

Meeting of the Planning Commission July 27, 2021

Planning Commission to be held July 27, 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, July 26, 2021 by noon).**

To speak remotely at the July 27, 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 July 26, 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, July 27 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, July 26, 2021

Reunión de la Comisión de Planificación

Fecha 27 mes de julio de 2021

La Comisión de Planificación se reunirá el 27 mes de julio 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 reunion, 26 mes de julio 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 26 mes de julio , 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 antes de la 1:00 p.m. del martes 27 mes de julio 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 26 mes de julio 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.

Note: Additional backup may be found at the following link.

http://www.austintexas.gov/cityclerk/boards_commissions/meetings/40_1.htm



PLANNING COMMISSION AGENDA

Tuesday, July 27, 2021

**The Planning Commission will convene at 6:00 PM on Tuesday, July 27, 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](#)
[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 speaker registration deadline 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 July 13, 2021.

B. PUBLIC HEARINGS

- 1. Rezoning:** [C14-2021-0009 - 1725 Toomey Rd; District 5](#)
Location: 1725 Toomey Road, Lady Bird Lake Watershed; South Lamar Combined NP Area (Zilker)
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
- 2. Plan Amendment:** [NPA-2021-0026.01 - Grady & Brownie Mixed Use; District 4](#)
Location: 10609, 10611, 10613, 10615 Brownie Drive (Tract 1) & 10610, 10612, 10614 Middle Fiskville Road (Tract 2), Little Walnut Creek Watershed and Walnut Creek Watershed; North Lamar Combined (North Lamar) NP Area
Owner/Applicant: Grady & Brownie Investments, LLC (Saleem Memon)
Agent: Thrower Design (Ron T. Thrower & Victoria Haase)
Request: Single Family and Neighborhood Commercial to Mixed Use land use
Staff Rec.: **Recommended**
Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov
Housing and Planning Department
- 3. Rezoning:** [C14-2021-0039 - Grady & Brownie Mixed Use; District 4](#)
Location: 10609, 10611, 10613, 10615 Brownie Drive and 10610, 10612, 10614 Middle Fiskville Road, Little Walnut Creek, Walnut Creek Watersheds; North Lamar Combined (North Lamar) NP Area
Owner/Applicant: Grady & Brownie Investments LLC (Saleem Memon)
Agent: Thrower Design (A. Ron Thrower)
Request: Tract 1: SF-3-NP to MF-4-NP, Tract 2: LR-NP to CS-MU-NP
Staff Rec.: **Recommendation of MF-2-NP zoning for Tract 1 and LR-MU-NP zoning for Tract 2**
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov
Housing and Planning Department

Attorney: Nicolas Parke 512- 974-6463

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

- 4. Plan Amendment:** [**NPA-2021-0017.02 - Stobaugh Residential; District 7**](#)
Location: 901 & 907 Stobaugh Street, Little Walnut Creek, Waller Creek Watersheds; East Cesar Chavez NP Area & Plaza Saltillo Station Area Plan; Crestview/Wooten (Crestview) Combined NP Area
Owner/Applicant: Blue Pig, LLC (901 Stobaugh St.) & Northgate Development, LLC (907 Stobaugh St.)
Agent: Thrower Design (Ron T. Thrower & Victoria Haase)
Request: Single Family to Multifamily land use
Staff Rec.: **Recommended**
Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov
Housing and Planning Department
- 5. Rezoning:** [**C14-2021-0055 - 901 & 907 Stobaugh St; District 7**](#)
Location: 901 & 907 Stobaugh Street, Little Walnut Creek, Waller Creek Watersheds; Crestview/Wooten (Crestview) Combined NP Area
Owner/Applicant: 901 Stobaugh St.: Blue Pig, LLC (Lisa Gray)
907 Stobaugh St.: Northgate Development, LLC
Agent: Thrower Design (Ron Thrower and Victoria Haase)
Request: SF-3-NP to MF-4-NP
Staff Rec.: **Recommendation of MF-3-NP**
Staff: Mark Graham, 512-974-3574, mark.graham@austintexas.gov
Housing and Planning Department
- 6. Rezoning:** [**C14-2021-0010 - Project Mirabeau; District 9**](#)
Location: 1901 N. Lamar Blvd., Shoal Creek Watershed; West University NP Area
Owner/Applicant: Tempe Surf, LLC (Andrew Geller, Manager)
Agent: Thrower Design (Ron Thrower and Victoria Haase)
Request: LR-CO-NP to CS-CO-NP
Staff Rec.: **Recommendation of LR-CO-NP**
Staff: Mark Graham, 512-974-3574, mark.graham@austintexas.gov
Housing and Planning Department
- 7. Rezoning:** [**C14-2021-0017 - 5708 Springdale Rd; District 1**](#)
Location: 5708 Springdale Road, Little Walnut Creek Watershed; Pecan Springs-Springdale NP Area
Owner/Applicant: Willie C. Lewis
Agent: Drenner Group, PC (Leah Bojo)
Request: GR-NP to GR-MU-NP
Staff Rec.: **Recommended**
Staff: Mark Graham, 512-974-3574, mark.graham@austintexas.gov
Housing and Planning Department
- 8. Appeal:** [**12709593 ROW Protected Tree - Removal Appeal; District 6**](#)
Location: 13213 Villa Park Drive, Lake Creek Watershed
Appellant: Donna Hoffman
Request: Appeal of Environmental Commission's decision to grant removal of a right-of-way tree.
Staff Rec.: **Deny removal of a right-of-way tree.**
Staff: Keith Mars, 512-974-2755, keith.mars@austintexas.gov
Lisa Killander, 512-974-9198, lisa.killander@austintexas.gov
Development Services Department

Attorney: Nicolas Parke 512- 974-6463

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

- 9. Site Plan-Commission:** [SP-2016-0106C\(XT2\) - Waterloo Park Tower; District 1](#)
Location: 1201 Red River Street, Waller Creek Watershed; Downtown Austin Plan
Owner/Applicant: Nalle Woods
Agent: Kimley-Horn
Request: The applicant proposes a second extension to an approved site plan which requires Land Use Commission approval.
Staff Rec.: **Recommended**
Staff: Jeremy Siltala, 512-974-2945, jeremy.siltala@austintexas.gov
Development Services Department
- 10. Preliminary Plan:** [C8J-2020-0148 - Prospect Park Preliminary Plan; District 2](#)
Location: Apogee & Ausblick, North Fork Dry Creek Watershed; Pilot Knob MUD
Owner/Applicant: Carma Easton LLC (AJ Zorn)
Agent: Carlson Brigrance & Doering, Inc. (Brett Pasquarella)
Request: Approval with Conditions for Prospect Park Preliminary Plan consisting of 806 lots on 234.52 acres.
Staff Rec.: **Approved with Conditions in Exhibit C**
Staff: Sue Welch, 512-854-7637, sue.welch@traviscountytx.gov
Travis County - Single Office

C. ITEMS FROM THE COMMISSION

1. Discussion and possible action to recommend the process for the update to the Urban Design Guidelines. (Co-Sponsors: Vice-Chair Hempel and Commissioners Howard, Mushtaler and Praxis)
2. Discuss and consider initiating amendments to City Code Chapter 25-2, Subchapter E, to amend the affordability requirements for vertical mixed use buildings. (Co-Sponsors: Commissioners Azhar and Connolly)

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)

Attorney: Nicolas Parke 512- 974-6463

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

[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.