



PLANNING COMMISSION AGENDA

Tuesday, September 28, 2021

The Planning Commission will convene at 6:00 PM on Tuesday, September 28, 2021 at Austin City Hall, Council Chambers, Room 1001 301 W. Second Street, Austin, TX.

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>

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

[Robert Schneider](#)
[Todd Shaw](#) – Chair
[James Shieh](#) – Parliamentarian
[Jeffrey Thompson](#)
[Jessica Cohen](#) – 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 commencement of the meeting will each be allowed a three-minute allotment to address their concerns regarding items not posted on the agenda.

A. APPROVAL OF MINUTES

1. Approve the minutes of September 14, 2021.

B. PUBLIC HEARINGS

- 1. Plan Amendment:** [NPA-2021-0005.01 - ALPHA .95; District 3](#)
Location: 2404 Thrasher Lane; Montopolis NP Area, Carson Creek Watershed
Owner/Applicant: Alpha Builders Group, Inc. (Gino Shvetz)
Agent: Bennett Consulting (Rodney K. Bennett)
Request: Commercial to Higher Density Single Family land use
Staff Rec.: **Recommended**
Staff: Maureen Meredith, 512-974-2695, Maureen.Meredith@austintexas.gov
- 2. Rezoning:** [C14-2021-0128 - ALPHA .95; District 3](#)
Location: 2404 Thrasher Lane; Montopolis NP Area, Carson Creek Watershed
Owner/Applicant: Alpha Builders Group, Inc. (Gino Shvetz)
Agent: Bennett Consulting (Rodney K. Bennett)
Request: CS-NP to SF-6-NP
Staff Rec.: **Recommended**
Staff: Kate Clark, 512-974-1237, kate.clark@austintexas.gov
- 3. Rezoning:** [C14-2021-0081 - 5th & Walsh Rezoning; District 9](#)
Location: 1200, 1202, 1204, 1210, 1214, 1214 1/2 W. 5th St.; 504, 506 Walsh St.; Old West Austin NP Area, Lady Bird Lake Watershed
Owner/Applicant: Anchor Equities, LTD (Jimmy Nassour); 1210 W. 5th, LTD (David Roberts); Walsh Street Properties, LTD (F. Walter Penn)
Agent: Armbrust & Brown, PLLC (Richard T. Suttle, Jr., Amanda Morrow)
Request: CS-MU-V-CO-NP & CS-MU-CO-NP to LI-PDA-NP
Staff Rec.: **Recommended**
Staff: Mark Graham, 512-974-3574, Mark.Graham@austintexas.gov
Housing and Planning Department
- 4. Rezoning:** [NPA-2020-0015.03 - 6705 and 6501 Regiene Road; District 1](#)
Location: 6705 and 6501 Regiene Road; MLK-183 NP Area, Boggy Creek Watershed
Owner/Applicant: Daryl Kunik
Agent: Drenner Group, PC (Leah Bojo)
Request: SF-2-NP and LI-NP to LI-PDA-NP
Staff Rec.: **Pending; Staff Postponement Request to October 12, 2021**
Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov

Attorney: Steven Maddoux 512- 974-6080

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

5. **Rezoning:** [C14-2020-0150 - 6705 and 6501 Regiene Road; District 1](#)
 Location: 6705 and 6501 Regiene Road; MLK-183 NP Area, Boggy Creek Watershed
 Owner/Applicant: Daryl Kunik
 Agent: Drenner Group, PC (Leah Bojo)
 Request: SF-2-NP and LI-NP to LI-PDA-NP
 Staff Rec.: **Pending; Staff Postponement Request to October 12, 2021**
 Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov
6. **Rezoning:** [C814-2012-0152.03 - Pilot Knob PUD - 3rd Amendment; District 2](#)
 Location: 7620 FM Road 1625, 8009 and 8047 Sassman Road, and Thaxton Road; Pilot Knob MUD, North Fork Dry Creek; South Fork Dry Creek; Cottonmouth Creek; Marble Creek Watersheds
 Owner/Applicant: Carma Easton, LLC (AJ Zorn)
 Agent: Armbrust & Brown, PLLC (Richard T. Suttle, Jr.)
 Request: To amend the PUD and add 5 tracts of land totaling 242.508 acres of unzoned land to the project area
 Staff Rec.: **Recommended**
 Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov
 Planning and Zoning Department
7. **Rezoning:** [C14H-2021-0057 - Kohn House; District 7](#)
 Location: 5312 Shoal Creek Boulevard; Allandale NP Area, Shoal Creek Watershed
 Owner/Applicant: Aaron Franklin
 Request: SF-2 to SF-2-H
 Staff Rec.: **Recommended**
 Staff: Elizabeth Brummett, 512-974-1264, elizabeth.brummett@austintexas.gov
8. **Site Plan:** [SPC-2021-0134A - Waterloo Neighborhood Park; District 1](#)
 Location: 500 East 12th Street; Downtown NP Area, Waller Creek Watershed
 Owner/Applicant: COA - Parks and Recreation Department
 Agent: Waterloo Greenway (Erica Saenz)
 Request: Conditional use for Parks and Recreation Services Special Use
 Staff Rec.: **Recommended**
 Staff: Renee Johns, 512-974-2711, renee.johns@austintexas.gov
 Development Services Department
9. **Site Plan:** [SPC-2020-0354C - Rainey Street GIS Substation; District 9](#)
 Location: 706 1/2 Lambie Street; Downtown NP Area, Lady Bird Lake Watershed
 Owner/Applicant: COA - Austin Energy
 Agent: Civil Land Group, LLC (Gregory Ulcak)
 Request: Conditional use for P zoned site greater than 1 acre for utility infrastructure.
 Staff Rec.: **Recommended**
 Staff: Renee Johns, 512-974-2711, renee.johns@austintexas.gov
 Development Services Department

- 10. Site Plan (Parkland Appeal):** [SP-2020-0419C - Koenig Multifamily; District 4](#)
- Location: 403 East Koenig Lane; North Loop NP Area, Tannehill Branch Watershed
Owner/Applicant: Seco Ventures (Joshua Needham)
Agent: WGI (Max Martinez)
Request: The Parks and Recreation Department is requiring that the applicant dedicate parkland (0.98 acres) as part of the site plan. The applicant is appealing this decision and is requesting to pay fee-in-lieu of parkland dedication.
- Staff Rec.: **Uphold the Director’s Decision**
Staff: Robynne Heymans, (512) 974-9549, Robynne.Heymans@austintexas.gov

C. ITEMS FROM THE COMMISSION

1. Proclamation and remarks in memoriam of former Planning Commissioner, Parliamentarian, James “Jim” Schissler. (Co-Sponsors Chair Shaw and Vice-Chair Hempel)

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. 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: Cox, Flores, Llanes Pulido and Schneider)

[Joint Sustainability Committee](#)

(Commissioner Praxis and Schneider *alternate*)

[Small Area Planning Joint Committee](#)

(Commissioners: Howard, Mushtaler, Thompson and Shieh)

[South Central Waterfront Advisory Board](#)

(Commissioner Thompson)

Mobility and Transportation Working Group

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

ADJOURNMENT

Attorney: Steven Maddoux 512- 974-6080

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

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.

SPEAKER REGISTRATION

Click on 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 (Neighborhood Plan Amendment cases and associated Zoning cases are combined as they will be heard in tandem). Only one primary speaker for and against a case. If multiple register, primary speakers will be determined by the speaker who registered first.

<https://forms.office.com/Pages/ResponsePage.aspx?id=9hleXKumRUux0L5GCKmmf-rCcM0VJ45NoBmTPGEWfEdUODBJNzhaMVhNMlpPRU0yUENVRTBYWDJLRC4u>



Participants are encouraged to register in advance of the meeting however, speaker registration will be available at the meeting by utilizing a mobile device to scan the above QR code which will be displayed in chambers. Mobile devices will also be available at the meeting for public use for the purpose of speaker registration.

Presentations and handouts are requested to be e-mailed to Commission Liaison Andrew Rivera at Andrew.rivera@austintexas.gov by 1:00 PM day of the meeting.

Speaker Testimony Time Allocation

PUBLIC HEARING

Speaker	Number	Minutes	Maximum Speaking Time (w/ donated time)
Applicant / Agent	1	5 min.	10 min. (Additional 3 minute rebuttal)
Speakers For	Up to 3	3 min.	10 min.
Speakers For	Unlimited	1 min.	5 min.
Speaker	Number	Minutes	Maximum Speaking Time (w/ donated time)
Primary Speaker Against	1	5 min.	10 min.
Speakers Against	Up to 3	3 min.	10 min.

Speakers Against	Unlimited	1 min.	5 min.
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POSTPONEMENT

Speaker	Number	Time Allocated
Primary Speaker Favoring Postponement	1	3 min.
Secondary Speaker Favoring Postponement	1	2 min.
Primary Speaker Opposing Postponement	1	3 min.
Secondary Speaker Opposing Postponement	1	2 min.

COVID 19 PROTOCOLS & REQUIREMENTS

Participants are required to wear masks while on City property and should observe social distancing. Disposable masks will be provided to anyone who is not wearing proper face coverings. While the public is always welcome in chambers during the meeting, to allow for social distancing, participants are encouraged to only be in chambers during the item they are addressing. In between cases an announcement will be made to inform participants in the atrium that the next item is ready to be heard. Participants who have chosen to provide an e-mail address will also receive notification when the Commission is about 15 minutes from taking up the item of interest.

PARKING & VALIDATION

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

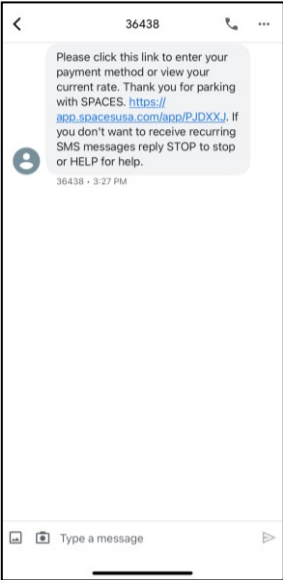
A stamp machine will be available to manually stamp the parking ticket.

A second option will be to use a new touch-free parking process which allows drivers to enter the garage and park using their smartphones. This technology is phone number based, allowing drivers to call phone numbers that will be posted in the lanes to enter or exit. No app download is required. This [video](#) shows how the technology works. Note the video does not demonstrate the available coupon /code option, see attached document. Attached is a reference document that shows how a person can validate their parking using a QR code which will be displayed in chambers.

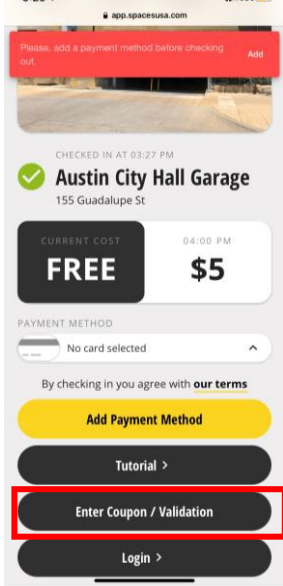
See additional information below.

SPACES Parking Validation Process – QR Code

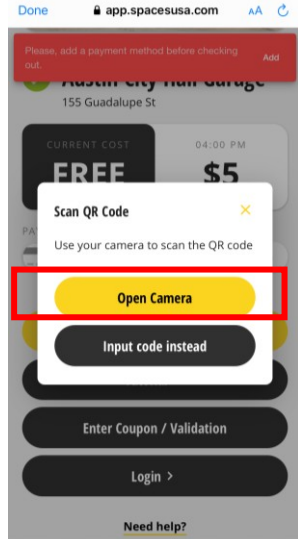
1. Click link in text message that SPACES sent.



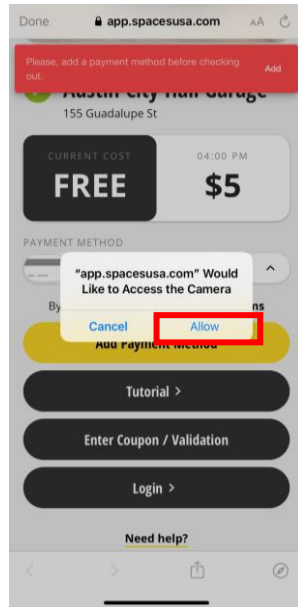
2. Click "Enter Coupon/Validation."



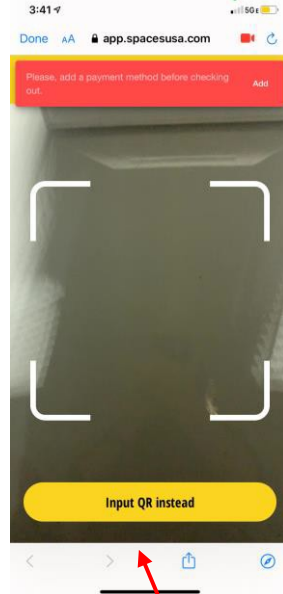
3. Click "Open Camera" from box that pops up.



4. Click "Allow."



5. Camera will open with box.



6. Point camera at QR code on display. It can take a few seconds to recognize. Parker may need to move their phone closer or farther away to get it to work.

Parking Validation Instructions

1 Use your SPACES text link to access your parking tab

2 Tap the "Enter Coupon/Validation" button to open the scan window

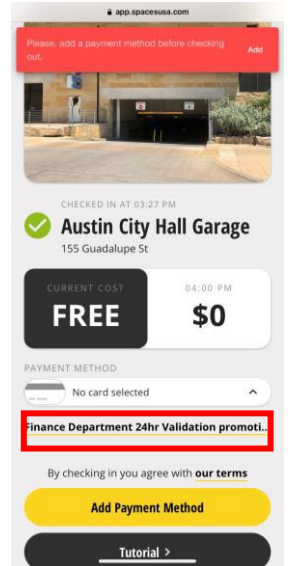
3 Use the camera to scan the validation QR Code to your parking tab

Validation 24 hrs Free

123456

Note: If QR code doesn't work, click "input QR instead" and type the number code that can be found below the QR code on the display.

7. Once it QR code is recognized, the camera will disappear. A 24-hour validation will appear on screen.



Validation is complete. Parker can head to garage and exit by calling the exit phone number. After exiting, they will get a text receipt.

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. Testimony should not delve into the merits of the case. The granting of a postponement must be approved by affirmative vote of the Commission.

Future Meetings

September 28, 2021

October 12, 2021

October 26, 2021

November 9, 2021

November 17, 2021

December 14, 2021

December 22, 2021