

# Regular Meeting of the Planning Commission December 22, 2020

## Planning Commission to be held December 22, 2020 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, December 21 2020 by noon).**

To speak remotely at the December 22 2020 Planning Commission Meeting, residents must:

Preferably email the board liaison at [andrew.rivera@austintexas.gov](mailto: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 December 21, 2020 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](mailto:andrew.rivera@austintexas.gov) by 1:00 PM Tuesday, December 22, 2020 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, December 21, 2020**

## **Reunión de la Comisión de Planificación**

Fecha 22 de Diciembre de 2020

La Comisión de Planificación se reunirá el 22 de Diciembre de 2020 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, 21 de Diciembre 2020).

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 21 de Diciembre 2020, 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](mailto:andrew.rivera@austintexas.gov) antes antes de la 1:00 p.m. del martes 22 de Diciembre de 2020 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 21 de Diciembre 2020

## **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**

| <b>Speaker</b>                 | <b>Number</b> | <b>Time Allocated</b>               |
|--------------------------------|---------------|-------------------------------------|
| <b>Applicant / Agent</b>       | 1             | 6 min. (Additional 3 min. rebuttal) |
| <b>Speakers For</b>            | Up to 6       | 3 min.                              |
| <b>Speakers For</b>            | Unlimited     | 1 min.                              |
|                                |               |                                     |
| <b>Primary Speaker Against</b> | 1             | 6 min.                              |
| <b>Speakers Against</b>        | Up to 6       | 3 min.                              |
| <b>Speakers Against</b>        | Unlimited     | 1 min.                              |



## **PLANNING COMMISSION AGENDA**

**Tuesday, December 22, 2020**

**The Planning Commission will convene at 6:00 PM on Tuesday, December 22, 2020 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  
[Ann Teich](#) – 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.

## A. APPROVAL OF MINUTES

1. Approve the minutes of December 8, 2020.

## 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](mailto:maureen.meredith@austintexas.gov)  
Housing and Planning Department
- 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](mailto:wendy.rhoades@austintexas.gov)  
Housing and Planning Department
- 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](mailto:maureen.meredith@austintexas.gov)  
Housing and Planning Department
- 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](mailto:kate.clark@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, 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](mailto:kalan.contreras@austintexas.gov)  
 Housing and Planning Department
- 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](mailto:aaron.jenkins@austintexas.gov)  
 Housing and Planning Department
- 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](mailto:mike.mcdougal@austintexas.gov)  
 Development Services Department
- 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](mailto:randall.rouda@austintexas.gov)  
 Development Services Department  
 Aaron Jenkins, 412-974-1243, [aaron.jenkins@austintexas.gov](mailto:aaron.jenkins@austintexas.gov)  
 Housing and Planning Department

**9. Right-of-Way**

**[Right-of-Way Vacation - F#10356-2011, 10357-2011](#)**

**Vacation:**

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

**C. NEW BUSINESS**

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

**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)

**[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](#)**

(Commissioner Anderson)

**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

Attorney: Nicolas Parke 512-974-6463

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

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.