



PLANNING COMMISSION

MINUTES

December 22, 2020

The Planning Commission convened in a meeting on December 22, 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
Patricia Seeger
Todd Shaw – Chair
Jeffrey Thompson

Don Leighton-Burwell – Ex-Officio

Absent:

James Shieh

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

CITIZEN COMMUNICATIONS

A. APPROVAL OF MINUTES

1. Approve the minutes of December 8, 2020.

Motion to approve the minutes of December 8, 2020, as amended, were approved on the consent agenda on the motion by Commissioner Azhar, seconded by Commissioner Seeger on a vote of 11-0. Commissioner Shieh absent. One vacancy on the Commission.

B. PUBLIC HEARINGS

- 1. Plan Amendment:** [NPA-2020-0016.01 - MSC & CTC Tracts NPA; District 3](#)
Location: 748, 750, 760, 764 Airport Boulevard & 5301 Glissman Road, Boggy Creek / Colorado River Watersheds; Govalle / Johnston Terrace Combined (Govalle) NP Area
Owner/Applicant: Coastal Transport Co., Inc. (Joe Morgan); Modern Supply Company of Austin, Texas (M. Jack Hall)
Agent: Alice Glasco Consulting (Alice Glasco)
Request: Commercial to Mixed 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 for NPA-2020-0016.01 - MSC & CTC Tracts NPA located at 748, 750, 760, 764 Airport Boulevard & 5301 Glissman Road was approved on the consent agenda on the motion by Commissioner Azhar, seconded by Commissioner Seeger on a vote of 11-0. Commissioner Shieh absent. One vacancy on the Commission.

- 2. Rezoning:** [C14-2020-0073 - MSC & CTC Tracts Zoning; District 3](#)
- Location: 748, 750, 760, 764 Airport Boulevard & 5301 Glissman Road, Boggy Creek / Colorado River Watersheds; Govalle / Johnston Terrace Combined (Govalle) NP Area
- Owner/Applicant: Coastal Transport Co., Inc. (Joe Morgan); Modern Supply Company of Austin, Texas (M. Jack Hall)
- Agent: Alice Glasco Consulting (Alice Glasco)
- Request: CS-CO-NP to CS-MU-V-NP
- Staff Rec.: **Recommendation of CS-MU-V-CO-NP**
- Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov
Housing and Planning Department

Public Hearing closed.

Motion to grant Staff's recommendation of CS-MU-V-CO-NP combining district zoning for C14-2020-0073 - MSC & CTC Tracts Zoning located at 748, 750, 760, 764 Airport Boulevard & 5301 Glissman Road was approved on the consent agenda on the motion by Commissioner Azhar, seconded by Commissioner Seeger on a vote of 11-0. Commissioner Shieh absent. One vacancy on the Commission.

- 3. Plan Amendment:** [NPA-2020-0005.01 - 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: Single Family to Multifamily land use
- Staff Rec.: **Recommended**
- Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov
Housing and Planning Department

Motion to grant Neighborhood's request for postponement of this item to January 12, 2021 was approved on the consent agenda on the motion by Commissioner Azhar, seconded by

Commissioner Seeger on a vote of 11-0. Commissioner Shieh absent. One vacancy on the Commission.

- 4. 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

Motion to grant Neighborhood’s request for postponement of this item to January 12, 2021 was approved on the consent agenda on the motion by Commissioner Azhar, seconded by Commissioner Seeger on a vote of 11-0. Commissioner Shieh absent. One vacancy on the Commission.

- 5. 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.: **No action required; To be rescheduled due to notification error.**
- Staff: Kalan Contreras, 512-974-2727, kalan.contreras@austintexas.gov
Housing and Planning Department

No action; notification error

6. Downtown Density Bonus: [SP-2019-0465C - River Street Residences; District 9](#)

Location: 60 East Avenue, and 61 and 69 Rainey Street, Lady Bird Lake Watershed; Downtown Austin Plan (Rainey Street District)

Owner/Applicant: 61 & 69 Rainey Street LLC & River Street Partners LLC

Agent: Drenner Group (Amanda Swor)

Request: To grant additional FAR from 15:1 to 22:1

Staff Rec.: **Recommended**

Staff: Aaron Jenkins, 512-974-1243, aaron.jenkins@austintexas.gov
Housing and Planning Department

Public Hearing closed.

Motion by Commissioner Hempel, seconded by Commissioner Thompson to grant Staff's recommendation for SP-2019-0465C - River Street Residences located at 60 East Avenue, and 61 and 69 Rainey Street was approved on a vote of 11-0. Commissioner Shieh absent. One vacancy on the Commission.

7. 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

Motion to grant Staff's request for postponement of this item to January 12, 2021 was approved on the consent agenda on the motion by Commissioner Azhar, seconded by Commissioner Seeger on a vote of 11-0. Commissioner Shieh absent. One vacancy on the Commission.

8. Site Plan: [SP-2020-0202C - 15th St Office Building; District 9](#)

Location: 502 West 15th Street, Shoal Creek Watershed; Downtown Austin Plan (Northwest District)

Owner/Applicant: Moore JH 502 LLC

Agent: Vanessa Mendez, Dunaway / Urban Design Group

Request: A partial waiver of the Downtown Mixed Use Zone requirement to screen structure parking on the ground floor with pedestrian oriented uses.

Staff Rec.: **Not Recommended**

Staff: Randall Rouda, 312-974-3338, randall.rouda@austintexas.gov
Development Services Department

Aaron Jenkins, 412-974-1243, aaron.jenkins@austintexas.gov
Housing and Planning Department

Public Hearing closed.

Motion Commissioner Azhar, seconded by Commissioner Seeger to grant Staff's recommendation to deny a partial waiver of the Downtown Mixed Use Zone requirement to screen structure parking on the ground floor with pedestrian oriented uses for SP-2020-0202C - 15th St Office Building located at 502 West 15th Street, Shoal Creek Watershed was approved on a vote of 11-0. Commissioner Shieh absent. One vacancy on the Commission.

9. Right-of-Way Vacation: [Right-of-Way Vacation - F#10356-2011, 10357-2011](#)

Location: 11910-12100 Samsung Boulevard

Owner/Applicant: Adjacent property owner, Samsung Austin Semiconductor LLC

Agent: Drenner Group, PC (Dave Anderson)

Request: Grant Street Right-of-Way vacation applications for 11910-12100 Samsung Boulevard

Staff Rec.: **Recommended**

Staff: Stephany Roy, Senior Property Agent, Land Management
Development Services Department, 404-357-1814;
landmanagement@austintexas.gov

Motion to grant Staff's recommendation for Right-of-Way Vacation - F#10356-2011, 10357-2011 located at 11910-12100 Samsung Boulevard was approved on the consent agenda on the motion by Commissioner Azhar, seconded by Commissioner Seeger on a vote of 11-0. Commissioner Shieh absent. One vacancy on the Commission

C. NEW BUSINESS

1. Nominate a member to be recommended to Council to serve on the South Central Waterfront Advisory Board.

Commissioner Schneider was nominated and recommended to Council to serve on the South Central Waterfront Advisory Board on the motion by Vice-Chair Hempel, seconded by Commissioner Anderson on a vote of 11-0. Commissioner Shieh absent. One vacancy on 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)

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)

Vice- Chair Hempel conveyed the Committee was provide an overview on small area planning and proposed planning in regards to the Tesla site.

South Central Waterfront Advisory Board (Commissioner Anderson)

No report provided.

Mobility and Transportation Working Group

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

No report provided.

Chair Shaw adjourned the meeting without objection on Tuesday, December 22, 2020 at 7:40 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.