

Meeting of the Planning Commission January 12, 2021

Planning Commission to be held January 12, 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, January 11, 2021 by noon).**

To speak remotely at the January 12, 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 January 12, 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, January 12, 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, January 12, 2021**

Reunión de la Comisión de Planificación

Fecha 12 de enero de 2021

La Comisión de Planificación se reunirá el 12 de enero 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 reunión, 11 de enero 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 11 de enero de 2021, 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 12 de enero de 2021 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 11 de enero 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.



PLANNING COMMISSION AGENDA

Tuesday, January 12, 2021

The Planning Commission will convene at 6:00 PM on Tuesday, January 12, 2021 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
AISD 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.

A. APPROVAL OF MINUTES

1. Approve the minutes of December 22, 2020.

B. PUBLIC HEARINGS

- 1. Plan Amendment:** [NPA-2020-0005.01 - Montopolis Acres NPA; District 3](#)
Location: 1013 and 1017 Montopolis Drive, Country Club East and Colorado River Watersheds; Montopolis NP Area
Owner/Applicant: Montopolis Acres LP (Danny Walker)
Agent: Thrower Design (A. Ron 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
- 2. Rezoning:** [C14-2020-0029 - Montopolis Acres Rezoning; District 3](#)
Location: 1013 and 1017 Montopolis Drive, Country Club East and Colorado River Watersheds; Montopolis NP Area
Owner/Applicant: Montopolis Acres LP (Danny Walker)
Agent: Thrower Design (A. Ron Thrower & Victoria Haase)
Request: SF-3-NP to MF-6-NP
Staff Rec.: **Recommendation of MF-3-NP**
Staff: Kate Clark, 512-974-1237, kate.clark@austintexas.gov
Housing and Planning Department
- 3. Rezoning:** [C14-2020-0134 - 6311 South 1st Street; District 2](#)
Location: 6311 South 1st Street, Williamson Creek Watershed; South Congress Combined (Sweetbriar) NP Area
Owner/Applicant: ND South First LP (Haythem Dawlett)
Agent: Drenner Group PC (Leah M. Bojo)
Request: GR-MU-CO-NP to GR-MU-V-NP
Staff Rec.: **Recommendation of GR-MU-V-CO-NP**
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov
Housing and Planning Department
- 4. Rezoning:** [C14H-2020-0136 - Ellen Wyse House -- Wyseacre; District 9](#)
Location: 2816 San Pedro Street, Shoal Creek Watershed; Central Austin Combined (West University) NP Area
Owner/Applicant: City-initiated: Historic Landmark Commission
Agent: Historic Preservation Office
Request: SF-3-CO-NP to SF-3-H-CO-NP
Staff Rec.: **Recommended**
Staff: Kalan Contreras, 512-974-2727, kalan.contreras@austintexas.gov
Housing and Planning Department

Attorney: Nicolas Parke, 512-974-6463

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

- 5. Resubdivision:** [**C8-2019-0066.0A - Fionn Resubdivision; District 5**](#)
Location: 3205 Clawson Road, West Bouldin Creek Watershed; South Lamar NP Area
Owner/Applicant: 3205 Clauson LLC (Lluis Bacardi)
Agent: Ed Moore (The Moore Group)
Request: Approval of the resubdivision of a portion of Block 25 Theodore Low Heights with a flag lot variance. The plat is comprised of four lots on 0.99 acre.

Staff Rec.: **Recommended**
Staff: Steve Hopkins, 512-974-3175, steve.hopkins@austintexas.gov
Development Services Department
- 6. Conditional Use Permit:** [**SPC-2020-0252C - Hancock Shopping Center; District 9**](#)
Location: 1000 East 41st Street, Boggy Creek Watershed; Hancock NP Area
Owner/Applicant: Pacific Retail Trust (Patrick Krejs)
Agent: Kimley-Horn (Harrison Hudson)
Request: Expand existing retail commercial use to exceed 100,000 square feet.
Staff Rec.: **Recommended**
Staff: Randall Rouda, 512-974-3338, randall.rouda@austintexas.gov
Development Services Department
- 7. Subdivision:** [**C8-2019-0057.1A - Pearson Ranch West; District 6**](#)
Location: 14320 RR 620, Lake Creek Watershed
Owner/Applicant: Pearson Ranch, LLC (Brett Ames)
Agent: Brian J. Grace, P.E. (BGE, Inc.)
Request: Approval of the Pearson Ranch Phase One Subdivision which will consist of an 8 lot mixed use development with parkland, public and private drives and all associated improvements on 40.544 acres.

Staff Rec.: **Disapprove for Reasons**
Staff: Joey de la Garza, 512-974-2664, joey.delagarza@austintexas.gov
Development Services Department
- 8. Final Plat from Approved Preliminary Plan:** [**C8-2018-0165.2A - Cascades at Onion Creek, Phase Two Final Plat; District 5**](#)
Location: 2333 Cascades Ave., Onion Creek Watershed
Owner/Applicant: M/I Homes of Austin, LLC (William G. Peckman)
Agent: LJA Engineering (Russell Kotara)
Request: Approval of the final plat composed of 136 lots on 31.18 acres.
Staff Rec.: **Disapproval for Reasons**
Staff: Cesar Zavala, 512-974-3403, cesar.zavala@austintexas.gov
Development Services Department

9. **Site Plan
(Environmental
Variance Only):** [SP-2019-0027CT - 1514 W Koenig Lane Office Building; District 7](#)
- Location: 1514 West Koenig Lane, Shoal Creek Watershed; Brentwood NP Area
- Owner/Applicant: Joel Levine
- Agent: Wheels and Water LLC (Katie Kam)
- Request: Environmental variance request to LDC 25-8-261 for proposed development within the critical water quality zone.
- Staff Rec.: **Not Recommended**
- Staff: Mike McDougal, 512-974-6380, mike.mcdougal@austintexas.gov
Development Services 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](#)

(Commissioners: Azhar, Anderson, Connolly and Seeger)

[Comprehensive Plan Joint Committee](#)

(Commissioners: Flores, Llanes Pulido and Shaw)

[Joint Sustainability Committee](#)

(Commissioners Schneider and Seeger, *secondary*)

[Small Area Planning Joint Committee](#)

(Commissioners: Hempel, Howard, Thompson and Shieh)

[South Central Waterfront Advisory Board](#)

Mobility and Transportation Working Group

(Commissioners: Azhar, 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 Attorney: Nicolas Parke, 512-974-6463

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

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.