



PLANNING COMMISSION AGENDA

Tuesday, October 12, 2021

The Planning Commission will convene at 6:00 PM on Tuesday, October 12, 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

Attorney: Patricia Link 512-974-2173

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

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 28, 2021.

B. PUBLIC HEARINGS

- 1. Rezoning:** [C14-2021-0082 - Springdale Road Residences; District 3](#)
Location: 5800, 5900, 5920, 6000 Springdale Road, East MLK NP Area; Little Walnut Creek Watershed
Owner/Applicant: Owner: Willie Lewis; Applicant: Urban ATX Development, LLC (Christopher Affinito)
Agent: Alice Glasco Consulting (Alice Glasco)
Request: GR-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
- 2. Plan Amendment:** [NPA-2019-0022.01 - 200 Academy, District 9](#)
Location: 146 ½, 200, 200 ½, 204 ½ Academy Drive & 1006, 1020 Melissa Lane, Greater South River City (South River City) NP Area; East Bouldin Creek Watershed
Owner/Applicant: Spearhead Academy LTD (Chris Wallin)
Agent: Weiss Architecture, Inc. (Richard Weiss)
Request: Mixed Use/Office to Mixed Use land use
Staff Rec.: **Recommended Mixed Use on Tract 1**
Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov
Housing and Planning Department
- 3. Rezoning:** [C14-2020-0147 - 200 Academy; District 9](#)
Location: 146 ½, 200, 200 ½, 204 ½ Academy Drive & 1006, 1020 Melissa Lane, Greater South River City (South River City) NP Area; East Bouldin Creek Watershed
Owner/Applicant: Spearhead Academy LTD (Chris Wallin)
Agent: Weiss Architecture Inc. (Richard Weiss)
Request: Tract 1: CS-1-NCCD-NP to CS-1-MU-NP
Tract 2: CS-NCCD-NP to CS-MU-NP
Tract 3: MF-4-NCCD-NP to MF-4-NP
Staff Rec.: **Tract 1: CS-1-MU-NCCD-NP**
Tract 2: CS-MU-NCCD-NP
Tract 3: MF-4-NCCD-NP
Staff: Kate Clark, 512-974-1237, kate.clark@austintexas.gov
Housing and Planning Department

Attorney: Patricia Link 512-974-2173

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

4. **Rezoning:** [C14-2021-0009 - 1725 Toomey Rd; District 5](#)
 Location: 1725 Toomey Road, South Lamar Combined NP Area (Zilker); Lady Bird Lake Watershed
 Owner/Applicant: 1725 Toomey, LLC
 Agent: Drenner Group (Amanda Swor)
 Request: CS to MF-6
 Staff Rec.: **Recommended**
 Staff: Kate Clark, 512-974-1237, kate.clark@austintexas.gov
 Housing and Planning Department
5. **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
 Housing and Planning Department
6. **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
 Housing and Planning Department
7. **Rezoning:** [C14-2021-0081 - 5th & Walsh Rezoning; District 9](#)
 Location: 1200, 1202, 1204, 1210, 1214, 1214-1/2 West 5th Street; 504, 506 Walsh Street, 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: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov
 Housing and Planning Department
8. **Rezoning:** [C14-2021-0137 - 3427 Jefferson St; District 10](#)
 Location: 3427 Jefferson Street, Central West Austin Combined (Windsor Road) NP Area; Shoal Creek Watershed
 Owner/Applicant: Estate of Tom Wiley (Lindabeth Doby, Executor)
 Agent: Metcalfe Wolff Stuart & Williams, LLP (Michele Rogerson Lynch)
 Request: LR-NP to CS-NP
 Staff Rec.: **Recommended**
 Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov
 Housing and Planning Department

Attorney: Patricia Link 512-974-2173

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

9. **Code Amendment:** [C20-2021-008 - Urban Trails](#)
Request: Consider an ordinance amending Title 25 of the City Code related to cut and fill requirements and critical water quality zone development regulations as applied to Urban Trails.
Staff Rec.: **Recommended**
Staff: Katie Wettick, 512-974-3529, katie.wettick@austintexas.gov
Public Works Department
10. **ETJ Release:** [CETJ-2021-0001 - Webberville ETJ Release Request; Austin ETJ](#)
Location: 2415 Sandra Lane, Manor, TX 78653; Colorado River Watershed
Owner/Applicant: Cavazos Y Gonzales LLC
Agent: Richard Mathias
Request: Release of approximately 31 acres of Austin ETJ to become Village of Webberville ETJ
Staff Rec.: **Recommended**
Staff: Andrei Lubomudrov, 512-974-7659, andrei.lubomudrov@austintexas.gov
Housing and Planning Department
11. **Final Plat out of Approved Preliminary Plan:** [C8J-2020-0047.1A - Jennings Place \(Small Lot Subdivision\)](#)
Location: Nuckols Crossing Road; Onion Creek Watershed
Owner/Applicant: The Kathleen T. Gilmore Living Trust (Kathleen Toomey)
Agent: LJA Engineering, Inc. (Russell Kotara)
Request: Approval of a small lot subdivision consisting of 70 total lots on 11.494 acres.
Staff Rec.: **Recommended with Conditions per Exhibit C**
Staff: Jose Luis Arriaga, 512-854-7562, joe.arriaga@traviscountytexas.gov
Travis County - Single Office
12. **Total Plat Vacation:** [C8s-76-150\(vac\) - Gentry Estates - Final Plat](#)
Location: Nuckols Crossing Road, Onion Creek Watershed
Owner/Applicant: Century Communities (Kathleen Toomey)
Agent: LJA Engineering, Inc. (John Clark)
Request: Approval of a total plat vacation consisting of one lot on 5.76 acres.
Staff Rec.: **Recommended**
Staff: Jose Luis Arriaga, Supervisor, 512-854-75662, joe.arriaga@traviscountytexas.gov
Single Office: Travis County / COA
13. **Resubdivision:** [C8-2019-0142.0A - Resubdivision of Lot 2, Granberry Park Section 1; District 3](#)
Location: 1809 Parker Lane, Riverside NP Area; Lady Bird Lake Watershed
Owner/Applicant: Parker Lane Partners, LLC
Agent: Thrower Design (Ron Thrower)
Request: Approval of the resubdivision of an existing lot into a two lot subdivision on 0.482 acres.
Staff Rec.: **Recommended**
Staff: Cesar Zavala, 512-974-3404, cesar.zavala@austintexas.gov
Development Services Department

Attorney: Patricia Link 512-974-2173

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

14. **Final Plat out of Approved Preliminary Plan:** [C8J-2020-0148.1A - Prospect Park Phase 1 Final Plat; District 2](#)
 Location: Apogee Boulevard & Ausblick Avenue, Pilot Knob MUD; North Fork Dry Creek Watershed
 Owner/Applicant: Carma Easton LLC (AJ Zorn)
 Agent: Carlson Brigrance & Doering, Inc. (Brett Pasquarella)
 Request: Approval with Conditions of Prospect Park Phase 1 Final Plat consisting of 797 lots on 228.857 acres.
 Staff Rec.: **Recommended with Conditions per Exhibit C**
 Staff: Sue Welch, 512-854-7637, sue.welch@traviscountytexas.gov
 Travis County - Single Office
15. **Final Plat out of Approved Preliminary Plan:** [C8J-2020-0013.1A - West Bella Fortuna Phase 1 Final Plat](#)
 Location: Comano Drive; Onion Creek Watershed
 Owner/Applicant: Clayton Properties Group (Tyler Gatewood)
 Agent: Doucet & Associated (Sumita Kadariya)
 Request: Approval with Conditions of West Bella Fortuna Phase 1 Final Plat, consisting of 112 lots on 45.833 acres. Water and wastewater will be provided by the City of Austin.
 Staff Rec.: **Recommended with Conditions**
 Staff: Sarah Sumner, 512-854-7687, sarah.sumner@traviscountytexas.gov
 Travis County - Single Office
16. **Final Plat out of Approved Preliminary Plan:** [C8J-2020-0013.2A - West Bella Fortuna Phase 2 Final Plat](#)
 Location: Bella Fortuna Drive; Onion Creek Watershed
 Owner/Applicant: Clayton Properties Group (Tyler Gatewood)
 Agent: Doucet & Associated (Sumita Kadariya)
 Request: Approval with Conditions of West Bella Fortuna Phase 2 Final Plat, consisting of 103 lots on 20.00 acres. Water and wastewater will be provided by the City of Austin.
 Staff Rec.: **Recommended with Conditions**
 Staff: Sarah Sumner, 512-854-7687, sarah.sumner@traviscountytexas.gov
 Travis County - Single Office

C. ITEMS FROM THE COMMISSION

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.

Attorney: Patricia Link 512-974-2173

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

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

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.

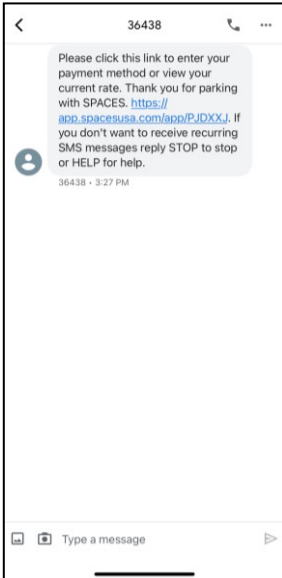
A stamp machine will be available to manually stamp the parking ticket.

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.

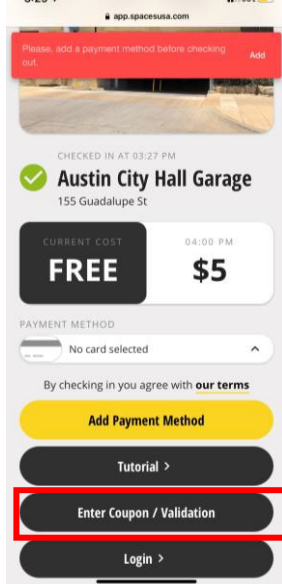
See additional information below.

SPACES Parking Validation Process – QR Code

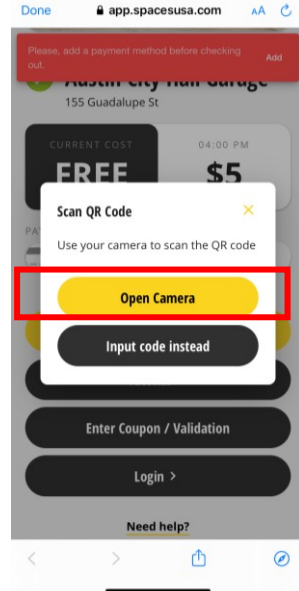
1. Click link in text message that SPACES sent.



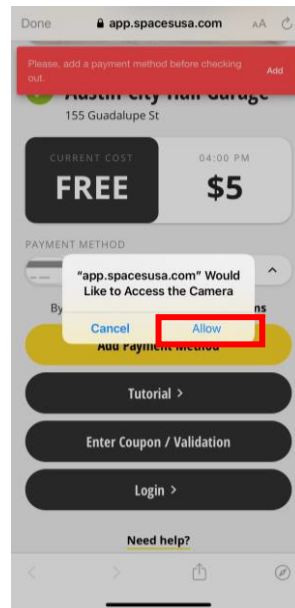
2. Click "Enter Coupon/Validation."



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



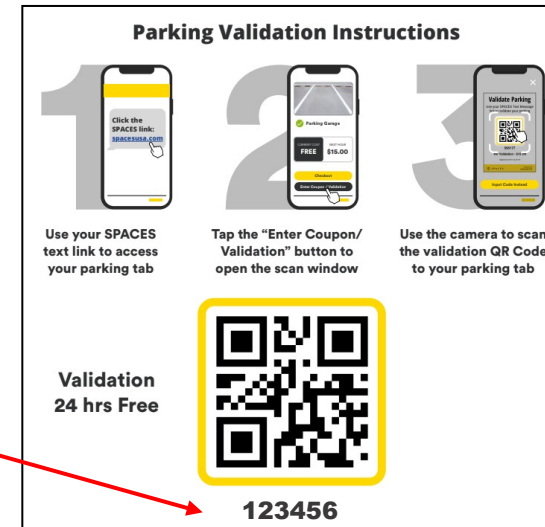
4. Click "Allow."



5. Camera will open with box.

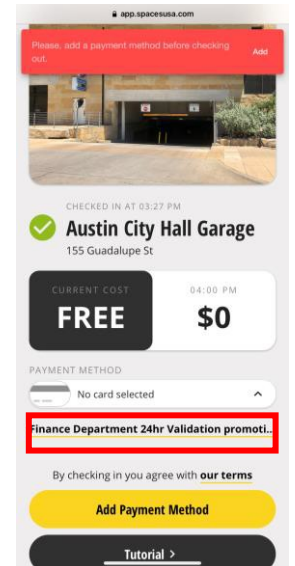


6. Point camera at QR code on display. It can take a few seconds to recognize. Parker may need to move their phone closer or farther away to get it to work.



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