



## PLANNING COMMISSION AGENDA

**Tuesday, September 14, 2021**

The Planning Commission will convene at 6:00 PM on Tuesday, September 14, 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 August 24, 2021.

### B. PUBLIC HEARINGS

- 1. 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
- 2. Rezoning:** [C14-2021-0039 - Grady & Brownie Mixed Use; District 4](#)  
Location: 10609-10615 Brownie Dr. and 10610-10614 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
- 3. 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

Attorney: Steven Maddoux 512- 974-6080

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

4. **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), East Bouldin Creek Watershed; Greater South River City (South River City)  
 Owner/Applicant: Spearhead Academy LTD (Chris Wallin)  
 Agent: Weiss Architecture, Inc. (Richard Weiss)  
 Request: Mixed Use/Office to Mixed Use  
 Staff Rec.: **Recommended Mixed Use on Tract 1**  
 Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov  
 Housing and Planning Department
5. **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), 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.: **Alternate Recommendation**  
 Staff: Kate Clark, 512-974-1237, kate.clark@austintexas.gov  
 Housing and Planning Department
6. **Plan Amendment:** [NPA-2021-0029.01.SH - 1021 E. St. Johns; District 4](#)  
 Location: 1021 East St. Johns Ave, Buttermilk Branch Watershed; St. John/Coronado Hills (St. John) Combined NP Area  
 Owner/Applicant: Owner: Talia at E St John, LLC (Kenda Dawwami)  
 Applicant: Capital A Housing  
 Agent: Civilitude, LLC (Conor Kenny)  
 Request: Single Family to Urban Single Family land use  
 Staff Rec.: **Recommended**  
 Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov  
 Housing and Planning Department
7. **Rezoning:** [C14-2021-0005.SH - 1021 E. St. Johns Ave.; District 4](#)  
 Location: 1021 East St. Johns Avenue, Buttermilk Branch Watershed; St. John/Coronado Hills (St. John) Combined NP Area  
 Owner/Applicant: Owner: Talia at E St John, LLC (Kenda Dawwami)  
 Applicant: Capital A Housing  
 Agent: Civilitude, LLC (Conor Kenny)  
 Request: SF-3-NP to SF-4A-NP  
 Staff Rec.: **Recommended**  
 Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov  
 Housing and Planning Department

Attorney: Steven Maddoux 512- 974-6080

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

- 8. 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., Lady Bird Lake Watershed; Old West Austin NP Area  
 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.: **Pending; Postponement Request by Staff to September 28, 2021**  
 Staff: Mark Graham, 512-974-3574, Mark.Graham@austintexas.gov  
 Housing and Planning Department
- 9. Rezoning:** [C14-2021-0082 - Springdale Road Residences, District 3](#)  
 Location: 5800, 5900, 5920, 6000 Springdale Road, Little Walnut Creek; East MLK NP Area  
 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
- 10. Appeal (Denial of Certificate of Appropriateness):** [C14H-2004-0008; HR-2021-085739 - Mitchell-Robertson Building; District 9](#)  
 Location: 909 Congress Avenue, Waller Creek Watershed; Downtown Austin Plan Districts: Core / Waterfront  
 Owner/Applicant: H. Dalton Wallace  
 Agent: Drenner Group (Leah Bojo)  
 Request: Appeal denial of Certificate of Appropriateness by the Historic Landmark Commission; approve request to deconstruct, store, and re-erect the building façade  
 Staff Rec.: **Recommended**  
 Staff: Elizabeth Brummett, 512-974-1264, elizabeth.brummett@austintexas.gov  
 Housing and Planning Department

## 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.*

## E. BOARDS, COMMITTEES & WORKING GROUPS UPDATES

### [Codes and Ordinances Joint Committee](#)

(Chair Shaw, Vice-Chair Hempel and Commissioners: Azhar and Connolly)

Attorney: Steven Maddoux 512- 974-6080

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

[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).

<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</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.

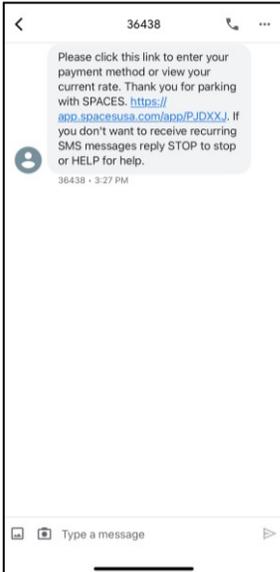
A stamp machine will be available to manually stamp the parking ticket.

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.

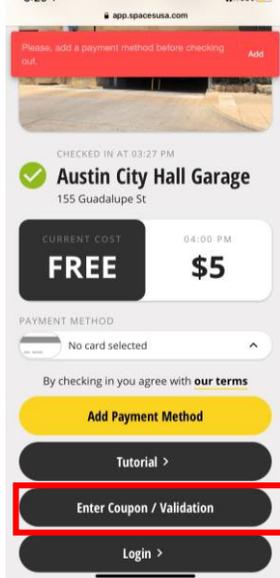
See additional information below.

# SPACES Parking Validation Process – QR Code

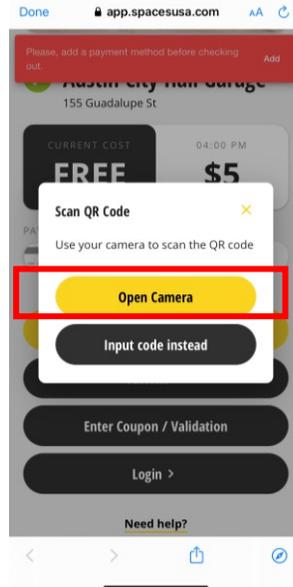
1. Click link in text message that SPACES sent.



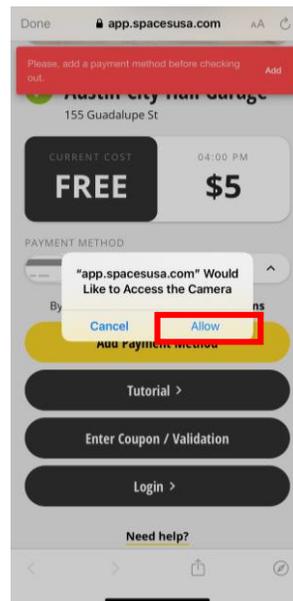
2. Click "Enter Coupon/Validation."



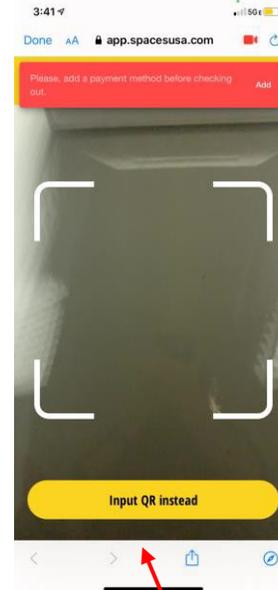
3. Click "Open Camera" from box that pops up.



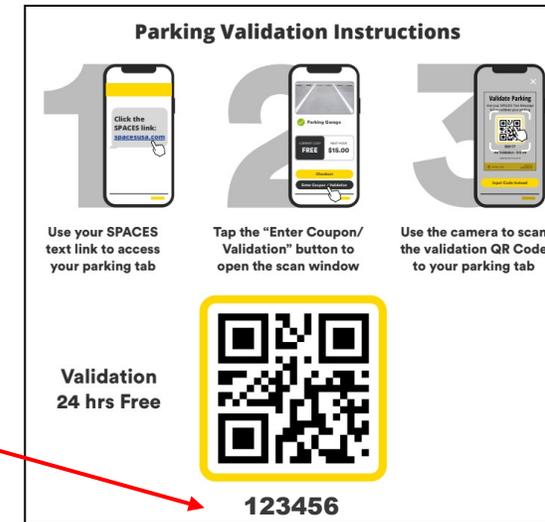
4. Click "Allow."



5. Camera will open with box.

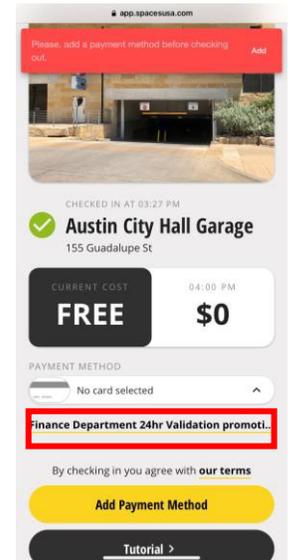


6. Point camera at QR code on display. It can take a few seconds to recognize. Parker may need to move their phone closer or farther away to get it to work.



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