



PLANNING COMMISSION

MINUTES

January 26, 2021

The Planning Commission convened in a meeting on January 26, 2021 via videoconference
(<http://www.austintexas.gov/page/watch-atxn-live>)

Vice-Chair Hempel called the Commission Meeting to order at 6:05 p.m.

Commission Members in Attendance:

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

Don Leighton-Burwell – Ex-Officio

Absent:

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 January 12, 2021.

Motion to approve the minutes of January 12, 2021 was approved on motion by Commissioner Azhar, seconded by Commissioner Seeger on a vote 12-0. One vacancy on the Commission.

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

Public Hearing closed.

Motion by Commissioner Anderson, seconded by Commissioner Shieh to grant Staff's recommendation of Multifamily land use for NPA-2020-0005.01 - Montopolis Acres NPA located at 1013 and 1017 Montopolis Drive was approved on a vote of 10-2. Chair Shaw and Commissioner Llanes Pulido voted nay. One vacancy on the Commission.

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

Public Hearing closed.

Motion by Commissioner Azhar, seconded by Commissioner Shieh to grant MF-4 district zoning for C14-2020-0029 - Montopolis Acres Rezoning located at 1013 and 1017 Montopolis Drive was approved on a vote of 8-4. Chair Shaw and Commissioners Llanes Pulido, Schneider and Seeger voted nay. One vacancy on the Commission

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

Public Hearing closed.

Motion to grant Staff's recommendation of MI-PDA, to change a condition of zoning, for C14-2020-0154 - Domain Retail District 1, Block Z; District 7 located at 11700 Rock Rose Avenue, 3200-3250 Palm Way, 11701 ½, 11703 ½, 11711, 11711 ½, 11811, 11811 ½ Domain Drive was approved on motion by Commissioner Azhar, seconded by Commissioner Seeger on a vote 12-0. One vacancy on the Commission

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

Public Hearing closed.

Motion to grant Staff's recommendation of P district zoning for C14-2020-0128 - NBG Austin Energy Substation Rezoning located at 2412 Kramer Lane was approved on motion by Commissioner Azhar, seconded by Commissioner Seeger on a vote 12-0. One vacancy on the Commission

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

Public Hearing closed.

Motion by Commissioner Shieh seconded by Commissioner Thompson to deny SF-3-H-CO-NP combining district zoning for C14H-2020-0136 - Ellen Wyse House -- Wyseacre located at 2816 San Pedro Street was approved on a vote of 7-2. Chair Shaw and Commissioner Seeger voted nay. Commissioners Azhar and Llanes Pulido abstained. One vacancy on the Commission.

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

Public Hearing closed.

Motion by Commissioner Anderson, seconded by Vice-Chair Hempel to grant Staff recommendation of DMU-CO combining district zoning for C14-2020-0112 - Delta Kappa Gamma Society International located at 416 W. 12th St., was approved on a vote of 11-0. Commissioner Shieh abstained on this item.

- 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

Public Hearing closed.

Motion by Chair Shaw, seconded by Commissioner Seeger to grant H district zoning for C14H-2020-0136 - C14H-2021-0006 - Delta Kappa Gamma Society International located at 416 W. 12th St., failed on a vote of 3 – 8. Chair Shaw and Commissioners Seeger and Schneider voted aye. Commission Llanes Pullidio abstained. One vacancy on the Commission

- 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

Motion to grant Neighborhood’s request for postponement of this item to February 9, 2021 was approved on motion by Commissioner Azhar, seconded by Commissioner Seeger on a vote 12-0. One vacancy on the Commission

- 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

Motion to grant Neighborhood's request for postponement of this item to February 9, 2021 was approved on motion by Commissioner Azhar, seconded by Commissioner Seeger on a vote 12-0. One vacancy on the Commission.

- 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

Motion to grant Neighborhood's request for postponement of this item to February 23, 2021 was approved on motion by Commissioner Azhar, seconded by Commissioner Seeger on a vote 12-0. One vacancy on the Commission.

- 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

Public Hearing closed.

Motion by Commissioner Shieh, seconded by Commissioner Seeger to grant Staff's recommendation of Commercial land use on Tract 1 and Single Family land use on Tract 2 for NPA-2020-0025.01 - Thomas Springs Office/Warehouse located at 7815 Thomas Springs Road was approved on a vote of 12-0. One vacancy on the Commission.

- 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

Public Hearing closed.

Motion by Commissioner Seeger, seconded by Commissioner Anderson to grant Staff's recommendation of W/LO-NP combining district zoning for Tract 1 and SF-3-NP combining district for Tract 2 for C14-2020-0102 - Thomas Springs Office/Warehouse located at 7815 Thomas Springs Road was approved on a vote of 11-1. Chair Shaw voted nay. One vacancy on the Commission.

- 13. Downtown** [SPC-2020-0121C - 9092 Rainey; District 9](#)
Density Bonus:
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

Public Hearing closed.

Motion by Vice-Chair Hempel, seconded by Commissioner Azhar to grant Staff's recommendation for SPC-2020-0121C - 9092 Rainey located at 90-92 Rainey Street was approved on a vote of 12-0. One vacancy on the Commission.

- 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@traviscountytx.gov
Single Office

Public Hearing closed.

Motion to grant Staff's recommendation for C8J-2020-0013 - West Bella Fortuna located at Approx. 13300 Bradshaw Road was approved on the motion by Commissioner Azhar, seconded by Commissioner Seeger on a vote 12-0.

- 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

Public Hearing closed.

Motion to grant Staff's recommendation to Disapprove for Reasons, per Exhibit C of the Staff Report for C8-2018-0165.2A - Cascades at Onion Creek, Phase Two Final Plat located at 2333 Cascades Ave., was approved on the motion by Commissioner Azhar, seconded by Commissioner Seeger on a vote 12-0.

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.

Motion to postpone this item by the Planning Commission to February 9, 2021 was approved on motion by Commissioner Azhar, seconded by Commissioner Seeger on a vote 12-0.

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)

Vice-Chair Hempel adjourned the meeting without objection on Tuesday, January 26, 2021 at 11:59 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.