

Meeting of the Planning Commission January 26, 2021

Planning Commission to be held January 26, 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 25, 2021 by noon).**

To speak remotely at the January 26, 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 25, 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 26, 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 25, 2021**

Reunión de la Comisión de Planificación

Fecha 26 de enero de 2021

La Comisión de Planificación se reunirá el 26 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, 25 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 25 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 26 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 25 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 26, 2021

The Planning Commission will convene at 6:00 PM on Tuesday, January 26, 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.

Attorney: Nicolas Parke, 512-974-6463
Commission Liaison: [Andrew Rivera](#), 512-974-6508

A. APPROVAL OF MINUTES

1. Approve the minutes of January 12, 2021.

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
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
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:** [C14-2020-0154 - Domain Retail District 1, Block Z; District 7](#)
Location: 11700 Rock Rose Avenue, 3200-3250 Palm Way, 11701 ½, 11703 ½, 11711, 11711 ½, 11811, 11811 ½ Domain Drive, Walnut Creek Watershed; North Burnet / Gateway NP Area
Owner/Applicant: Domain Northside Retail Property Owner L.P.
Agent: Armbrust & Brown, PLLC (Walter W. Cardwell, IV)
Request: MI-PDA to MI-PDA, to change a condition of zoning
Staff Rec.: **Recommended**
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov
Housing and Planning Department
- 4. Rezoning:** [C14-2020-0128 - NBG Austin Energy Substation Rezoning; District 7](#)
Location: 2412 Kramer Lane, Walnut Creek Watershed; North Burnet / Gateway NP Area
Owner/Applicant: City of Austin Fleet Services
Agent: City of Austin - Housing and Planning Department (Sherri Sirwaitis)
Request: NBG-TOD-NP to P
Staff Rec.: **Recommended**
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

- 5. Rezoning:** [C14H-2020-0136 - Ellen Wyse House -- Wyseacre; District 9](#)
 Location: 2816 San Pedro Street, 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
- 6. Rezoning:** [C14-2020-0112 - Delta Kappa Gamma Society International; District 9](#)
 Location: 416 W. 12th St., Shoal Creek Watershed; Downtown Austin Plan (Uptown / Capitol District)
 Owner/Applicant: Delta Kappa Gamma Society International (Nita Scott)
 Agent: Armbrust & Brown, PLLC (Michael J. Whellan, Michael J. Gaudini)
 Request: From GO to DMU
 Staff Rec.: **Recommendation of DMU-CO**
 Staff: Mark Graham, 512-974-3574, mark.graham@austintexas.gov
 Housing and Planning Department
- 7. Rezoning:** [C14H-2021-0006 - Delta Kappa Gamma Society International; District 9](#)
 Location: 416 W. 12th St., Shoal Creek Watershed; Downtown Austin Plan (Uptown / Capitol District)
 Owner/Applicant: Delta Kappa Gamma Society International (Nita Scott), owner; Historic Landmark Commission, applicant
 Agent: Armbrust & Brown, PLLC (Michael J. Whellan)
 Request: GO to DMU-H
 Staff Rec.: **Recommended**
 Staff: Steve Sadowsky, 512-974-6454, steve.sadowsky@austintexas.gov
 Housing and Planning Department
- 8. Plan Amendment:** [NPA-2020-0015.04.SH - Lott Avenue; District 1](#)
 Location: 4908 Lott Ave; 5000-5016 Lightfield Ln; 1160-1166 Mason Ave, Fort Branch Watershed; East MLK Combined NP Area
 Owner/Applicant: 4908 Lott Holdings, LLC
 GMJ Real Estate Investments, LLC (Matt McDonnell)
 Agent: Armbrust & Brown, PLLC (Michael J. Whellan)
 Request: From Single Family to Higher Density Single Family land use
 Staff Rec.: **Recommended**
 Staff: Jeff Engstrom, 512-974-1621, jeffrey.engstrom@austintexas.gov
 Housing and Planning Department

9. **Rezoning:** [C14-2020-0135.SH - Lott Avenue, District 1](#)
 Location: 4908 Lott Avenue; 5000-5016 Lightfield Lane; 1160-1166 Mason Avenue, Fort Branch Watershed; East MLK Combined NP Area
 Owner/Applicant: 4908 Lott Holdings, LLC
 GMJ Real Estate Investments, LLC (Matt McDonnell)
 Agent: Armbrust & Brown, PLLC (Michael J. Whellan)
 Request: SF-3-NP to SF-6-CO-NP
 Staff Rec.: **Recommended**
 Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov
 Housing and Planning Department
10. **Rezoning:** [C14-2020-0130 - 5613 Patton Ranch Road; District 8](#)
 Location: 5613 Patton Ranch Road, Barton Creek Watershed-Barton Springs Zone; Oak Hill Combined NP Area (East Oak Hill)
 Owner/Applicant: St. Andrew's Episcopal School (Jason Near)
 Agent: McLean & Howard (Jeff Howard)
 Request: MF-1-NP to MF-4-NP
 Staff Rec.: **Recommended**
 Staff: Kate Clark, 512-974-1237, kate.clark@austintexas.gov
 Housing and Planning Department
11. **Plan Amendment:** [NPA-2020-0025.01 - Thomas Springs Office/Warehouse; District 8](#)
 Location: 7815 Thomas Springs Road, Williamson Creek Watershed-Barton Springs Zone; Oak Hill Combined NP Area (West Oak Hill)
 Owner/Applicant: Loco Grande Enterprises LLC (Brandon Brydson)
 Agent: Alice Glasco Consulting (Alice Glasco)
 Request: Rural Residential to Commercial and Single Family land use, as amended
 Staff Rec.: **Recommended**
 Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov
 Housing and Planning Department
12. **Rezoning:** [C14-2020-0102 - Thomas Springs Office/Warehouse; District 8](#)
 Location: 7815 Thomas Springs Road, Williamson Creek Watershed-Barton Springs Zone; Oak Hill Combined NP Area (West Oak Hill)
 Owner/Applicant: Loco Grande Enterprises LLC (Brandon Brydson)
 Agent: Alice Glasco Consulting (Alice Glasco)
 Request: From RR-NP to W/LO-NP (Tract 1) and SF-3-NP (Tract 2), as amended
 Staff Rec.: **Recommended**
 Staff: Kate Clark, 512-974-1237, kate.clark@austintexas.gov
 Housing and Planning Department

- 13. Downtown Density Bonus:** [SPC-2020-0121C - 9092 Rainey; District 9](#)
 Location: 90-92 Rainey Street, Lady Bird Lake Watershed; Downtown Austin Plan (Rainey Street District)
 Owner/Applicant: 90 & 92 Rainey Street LP
 Agent: Drenner Group (Amanda Swor)
 Request: Grant additional FAR from 15:1 to 31.7:1
 Staff Rec.: **Recommended**
 Staff: Aaron Jenkins, 512-974-1243, aaron.jenkins@austintexas.gov
 Housing and Planning Department
- 14. Preliminary Plan:** [C8J-2020-0013 - West Bella Fortuna](#)
 Location: Approx. 13300 Bradshaw Road, Onion Creek and Rinard Creek Watersheds
 Owner/Applicant: Clayton Properties Group, Inc. Brohn Homes (Tyler Gatewood)
 Agent: Doucet & Associates (Davood Salek)
 Request: Approval with conditions of the West Bella Fortuna Preliminary Plan consisting of 344 lots on 93.28 acres. Water and wastewater will be provided by the City of Austin.
 Staff Rec.: **Recommended**
 Staff: Sarah Sumner, 512-854-7687, sarah.sumner@traviscountytexas.gov
 Single Office
- 15. 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

C. BRIEFING

- Goals, progress and insights for the 2017 Austin Strategic Housing Blueprint. In addition, progress report on missing middle housing, transit access, and other affordable housing development programs (Affordability Unlocked, Vertical Mixed Use and University Neighborhood Overlay.) Presenters: Erica Leak - Development Officer, Mandy DeMayo - Community Development Officer, and HousingWorks Austin Staff.

D. ITEMS FROM THE COMMISSION

E. 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.

F. 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 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: Nicolas Parke, 512-974-6463

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