

Special Meeting of the Planning Commission November 10, 2020

Planning Commission to be held November 10, 2020 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, November 9 2020 by noon).**

To speak remotely at the November 10, 2020 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 November 9, 2020 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, November 10, 2020. 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, November 9, 2020**

Reunión de la Comisión de Planificación

Fecha 10 de Noviembre de 2020

La Comisión de Planificación se reunirá el 10 de Noviembre de 2020 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 reunión, 9 de Noviembre de 2020).

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 10 de Noviembre de 2020, 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 de la 1:00 p.m. del martes 10 de Noviembre de 2020 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 9 de Noviembre de 2020

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.



PLANNING COMMISSION AGENDA

Tuesday, November 10, 2020

The Planning Commission will convene at 6:00 PM on Tuesday, November 10, 2020 via Videoconference <http://www.austintexas.gov/page/watch-atxn-live>

[Greg Anderson](#)
[Awais Azhar](#)
[Joao Paulo Connolly](#)
[Yvette Flores](#) – Secretary
[Claire Hempel](#) – Vice-Chair
[Patrick Howard](#)
[Carmen Llanes Pulido](#)
[Robert Schneider](#)

[Patricia Seeger](#)
[Todd Shaw](#) – Chair
[James Shieh](#) – Parliamentarian
[Jeffrey Thompson](#)
[Don Leighton-Burwell](#) – Ex-Officio
[Richard Mendoza](#) – Ex-Officio
[Ann Teich](#) – Ex-Officio
Vacancy (District 2)

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.

Attorney: [Steven Maddoux](#), (512) 974-6080
Commission Liaison: [Andrew Rivera](#), 512-974-6508

A. APPROVAL OF MINUTES

1. Approve the minutes of October 27, 2020.

B. PUBLIC HEARINGS

- 1. Plan Amendment:** [NPA-2020-0016.03 - 1135 Gunter St.; District 3](#)
Location: 1135 and 1129-1/2 Gunter Street, Boggy Creek Watershed; Govalle / Johnston Terrace Combined (Govalle) NP Area
Owner/Applicant: 1135 Gunter Partners, LP (Tract 1) and Renaissance Family Properties, LP (Tract 2)
Agent: Armbrust & Brown, PLLC (Michael J. Whellan)
Request: Commercial and Single Family to Mixed Use land use
Staff Rec.: **Recommended**
Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov
Housing and Planning Department
- 2. Rezoning:** [C14-2020-0083 - 1135 Gunter St.; District 3](#)
Location: 1135 and 1129-1/2 Gunter Street, Boggy Creek Watershed; Govalle / Johnston Terrace Combined (Govalle) NP Area
Owner/Applicant: 1135 Gunter Partners, LP (Tract 1) and Renaissance Family Properties, LP (Tract 2)
Agent: Armbrust & Brown, PLLC (Michael J. Whellan)
Request: CS-CO-NP and SF-3-NP to CS-MU-V-NP
Staff Rec.: **Recommendation of CS-MU-CO-NP**
Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov
Housing and Planning Department
- 3. Rezoning:** [C14-2020-0109 - 411 Radam Lane; District 3](#)
Location: 411 Radam Lane, Williamson Creek Watershed; South Congress Combined (West Congress) NP Area
Owner/Applicant: CCD-Radam Ln Ltd. (Greg Keshishian)
Agent: Land Strategies, Inc. (Erin Welch)
Request: LO-CO-NP to LO-CO-NP, to change conditions of zoning
Staff Rec.: **Recommended**
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov
Housing and Planning Department

Attorney: [Steven Maddoux](#), (512) 974-6080

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

- 4. Rezoning:** [C14-2020-0096 - 3707 S 2nd Street; District 3](#)
 Location: 3707 South 2nd Street, West Bouldin Creek Watershed; Galindo NP Area (Suspended)
 Owner/Applicant: 3707 S. 2nd Property, LP (Justin Albright)
 Agent: Armbrust & Brown, PLLC (Amanda Surman)
 Request: SF-3 to GR-MU-V
 Staff Rec.: **Recommendation of GO-MU**
 Staff: Kate Clark, 512-974-1237, Kate.Clark@austintexas.gov
 Housing and Planning Department
- 5. Site Plan - Environmental Variance Only:** [SP-2020-0093DS - 1112 W. Annie Street; District 9](#)
 Location: 1112 W. Annie Street, West Bouldin Creek (Urban) Watershed; Bouldin Creek NP Area
 Owner/Applicant: Atwell LLC
 Agent: Mark Zupan
 Request: Variance to LDC 25-8-261 for proposed development within the Critical Water Quality Zone
 Staff Rec.: **Recommend approval of the variance request, with conditions**
 Staff: Hank Marley, 512-974-2067, hank.marley@austintexas.gov
 Development Services Department
- 6. Final Plat out of Preliminary Plan:** [C8-2018-0217.3A - Colton Bluff Phase 2; District 2](#)
 Location: 7231 Colton Bluff Springs Road, Cottonmouth Creek Watershed
 Owner/Applicant: KB Home Lone Star LP (John Zinsmeyer)
 Agent: Carlson, Brigance, Doering, Inc. (Geoff Guerrero)
 Request: Approval of a final plat out of an approved preliminary for 64 lots on 12.17 acres.
 Staff Rec.: **Recommended**
 Staff: Steve Hopkins, 512-974-3175, steve.hopkins@austintexas.gov
 Development Services Department
- 7. Final Plat out of Preliminary Plan:** [C8-2018-0217.4A - Colton Bluff Phase 3; District 2](#)
 Location: 7231 Colton Bluff Springs Road, Cottonmouth Creek Watershed
 Owner/Applicant: KB Home Lone Star LP (John Zinsmeyer)
 Agent: Carlson, Brigance, Doering, Inc. (Geoff Guerrero)
 Request: Approval of a final plat out of an approved preliminary for 121 lots on 6.88 acres.
 Staff Rec.: **Recommended**
 Staff: Steve Hopkins, 512-974-3175, steve.hopkins@austintexas.gov
 Development Services Department

8. Final Plat out of Preliminary Plan: [C8-2017-0307.4A - Vistas Section 5; District 2](#)
Location: 1834 Old Lockhart Road, Rinard Creek Watershed
Owner/Applicant: Vista Bluff Investments LP
Agent: BGE, Inc. (John Kim)
Request: Approval of a final plat out of a preliminary plan, comprised of 162 lots on 44.5 acres.
Staff Rec.: **Recommended**
Staff: Steve Hopkins, 512-974-3175, steve.hopkins@austintexas.gov
Development Services Department

9. Final Plat from approved Preliminary Plan: [C8J-2018-0105.2A - Easton Park Section 3A, Phase 2 Final Plat; District 2](#)
Location: Moonbeam Drive and Finial Drive, North Fork Dry Creek Watershed; Pilot Knob MUD
Owner/Applicant: Carma Easton LLC
Agent: Carlson, Brigance & Doering, Inc. (Bill Couch)
Request: Approval of the final plat out of preliminary plan, composed of 104 lots on 24.522 acres
Staff Rec.: **Recommended**
Staff: Sue Welch, 512-854-7637, sue.welch@traviscountytexas.gov
Single Office - Travis County

C. NEW BUSINESS

1. Discussion and adoption of Planning Commission meeting schedule for calendar year 2021.
2. Discussion and possible amendment to the Planning Commission meeting schedule of 2020.

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](#)

(Commissioners: Azhar, Anderson, Connolly and Seeger)

[Comprehensive Plan Joint Committee](#)

(Commissioners: Flores, Llanes Pulido and Shaw)

Attorney: [Steven Maddoux](#), (512) 974-6080

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

[Joint Sustainability Committee](#)

(Commissioners Schneider and Seeger, *secondary*)

[Small Area Planning Joint Committee](#)

(Commissioners: Hempel, Howard, Thompson and Shieh)

[South Central Waterfront Advisory Board](#)

(Commissioner Anderson)

Mobility and Transportation Working Group

(Commissioners: Thompson, Schneider, Shieh, Llanes Pulido and Seeger)

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: [Steven Maddoux](#), (512) 974-6080

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