



## PLANNING COMMISSION AGENDA

**Tuesday, November 9, 2021**

The Planning Commission will convene at 6:00 PM on  
Tuesday, November 9, 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 October 26, 2021.

### B. PUBLIC HEARINGS

1. **Plan Amendment:** [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: Industry to Major Planned Development land use  
Staff Rec.: **Recommended**  
Staff: Jesse Gutierrez, 512-974-1606, jesse.gutierrez@austintexas.gov  
Housing and Planning Department
2. **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.: **Recommended, with conditions**  
Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov  
Housing and Planning Department
3. **Plan Amendment:** [NPA-2021-0023.01.SH - Manor Road and Northeast Drive; District 1](#)  
Location: 3209 Jack Cook Drive; University Hills / Windsor Park Combined NP Area, Little Walnut Creek Watershed  
Owner/Applicant: AM1032, LLC (Managed by Anmol Mehra)  
Agent: Drenner Group, PC (Leah Bojo)  
Request: Single Family to Mixed Use land use  
Staff Rec.: **Recommended**  
Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov  
Housing and Planning Department

Attorney: Patricia Link, 512-974-2173

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

4. **Rezoning:** [C14-2021-0133.SH - Manor Road and Northeast Drive; District 1](#)  
 Location: 3209 Jack Cook Drive; University Hills / Windsor Park Combined NP Area, Little Walnut Creek Watershed  
 Owner/Applicant: AM1032, LLC (Managed by Anmol Mehra)  
 Agent: Drenner Group, PC (Leah Bojo)  
 Request: SF-3-NP to LR-MU-V-NP  
 Staff Rec.: **Recommendation of LR-MU-V-CO-NP**  
 Staff: Heather Chaffin, 512-974-2122, heather.chaffin@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 (Applicant requests Indefinite Postponement)**  
 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 (Applicant requests Indefinite Postponement)**  
 Staff: Kate Clark, 512-974-1237, kate.clark@austintexas.gov  
 Housing and Planning Department
7. **Plan Amendment:** [NPA-2021-0025.01 - 290 West and Scenic Brook; District 8](#)  
 Location: 8328 1/2, 8352 W. U.S. 290 HWY & 8112 Scenic Brook Dr.; Oak Hill Combined (West Oak Hill) NP Area, Williamson Creek Watershed – Barton Springs Zone  
 Owner/Applicant: Schmidt Investments, LTD (RERS, Inc.) (Robert Schmidt, President)  
 Agent: Armbrust & Brown, PLLC (Richard T. Suttle, Jr.)  
 Request: Neighborhood Mixed Use & Single Family to Mixed Use land use  
 Staff Rec.: **Staff Recommendation Pending (Applicant requests Indefinite Postponement)**  
 Staff: Maureen Meredith, 512-974-2695, Maureen.Meredith@austintexas.gov  
 Housing and Planning Department
8. **Plan Amendment:** [NPA-2021-0020.01 - Shelby Lane Residences; District 3](#)  
 Location: 4700 Weidemar Lane; South Congress Combined (East Congress) NP Area, Williamson Creek Watershed  
 Owner/Applicant: Shelby Lane Development, LLC (Cass Brewer)  
 Agent: Alice Glasco Consulting (Alice Glasco)  
 Request: Commercial to Multifamily land use  
 Staff Rec.: **Recommended**  
 Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov  
 Housing and Planning Department

Attorney: Patricia Link, 512-974-2173

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

9. **Rezoning:** [C14-2021-0015 - Shelby Lane Residences; District 3](#)  
 Location: 4700 Weidemar Lane; South Congress Combined (East Congress) NP Area, Williamson Creek Watershed  
 Owner/Applicant: Shelby Lane Development, LLC (Cass Brewer)  
 Agent: Alice Glasco Consulting (Alice Glasco)  
 Request: CS-CO-NP to MF-6-NP  
 Staff Rec.: **Recommendation of MF-6-CO-NP, with conditions**  
 Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov  
 Housing and Planning Department
10. **Plan Amendment:** [NPA-2021-0016.03 - 3535 East 7th Street; District 3](#)  
 Location: 3511, 3525, and 3535 East 7th Street; Govalle / Johnston Terrace NP Area, Boggy Creek Watershed  
 Owner/Applicant: The Elena Herrera Family Bypass Trust  
 Agent: Drenner Group, PC (Amanda W. Swor)  
 Request: Commercial to Mixed Use land use  
 Staff Rec.: **Recommended**  
 Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov  
 Housing and Planning Department
11. **Rezoning:** [C14-2021-0124 - 3535 East 7th Street; District 3](#)  
 Location: 3511, 3525, and 3535 East 7th Street; Govalle / Johnston Terrace NP Area, Boggy Creek Watershed  
 Owner/Applicant: The Elena Herrera Family Bypass Trust  
 Agent: Drenner Group, PC (Amanda W. Swor)  
 Request: CS-CO-NP, CS-MU-CO-NP, CS-V-CO-NP to CS-MU-V-CO-NP  
 Staff Rec.: **Recommended**  
 Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov  
 Housing and Planning Department

### C. ITEMS FROM THE COMMISSION

1. Discuss and consider setting the Planning Commission regular meeting schedule for calendar year 2022 and the commission being subject to the Texas Open Meetings Act, file with the Office of the City Clerk the dates, hour and place of meetings for the purpose of satisfying City Code Title 2 § 2-1-43 (A). (Co-Sponsors Chair Shaw and Vice-Chair Hempel)
2. Discussion and possible action regarding Rules of Procedure. (Co-Sponsors Chair Shaw and Vice-Chair Hempel)
3. Discussion and possible action regarding Bylaws. (Co-Sponsors Chair Shaw and Vice-Chair Hempel)
4. Discuss and consider initiation of amendments to City Code Title 25, to include language regarding location of public hearings. (Co-Sponsors Chair Shaw and Vice-Chair Hempel)

Attorney: Patricia Link, 512-974-2173

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

## **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](#)

(Commissioners 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](mailto:Andrew.rivera@austintexas.gov) by 1:00 PM day of the meeting.

### Speaker Testimony Time Allocation

#### PUBLIC HEARING

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

<b>Speakers Against</b>	Unlimited	1 min.	5 min.
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POSTPONEMENT

<b>Speaker</b>	<b>Number</b>	<b>Time Allocated</b>
<b>Primary Speaker Favoring Postponement</b>	1	3 min.
<b>Secondary Speaker Favoring Postponement</b>	1	2 min.
<b>Primary Speaker Opposing Postponement</b>	1	3 min.
<b>Secondary Speaker Opposing Postponement</b>	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.

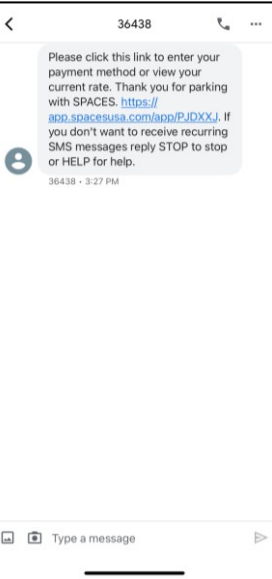
A stamp machine will be available to manually stamp the parking ticket.

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.

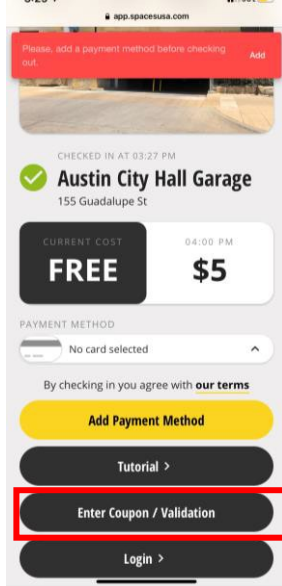
See additional information below.

# SPACES Parking Validation Process – QR Code

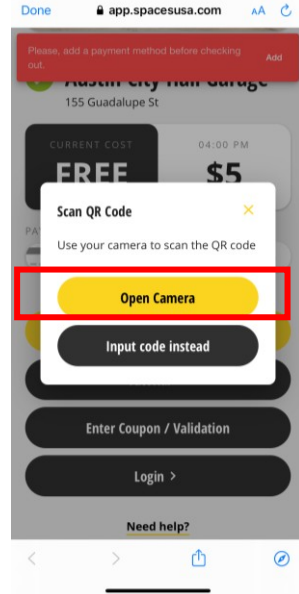
1. Click link in text message that SPACES sent.



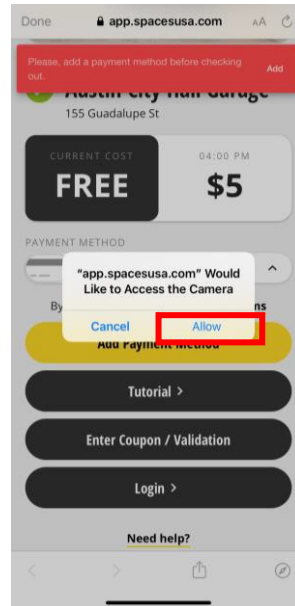
2. Click "Enter Coupon/Validation."



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



4. Click "Allow."



5. Camera will open with box.

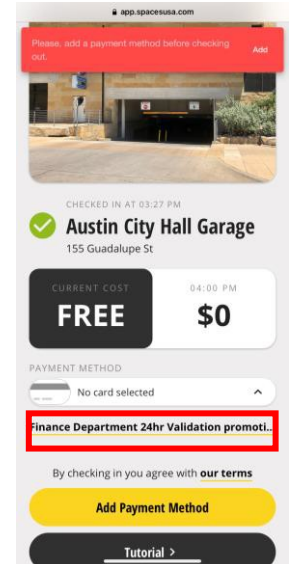


6. Point camera at QR code on display. It can take a few seconds to recognize. Parker may need to move their phone closer or farther away to get it to work.



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