

Meeting of the Planning Commission February 9, 2021

Planning Commission to be held February 9, 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, February 8, 2021 by noon).**

To speak remotely at the February 9, 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 February 8, 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, February 9, 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, February 8, 2021**

Reunión de la Comisión de Planificación

Fecha 9 de febrero de 2021

La Comisión de Planificación se reunirá el 9 de febrero 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, 8 de febrero 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 8 de febrero 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 9 de febrero 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 8 de febrero 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, February 9, 2021

The Planning Commission will convene at 6:00 PM on Tuesday, February 9, 2021 via Videoconference <http://www.austintexas.gov/page/watch-atxn-live>

[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)
Vacancy (District 6)

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: Erika Lopez (512) 974-3588
Commission Liaison: [Andrew Rivera](#), 512-974-6508

A. APPROVAL OF MINUTES

1. Approve the minutes of January 27, 2021.

B. PUBLIC HEARINGS

- 1. 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
- 2. 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
Staff Rec.: **Recommended**
Staff: Jeff Engstrom, 512-974-1621, jeffrey.engstrom@austintexas.gov
Housing and Planning Department
- 3. 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-NP
Staff Rec.: **Recommended**
Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov
Housing and Planning Department

Attorney: Erika Lopez (512) 974-3588

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

- 4. Restrictive Covenant Amendment:** [C14-2009-0151\(RCA3\) - Shoal Creek Walk](#)
- Location: 835 West 6th Street, Shoal Creek Watershed; Downtown Austin Plan (Market/Lamar District)
- Owner/Applicant: Shoal Creek Walk, LTD. (Richard W. Duggan III)
- Agent: Armbrust & Brown, PLLC (Amanda Surman)
- Request: Amend a 2010 Restrictive Covenant modifying conditions related to green roof and rainwater capture.
- Staff Rec.: **Recommended**
- Staff: Mark Graham, 512-974-3574
Housing and Planning Department
- 5. Annexation into Water District:** [C12M-2020-0137 - Travis WCID 10 Annexation of Camelot Water Supply Customers; ETJ](#)
- Location: 36 individual parcels generally located south of Barton Creek Blvd near 610 Canyon Rim Drive, Barton Creek Watershed-Barton Springs Zone
- Owner/Applicant: 36 property owners
- Agent: Chris Alguire
- Request: Annex 36 properties in the Lower Camelot neighborhood into Travis County Water Conservation and Improvement District #10
- Staff Rec.: **Recommended**
- Staff: Andrei Lubomudrov, 512-974-7659, andrei.lubomudrov@austintexas.gov
Development Services Department
- 6. Site Plan:** [SPC-2009-0199D\(R2\) - Holly Street Power Plant Decommissioning and Demolition, District 3](#)
- Location: 2401 Holly Street, Lady Bird Lake Watershed; Holly NP Area
- Owner/Applicant: City of Austin - Parks and Recreation Department (D'anne Williams)
- Agent: MWM Design (Shari Pape)
- Request: Revision to add 3,000 feet of trail and revegetation along with associated improvements. Site zoned P and over 1 acre.
- Staff Rec.: **Recommended**
- Staff: Renee Johns, 512-974-2711, renee.johns@austintexas.gov
Development Services Department
- 7. Site Plan:** [SP-2020-0282C - Austin ENT South Clinic; District 5](#)
- Location: 6503 Menchaca Road, Williamson Creek Watershed; Garrison Park NP Area
- Owner/Applicant: ENT Real Estate, LP (Dr. Taylor Shepard)
- Agent: Baeza Engineering, PLLC (Brian Landry)
- Request: Waiver to permit concrete drainage facilities within the 25 foot Article 10 Compatability Setback
- Staff Rec.: **Recommended**
- Staff: Randall Rouda, 512-974-3338, randall.rouda@austintexas.gov
Development Services Department

- 8. Subdivision:** [C8-2020-0255.0A - Avery Lakeline; District 6](#)
 Location: 14121 North US Highway 183, Buttercup Creek and South Brushy Creek Watersheds
 Owner/Applicant: Lakeline Avery Partners, LP (Alex Clarke)
 Agent: Jones-Carter, Inc. (John Alvarez, P.E.)
 Request: Approval of an 8 lot subdivision with all associated improvements on 97.21 acres.
 Staff Rec.: **Disapprove for Reasons**
 Staff: Joey de la Garza, 512-974-2664, joey.delagarza@austintexas.gov
 Development Services Department
- 9. Preliminary Plan:** [C8-2020-0037 - Marshall Ranch Preliminary Plan; District 8](#)
 Location: 1300 Lost Creek Boulevard, Barton Creek Watershed-Barton Springs Zone
 Owner/Applicant: Eanes Marshall Ranch, LP (Linda Haines)
 Agent: KTCivil (Jonathan Fleming)
 Request: Approval of Marshall Ranch Preliminary Plan, consisting of 63 single family lots on 37.23 acres with all associated improvements.
 Staff Rec.: **Disapprove for Reasons**
 Staff: Joey de la Garza, 512-974-2664, joey.delagarza@austintexas.gov
 Development Services Department
- 10. Subdivision out of approved Preliminary Plan:** [C8-2019-0057.1A - Pearson Ranch Phase One Final Plat; District 6](#)
 Location: 14320 North FM 620, Lake Creek Watershed
 Owner/Applicant: Pearson Ranch, LLC (Brett Ames)
 Agent: BGE, Inc. (Brian J. Grace, P.E.)
 Request: Approval of Pearson Ranch West Phase One Subdivision out of the approved Pearson Ranch West Preliminary Plan, consisting of 8 lots on 40.544 acres with all associated improvements.
 Staff Rec.: **Disapprove for Reasons**
 Staff: Joey de la Garza, 512-974-2664, joey.delagarza@austintexas.gov
 Development Services Department
- 11. Right-of-Way Vacation:** [10245-2002 - Chalmers Avenue between E. 3rd and E. 4th Streets; District 3](#)
 Location: 1600 East 3rd Street, Lady Bird Lake Watershed; Plaza Saltillo TOD
 Owner/Applicant: Housing Authority of City of Austin (HACA)
 Agent: Dunaway Assoc. (Meg Greenfield)
 Request: To grant vacation of Chalmers Avenue Right-of Way between East 3rd and East 4th Streets.
 Staff Rec.: **Recommended**
 Staff: Mashell Smith, 512-974-4049, mashell.smith@austintexas.gov
 Development Services Department

- 12. Right-of-Way Vacation:** [10350-2010 - 2209 S 1st St \(Alley\); District 9](#)
 Location: 2209 S. 1st Street, East Bouldin Creek Watershed; Bouldin Creek NP Area
 Owner/Applicant: RPC South First St, LLC
 Agent: Civiltude, LLC (Jim Schissler)
 Request: Approval of alley right-of-way vacation to allow a mixed-use project, with live-work units and multifamily units
 Staff Rec.: **Recommended**
 Staff: Mashell Smith, 512-974-4049, mashell.smith@austintexas.gov
 Development Services Department
- 13. Final Plat from Approved Preliminary Plan:** [C8J-2018-0091.2A - Turners Crossing North Phase 2](#)
 Location: Approx. FM 1327 at North Turnersville Road, Rinard Creek Watershed
 Owner/Applicant: Meritage Homes of Texas, LLC (Matthew Scrivener)
 Agent: Kimley-Horn and Associates, Inc. (Jacob Kondo)
 Request: Approval with conditions of Turners Crossing North Phase Two Subdivision consisting of 304 lots on 100.665 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
- 14. Final Plat from an approved Preliminary Plan:** [C8J-2008-0176.01.8A - Sun Chase South Section Eight](#)
 Location: Sweet Mimosa Drive and Sparkling Light Drive, Dry Creek East Watershed
 Owner/Applicant: Qualico CR, LP (Vera Massaro)
 Agent: Carlson Brigance & Doering, Inc. (Brian Kelling)
 Request: Approval with Conditions of Sun Chase South Section Eight Final Plat, consisting of 91 lots on 20.157 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. PARD Appeal: [SP-2019-0600C - Wilder, District 3](#)
Location: 4802 South Congress Avenue, Williamson Creek Watershed; West Congress NP Area
Owner/Applicant: 4802 LLC (Mitch Ely)
Agent: Rivera Engineering (Michael Rivera)
Request: Appeal of Decision to Reject Applicant's Request to Pay Fee In Lieu of Dedication
Staff Rec.: **Uphold the Director's Decision**
Staff: Scott Grantham, 512-974-9457, scott.grantham@austintexas.gov, Parks and Recreation Department
Randall Rouda, 512-974-3888, randall.rouda@austintexas.gov, Development Services Department

C. BRIEFING

1. 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, 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)

Attorney: Erika Lopez (512) 974-3588

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

[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: Erika Lopez (512) 974-3588

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