. Johns Ave.; District 4](#)
 Location: 1021 East St. Johns Avenue, Buttermilk Branch Watershed; St. John / Coronado Hills (St. John) Combined NP Area
 Owner/Applicant: Owner: Talia at E St John, LLC (Kenda Dawwami)
 Applicant: Capital A Housing
 Agent: Civiltude, LLC (Conor Kenny)
 Request: SF-3-NP to SF-4A-NP
 Staff Rec.: **Recommended; Postponement request by Applicant to May 25, 2021**
 Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov
 Housing and Planning Department
- 5. Rezoning:** [C14-2020-0130 - 5613 Patton Ranch Road; District 8](#)
 Location: 5613 Patton Ranch Road, Barton Creek Watershed-Barton Springs Zone; Oak Hill Combined (East Oak Hill) NP Area
 Owner/Applicant: St. Andrew's Episcopal School (Jason Near)
 Agent: McLean & Howard (Jeff Howard)
 Request: MF-1-NP to MF-4-NP
 Staff Rec.: **Recommended**
 Staff: Kate Clark, 512-974-1237, kate.clark@austintexas.gov
 Housing and Planning Department
- 6. Rezoning:** [C14-2020-0089 - Twelfth and Springdale Residences; District 3](#)
 Location: 1200, 1202, & 1208 Springdale Road, Tannehill Branch Watershed; East MLK Combined NP Area
 Owner/Applicant: JJ & B Investments LLC
 Agent: Alice Glasco Consulting (Alice Glasco)
 Request: GR-MU-NP to GR-MU-V-NP, as amended
 Staff Rec.: **Recommended**
 Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov
 Housing and Planning Department
- 7. Rezoning:** [C14-2021-0014 - 2200 E. Riverside; District 3](#)
 Location: 2200 East Riverside Drive, Lady Bird Lake Watershed; East Riverside Corridor
 Owner/Applicant: FBZ Town Lake Circle III, LLC (Diana Zuniga)
 Agent: Drenner Group (Leah Bojo)
 Request: ERC-NMU to ERC-CMU
 Staff Rec.: **Recommended**
 Staff: Kate Clark, 512-974-1237, kate.clark@austintexas.gov
 Housing and Planning Department

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
Parks and Recreation Department
Randall Rouda, 512-974-3888, randall.rouda@austintexas.gov
Development Services Department

C. 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.

D. NOMINATIONS & RECOMMENDATIONS

1. Nomination and recommendation for Council consideration; member to serve on Comprehensive Plan Joint Committee.
2. Nomination and recommendation for Council consideration; member to serve on Small Area Planning Joint Committee.
3. Nomination and recommendation for Council consideration; members to serve on Joint Sustainability Committee.
4. Nomination and appointment to the Mobility and Transportation Working Group.
5. Nomination and election of Officers.

E. BOARDS, COMMITTEES & WORKING GROUPS UPDATES

[Codes and Ordinances Joint Committee](#)

(Chair Shaw, Vice-Chair Hempel and Commissioners: Azhar and Connolly)

[Comprehensive Plan Joint Committee](#)

(Commissioners: Flores, Llanes Pulido and Schneider)

[Joint Sustainability Committee](#)

(Commissioners Schneider and vacant, *secondary*)

Attorney: Erika Lopez (512) 974-3588

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

[Small Area Planning Joint Committee](#)

(Commissioners: Howard, Thompson and Shieh)

[South Central Waterfront Advisory Board](#)

(Commissioner Thompson)

Mobility and Transportation Working Group

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

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 Texas at 711.

Attorney: Erika Lopez (512) 974-3588

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