



PLANNING COMMISSION

MINUTES

January 12, 2021

The Planning Commission convened in a meeting on January 12, 2021 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
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 December 22, 2020.

Motion to approve the minutes of December 22, 2020 was approved on the consent agenda on the motion by Commissioner Shieh, seconded by Commission Seeger on a vote of 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 (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 26, 2021 was approved on the consent agenda on the motion by Commissioner Shieh, seconded by Commission Seeger on a vote of 12-0. 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 (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 26, 2021 was approved on the consent agenda on the motion by Commissioner Shieh, seconded by Commission Seeger on a vote of 12-0. One vacancy on the Commission.

3 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

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

4 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.: **Recommended**
Staff: Kalan Contreras, 512-974-2727, kalan.contreras@austintexas.gov
Housing and Planning Department

Motion to grant Owners's request for postponement of this item to January 26, 2021 was approved on the consent agenda on the motion by Commissioner Shieh, seconded by Commission Seeger on a vote of 12-0. One vacancy on the Commission.

5 Resubdivision: [C8-2019-0066.0A - Fionn Resubdivision; District 5](#)
Location: 3205 Clawson Road, West Bouldin Creek Watershed; South Lamar NP Area
Owner/Applicant: 3205 Clauson LLC (Lluis Bacardi)
Agent: Ed Moore (The Moore Group)
Request: Approval of the resubdivision of a portion of Block 25 Theodore Low Heights with a flag lot variance. The plat is comprised of four lots on 0.99 acre.
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 C8-2019-0066.0A - Fionn Resubdivision located at 3205 Clawson Road was approved on the consent agenda on the motion by Commissioner Shieh, seconded by Commission Seeger on a vote of 12-0. One vacancy on the Commission.

6 Conditional Use **[SPC-2020-0252C - Hancock Shopping Center; District 9](#)**

Permit:

Location: 1000 East 41st Street, Boggy Creek Watershed; Hancock NP Area
Owner/Applicant: Pacific Retail Trust (Patrick Krejs)
Agent: Kimley-Horn (Harrison Hudson)
Request: Expand existing retail commercial use to exceed 100,000 square feet.

Staff Rec.: **Recommended**

Staff: Randall Rouda, 512-974-3338, randall.rouda@austintexas.gov
Development Services Department

Public Hearing closed.

Motion to grant Staff's recommendation for SPC-2020-0252C - Hancock Shopping Center located at 1000 East 41st Street was approved on the consent agenda on the motion by Commissioner Shieh, seconded by Commission Seeger on a vote of 12-0. One vacancy on the Commission.

7 Subdivision: **[C8-2019-0057.1A - Pearson Ranch West; District 6](#)**

Location: 14320 RR 620, Lake Creek Watershed
Owner/Applicant: Pearson Ranch, LLC (Brett Ames)
Agent: Brian J. Grace, P.E. (BGE, Inc.)
Request: Approval of the Pearson Ranch Phase One Subdivision which will consist of an 8 lot mixed use development with parkland, public and private drives and all associated improvements on 40.544 acres.

Staff Rec.: **Disapprove for Reasons**

Staff: Joey de la Garza, 512-974-2664, joey.delagarza@austintexas.gov
Development Services Department

Public Hearing closed.

Motion to Disapprove for Reasons, per exhibit C of the Staff Report for C8-2019-0057.1A - Pearson Ranch West located at 14320 RR 620 was approved on the consent agenda on the motion by Commissioner Shieh, seconded by Commission Seeger on a vote of 12-0. One vacancy on the Commission.

8 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 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 consent agenda on the motion by Commissioner Shieh, seconded by Commissioner Seeger on a vote of 12-0. One vacancy on the Commission.

9. 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

Public Hearing closed.

Motion by Commissioner Shieh, seconded by Commissioner Anderson to grant variance for SP-2019-0027CT - 1514 W Koenig Lane Office Building located at 1514 West Koenig Lane was approved on a vote of 11-0. Commissioner Seeger abstained. One vacancy on the Commission.

Property subject to the following conditions:

1. Achieve a pollutant load at least equivalent to what exists on the site today with the current amount of impervious cover.
2. Shall treat construction build out per Exhibit – Applicant Proposal: Planning Commission
3. Additional Water Quality Volume treatment may be achieved by incorporating the carport, cistern, elevated structures and utilizing porous materials when possible, subject to staff review for Code compatibility.

C. ITEMS FROM 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)

No report provided.

[South Central Waterfront Advisory Board](#)

No report provided.

Mobility and Transportation Working Group

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

Commissioner Thompson stated the Working Group will begin formulating recommendations for the Transpiration Criteria manual update.

ADDENDUM

F. PUBLIC HEARINGS

- 10. Resubdivision** **C8-2019-0185.0A - Armadillo Parks; District 2**
- Location: 901 & 909 Armadillo Road, Williamson Creek Watershed
- Owner/Applicant: David Cox (Verde Ville LLC)
- Agent: George Gonzalez (Genesis 1 Engineering Co.)
- Request: Approval of Armadillo Parks, a resubdivision of Lots 1 and 2, Big White Cloud Subdivision, comprised of 5 lots on 0.703 acre.
- Staff Rec.: **Disapproval for Reasons**
- Staff: Steve Hopkins, 974-3175, steve.hopkins@austintexas.gov
Development Services Department

Public Hearing closed.

Motion to Disapprove for Reasons, per exhibit C of the Staff Report for C8-2019-0185.0A - Armadillo Parks at 901 & 909 Armadillo Road was approved on the consent agenda on the motion by Commissioner Shieh, seconded by Commission Seeger on a vote of 12-0. One vacancy on the Commission.

G. ITEMS FROM THE COMMISSION

1. Discuss and consider making recommendations to Council directing the City Manager to proceed with the amendments regarding a modified site plan process initiated in [Resolution No. 20190221-027](#) (*Affordability Unlocked Density Bonus Program*). (Co-sponsor Commissioners Anderson and Azhar)

Motion to forward recommendations to Council directing the City Manager to proceed with the amendments regarding a modified site plan process initiated in Resolution No. 20190221-027 (*Affordability Unlocked Density Bonus Program*) was approved on the consent agenda on the motion by Commissioner Shieh, seconded by Commission Seeger on a vote of 12-0. One vacancy on the Commission.

2. Nominate and recommend a member to Council to serve on the Comprehensive Plan Joint Committee
(Co-Sponsor Chair Shaw and Vice-Chair Hempel)

Recommendation of Commissioner Robert Schneider to serve on the Comprehensive Plan Joint Committee was approved on the consent agenda on the motion by Commissioner Shieh, seconded by Commission Seeger on a vote of 12-0. One vacancy on the Commission.

Chair Shaw adjourned the meeting without objection on Tuesday, January 12, 2021 at 7:20 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.