



PLANNING COMMISSION

MINUTES

November 10, 2020

The Planning Commission convened in a meeting on November 10, 2020 via videoconference (<http://www.austintexas.gov/page/watch-atxn-live>)

Chair Shaw called the Commission Meeting to order at 6:05 p.m.

Commission Members in Attendance:

Greg Anderson
Awais Azhar
Joao Paulo Connolly
Yvette Flores
Claire Hempel – Vice-Chair
Patrick Howard
Carmen Llanes Pulido
Robert Schneider
James Shieh
Todd Shaw – Chair
Jeffrey Thompson

Don Leighton-Burwell – Ex-Officio

Absent:

Patricia Seeger

Ann Teich – 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

A. APPROVAL OF MINUTES

1. Approve the minutes of October 27, 2020.

Motion to approve the minutes of October 27, 2020 was approved on the consent agenda on the motion by Commissioner Azhar, seconded by Commissioner Schneider on a vote of 11-0. Commissioner Seeger absent. One vacancy on the Commission.

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

Public Hearing closed.

Motion to grant Staff’s recommendation of Mixed Use land use for NPA-2020-0016.03 - 1135 Gunter St located at 1135 and 1129-1/2 Gunter Street was approved on the motion by Commissioner Anderson, seconded by Commissioner Llanes Pulido on a vote of 11-0. Commissioner Seeger absent. One vacancy on the Commission.

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

Public Hearing closed.

Motion to grant Applicant’s request of CS-MU-V-NP district zoning for C14-2020-0083 - 1135 Gunter St. located at 1135 and 1129-1/2 Gunter Street was approved on the motion by

Commissioner Anderson, seconded by Commissioner Llanes Pulido on a vote of 11-0.
Commissioner Seeger absent. One vacancy on the Commission.

The following land uses shall be prohibited: Agricultural Sales and Services, Alternative Financial Services, Automotive Rentals, Automotive Repair, Automotive Sales, Automotive Washing (of any kind), Bail Bond Services, Building Maintenance Services, Campground, Carriage Stable, Commercial Blood Plasma Center, Construction Sales and Services, Convenience Storage, Drop-Off Recycling Collection Facility, Equipment Repair Services, Equipment Sales, Exterminating Services, Kennels, Laundry Services, Outdoor Entertainment, Outdoor Sports and Recreation, Pawn Shop Services, Pedicab Storage and Dispatch, Recreational Equipment Maintenance and Storage, Service Station, Vehicle Storage, Limited Warehouse and Distribution, Community Recreation (Public), Maintenance and Service Facilities, Residential Treatment, Transitional Housing, and Transportation Terminal, and Adult-Oriented Business.

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

Public Hearing closed.

Motion by Commissioner Shieh, seconded by Commissioner Schneider to grant Staff's recommendation of LO-CO-NP combining district zoning, to change conditions of zoning for C14-2020-0109 - 411 Radam Lane located at 411 Radam Lane was approved on a vote of 11-0
Commissioner Seeger absent. One vacancy on the Commission.

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

Public Hearing closed.

Motion to grant Staff's recommendation of GO-MU combining district zoning for C14-2020-0096 - 3707 S 2nd Street located at 3707 South 2nd Street was approved on the consent agenda

on the motion by Commissioner Azhar, seconded by Commissioner Schneider on a vote of 11-0. Commissioner Seeger absent. One vacancy on the Commission.

5 Site Plan - SP-2020-0093DS - 1112 W. Annie Street; District 9
Environmental Variance Only:
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

Public Hearing closed.

Motion to grant Staff's recommendation for SP-2020-0093DS - 1112 W. Annie Street located at 1112 W. Annie Street was approved on the consent agenda on the motion by Commissioner Azhar, seconded by Commissioner Schneider on a vote of 11-0. Commissioner Seeger absent. One vacancy on the Commission.

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

Public Hearing closed.

Motion to grant Staff's recommendation for C8-2018-0217.3A - Colton Bluff Phase 2 located at 7231 Colton Bluff Springs Road was approved on the consent agenda on the motion by Commissioner Azhar, seconded by Commissioner Schneider on a vote of 11-0. Commissioner Seeger absent. One vacancy on the Commission.

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

Public Hearing closed.

Motion to grant Staff's recommendation for C8-2018-0217.4A - Colton Bluff Phase 3 located at 7231 Colton Bluff Springs Road was approved on the consent agenda on the motion by Commissioner Azhar, seconded by Commissioner Schneider on a vote of 11-0. Commissioner Seeger absent. One vacancy on the Commission.

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

Public Hearing closed.

Motion to grant Staff's recommendation for C8-2017-0307.4A - Vistas Section 5 located at 1834 Old Lockhart Road was approved on the consent agenda on the motion by Commissioner Azhar, seconded by Commissioner Schneider on a vote of 11-0. Commissioner Seeger absent. One vacancy on the Commission.

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

Public Hearing closed.

Motion to grant Staff's recommendation for C8J-2018-0105.2A – Easton Park Section 3A, Phase 2 Final Plat located at Moonbeam Drive and Finial Drive was approved on the consent agenda on the motion by Commissioner Azhar, seconded by Commissioner Schneider on a vote of 11-0. Commissioner Seeger absent. One vacancy on the Commission.

C. NEW BUSINESS

1. Discussion and adoption of Planning Commission meeting schedule for calendar year 2021.

Motion by Commissioner Anderson, seconded by Commissioner Shieh to adopt the following Planning Commission meeting schedule for calendar year 2021:

Convene every 2nd and the 4th Tuesday of the month with the exception of November and December.

November meeting dates, Tuesday, 9th and Wednesday, 17th.

December meeting dates, Tuesday, 14th and Wednesday, 22nd, Consent only agenda.

Motion was approved by unanimous consent. Commissioner Seeger absent. One vacancy on the Commission.

2. Discussion and possible amendment to the Planning Commission meeting schedule of 2020.

Item discussed and disposed without action.

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)

No report provided.

[Comprehensive Plan Joint Committee](#)

(Commissioners: Flores, Llanes Pulido and Shaw)

No report provided.

[Joint Sustainability Committee](#)

(Commissioners Schneider and Seeger, *secondary*)

No report provided.

[Small Area Planning Joint Committee](#)

(Commissioners: Hempel, Howard, Thompson and Shieh)

No report provided.

[South Central Waterfront](#)

[Advisory Board](#)

(Commissioner Anderson)

No report provided.

Mobility and Transportation Working Group

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

No report provided.

Chair Shaw adjourned the meeting without objection on Tuesday, November 10, 2020 at 8:05 p.m.

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 4 days before the meeting date. Please call Jerry

Rusthoven at the Housing and Planning Department, at 512-974-3207, for additional information; TTY users route through Relay Texas at 711.