



PLANNING COMMISSION AGENDA

Tuesday, January 25, 2022

The Planning Commission will convene at 6:00 PM on
Tuesday, January 25, 2022 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](#)

Ex-Officio Members

[Jessica Cohen](#) – Chair of Board of Adjustment
[Arati Singh](#) – AISD Board of Trustee
[Spencer Cronk](#) - City Manager
[Richard Mendoza](#) - Director of Public Works

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 January 11, 2022.

B. PUBLIC HEARINGS

- 1. Plan Amendment:** [NPA-2019-0022.02 - 305. S. Congress PUD; District 9](#)
Location: 305 S. Congress Avenue, Lady Bird Lake Watershed; Greater South River City Combined NP Area
Owner/Applicant: Richard T. Suttle Jr. (Trustee)
Agent: Armbrust & Brown, PLLC (Richard T. Suttle, Jr.)
Request: Industry to Mixed Use land use
Staff Rec.: **Recommended**
Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov
Housing and Planning Department
- 2. Rezoning:** [C814-89-0003.02 - 305 S. Congress PUD; District 9](#)
Location: 305 S. Congress Avenue, Lady Bird Lake Watershed; Greater South River City Combined NP Area
Owner/Applicant: Richard T. Suttle Jr. (Trustee)
Agent: Armbrust & Brown, PLLC (Richard T. Suttle, Jr.)
Request: PUD-NP to PUD-NP, to change conditions of zoning
Staff Rec.: **Recommended**
Staff: Kate Clark, 512-974-1237, kate.clark@austintexas.gov
Housing and Planning Department
- 3. Restrictive Covenant Termination (RCT):** [C14-78-189\(RCT\) - 305 S. Congress RC; District 9](#)
Location: 12.041 acres being a portion of 305 S. Congress Avenue, Lady Bird Lake Watershed; Greater South River City Combined NP Area
Owner/Applicant: Richard T. Suttle Jr. (Trustee)
Agent: Armbrust & Brown, PLLC (Richard T. Suttle, Jr.)
Request: To terminate a previously recorded restrictive covenant.
Staff Rec.: **Recommended**
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:** [C14H-2021-0180 - Casa McMath; District 10](#)
 Location: 2501 Inwood Place, Johnson Creek Watershed; Central West Austin Combined NP Area
 Owner/Applicant: Historic Landmark Commission, applicant; Inwood Forest, LLC, owner
 Agent: Drenner Group P.C. (Charley Dorsaneo), agent for owner
 Request: SF-3-NP to SF-3-H-NP. Historic Landmark Commission recommended designation with a supermajority.
 Staff Rec.: **Recommended**
 Staff: Elizabeth Brummett, 512-974-1264, elizabeth.brummett@austintexas.gov
 Housing and Planning Department

5. **Plan Amendment:** [NPA-2021-0005.01 - ALPHA .95; District 3](#)
 Location: 2404 Thrasher Lane, Carson Creek Watershed; Montopolis NP Area
 Owner/Applicant: Alpha Builders Group, Inc. (Gino Shvetz)
 Agent: Husch Blackwell (Nikelle Meade)
 Request: Commercial to Mixed Use land use, as amended
 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, Carson Creek Watershed; Montopolis NP Area
 Owner/Applicant: Alpha Builders Group, Inc. (Gino Shvetz)
 Agent: Husch Blackwell (Nikelle Meade)
 Request: CS-NP to CS-MU-NP, as amended
 Staff Rec.: **Recommended**
 Staff: Kate Clark, 512-974-1237, kate.clark@austintexas.gov
 Housing and Planning Department

7. **Code Amendment:** [C20-2021-006 - Vertical Mixed Use Affordability Requirements](#)
 Request: Consider an ordinance amending Title 25 of the City Code related to vertical mixed use (VMU) affordability requirements.
 Staff Rec.: **Recommended**
 Staff: Sam Tedford, 512-974-2613, sam.tedford@austintexas.gov
 Housing and Planning Department
 Postponement Request: **Staff Postponement request to April 12, 2022**

C. ITEMS FROM THE COMMISSION

1. Discussion and possible action regarding future location of Planning Commission meetings including but not limited to establishing a Working Group tasked with representing the Planning Commission's actions. (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)

305 S. Congress PUD Working Group

(Commissioners Connolly, Cox, Llanes Pulido, Mushtaler, Praxis and Shieh)

Mobility and Transportation Working Group

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

VMU Code Amendments Working Group

(Vice-Chair Hempel and Commissioners Azhar, Howard and Schneider)

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: Patricia Link, 512-974-2173

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

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.

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.

Planning Commission 2022 Meeting Schedule

Per City Code Title 2 § 2-1-43 (A), approved on November 9, 2021

Except as otherwise provided by commission action, the commission will meet per the adopted schedule.

Tues. January 11, 2022 @ Austin City Hall, 6PM
Tues. January 25, 2022 @ Austin City Hall, 6PM
Tues. February 8, 2022 @ Austin City Hall, 6PM
Tues. February 22, 2022 @ Austin City Hall, 6PM
Tues. March 8, 2022 @ Austin City Hall, 6PM
Tues. March 22, 2022 @ Austin City Hall, 6PM
Tues. April 12, 2022 @ Austin City Hall, 6PM
Tues. April 26, 2022 @ Austin City Hall, 6PM
Tues. May 10, 2022 @ Austin City Hall, 6PM
Tues. May 24, 2022 @ Austin City Hall, 6PM
Tues. June 14, 2022 @ Austin City Hall, 6PM
Tues. June 28, 2022 @ Austin City Hall, 6PM

Tues. July 12, 2022 @ Austin City Hall, 6PM
Tues. July 26, 2022 @ Austin City Hall, 6PM
Tues. August 9, 2022 @ Austin City Hall, 6PM
Tues. August 23, 2022 @ Austin City Hall, 6PM
Tues. September 13, 2022 @ Austin City Hall, 6PM
Tues. September 27, 2022 @ Austin City Hall, 6PM
Tues. October 11, 2022 @ Austin City Hall, 6PM
Tues. October 25, 2022 @ Austin City Hall, 6PM
Tues. November 8, 2022 @ Austin City Hall, 6PM
Wed. November 16, 2022 @ Austin City Hall, 6PM
Tues. December 13, 2022 @ Austin City Hall, 6PM
Wed. December 21, 2022 @ Austin City Hall, 6PM