



## PLANNING COMMISSION AGENDA

**Tuesday, August 27, 2019**

The Planning Commission will convene at 6:00 PM on  
Tuesday, August 27, 2019 at Austin City Hall, Council Chambers  
301 W. Second Street, Austin, TX

Greg Anderson  
Awais Azhar  
Yvette Flores – Secretary  
Claire Hempel  
Patrick Howard  
Fayez Kazi – Chair  
Conor Kenny – Vice-Chair  
Carmen Llanes-Pulido

Robert Schneider  
Patricia Seeger  
Todd Shaw  
James Shieh – Parliamentarian  
Jeffrey Thompson  
Don Leighton-Burwell – Ex-Officio  
Richard Mendoza – Ex-Officio  
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. CITIZEN COMMUNICATION**

The first four (4) speakers signed up prior to the meeting being called to order will each be allowed a three-minute allotment to address their concerns regarding **items not posted on the agenda.**

Facilitator: Mark Kere, 512-974-2964

Attorney: Erika Lopez, 512-974-3588

Commission Liaison: Andrew Rivera, 512-974-6508

## B. APPROVAL OF MINUTES

1. Approval of minutes from Tuesday, August 13, 2019

## C. PUBLIC HEARINGS

- 1. Plan Amendment:** [NPA-2018-0021.02 - Skyline Oltorf Mixed Use; District 3](#)  
Location: 5208 and 5010 East Oltorf St and 2424 Riverside Farms Rd, Country Club West Watershed; East Riverside/Oltorf Combined NP Area  
Owner/Applicant: ADD Land, Ltd. and Charitable Holdings II  
Agent: Armbrust & Brown, PLLC (Richard T. Suttle, Jr. and Ferris Clements)  
Request: Office and Rural Residential to Mixed Use land use  
Staff Rec.: **Pending; Postponement request by applicant to October 22, 2019**  
Staff: [Kathleen Fox](#), 512-974-7877  
Planning and Zoning Department
- 2. Plan Amendment:** [NPA-2019-0020.04 - 600 Industrial Blvd; District 3](#)  
Location: 600 Industrial Boulevard, Blunn Creek Watershed; Montopolis NP Area  
Owner/Applicant: KC 600 Industrial LLC  
Agent: (David Hartman) Smith Robertson, L.L.P.  
Request: Industry to Mixed Use land use  
Staff Rec.: **Pending; Postponement request by staff to September 24, 2019**  
Staff: [Jesse Gutierrez](#), 512-974-1606  
Planning and Zoning Department
- 3. Plan Amendment:** [NPA-2018-0005.02 - Mary Vice Estates PUD Lot 27 Amendment; District 3](#)  
Location: 6301 Circulo De Amistad, Carson Creek and Country Club West Watersheds; Montopolis NP Area  
Owner/Applicant: Habitat for Humanity, Inc.  
Agent: Husch Blackwell LLP (Stacey L. Milazzo)  
Request: Commercial to Mixed Use land use  
Staff Rec.: **Request for Indefinite Postponement by Staff**  
Staff: [Jesse Gutierrez](#), 512-974-1606  
Planning and Zoning Department

Facilitator: [Mark Kere](#), 512-974-2964

Attorney: [Erika Lopez](#), 512-974-3588

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

4. **Rezoning:** [C814-97-0002.01 - Mary Vice Estates PUD Lot 27 Amendment #1; District 3](#)  
 Location: 6301 Circulo de Amistad, Carson Creek Watershed; Montopolis NP Area  
 Owner/Applicant: Austin Habitat for Humanity, Inc. (Andy Alarcon)  
 Agent: Husch Blackwell, LLP (Stacey Milazzo)  
 Request: PUD-NP to PUD-NP  
 Staff Rec.: **Pending, Request for Indefinite Postponement by Staff**  
 Staff: [Sherri Sirwaitis](#), 512-974-3057  
 Planning and Zoning Department
5. **Plan Amendment:** [NPA-2019-0010.01 - 2700 E. 5th Street](#)  
 Location: 2700 E. 5th Street, Lady Bird Lake Watershed; Holly NP Area  
 Owner/Applicant: 2700 E. 5th JV, LLC  
 Agent: Drenner Group, PC (Leah Bojo)  
 Request: (No FLUM designation) to Mixed Use land use  
 Staff Rec.: **Recommended**  
 Staff: [Maureen Meredith](#), 512-974-2695  
 Planning and Zoning Department
6. **Rezoning:** [C14-2019-0089 - 2700 E. 5th Street, District 3](#)  
 Location: 2700 E. 5th Street, Lady Bird Lake; Holly NP Area  
 Owner/Applicant: 2700 E. 5th JV, LLC  
 Agent: Drenner Group, PC (Leah Bojo)  
 Request: LI-NP to CS-MU-NP  
 Staff Rec.: **Recommendation of CS-MU-CO-NP**  
 Staff: [Heather Chaffin](#), 512-974-2122  
 Planning and Zoning Department
7. **Plan Amendment:** [NPA-2019-0014.01 - Stassney Residential; District 2](#)  
 Location: 6200 and 6220 East Stassney Lane, Williamson Creek Watershed; Southeast Combined (McKinney) NP Area  
 Owner/Applicant: Tuscany Park, LLC (Jill Rogers)  
 Agent: Austin Civil Engineering (Brian Roby)  
 Request: From Warehouse/Limited Office and Industry to Higher Density Single Family land use  
 Staff Rec.: **Request for Indefinite Postponement by the Applicant**  
 Staff: [Maureen Meredith](#), 512-974-2695  
 Planning and Zoning Department

Facilitator: [Mark Kere](#), 512-974-2964

Attorney: [Erika Lopez](#), 512-974-3588

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

8. **Rezoning:** [C14-2019-0070 - Stassney Residential; District 2](#)  
 Location: 6200 and 6220 East Stassney Lane, Williamson Creek Watershed; Southeast Combined (McKinney) NP Area  
 Owner/Applicant: Tuscany Park, LLC (Jill Rogers)  
 Agent: Austin Civil Engineering (Brian Roby)  
 Request: W/LO-CO-NP; LI-CO-NP to SF-6-NP  
 Staff Rec.: **Request for Indefinite Postponement by the Applicant**  
 Staff: [Wendy Rhoades](#), 512-974-7719  
 Planning and Zoning Department
9. **Rezoning:** [C814-2012-0160.01 - 211 South Lamar; District 5](#)  
 Location: 211 South Lamar Boulevard Northbound and 1211 West Riverside Drive, Lady Bird Lake Watershed; South Lamar Combined (Zilker) NP Area (Suspended)  
 Owner/Applicant: 16 Piggybank Ltd. (Huston Street)  
 Agent: Drenner Group, PC (Amanda Swor)  
 Request: Amend the PUD to modify the permitted uses and site development regulations  
 Staff Rec.: **Recommended, with conditions**  
 Staff: [Wendy Rhoades](#), 512-974-7719  
 Planning and Zoning Department
10. **Rezoning:** [C14-2017-0148 - Eightfold; District 1](#)  
 Location: 3443 Ed Bluestein Boulevard Northbound, Walnut Creek and Boggy Creek Watersheds; East MLK Combined NP Area  
 Owner/Applicant: Sprouse Shrader Smith (Terrence L. Irion)  
 Agent: 3443 Zen Garden LLP (Adam Zarafshari)  
 Request: LI-NP to LI-PDA-NP  
 Staff Rec.: **Pending; Postponement request by Applicant to October 8, 2019**  
 Staff: [Heather Chaffin](#), 512-974-2122  
 Planning and Zoning Department
11. **Rezoning:** [C814-2018-0128 - 218 S. Lamar; District 5](#)  
 Location: 218 South Lamar Boulevard, Lady Bird Lake and West Bouldin Creek Watersheds; South Lamar Combined (Zilker) NP Area (Suspended)  
 Owner/Applicant: Michael Pfluger, William Reid Pfluger & the Pfluger Spousal Irrevocable Trust (Reid Pfluger)  
 Agent: Drenner Group, PC (Amanda Swor)  
 Request: CS-V to PUD  
 Staff Rec.: **Pending; Postponement request by Staff to October 8, 2019**  
 Staff: [Heather Chaffin](#), 512-974-2122  
 Planning and Zoning Department

Facilitator: [Mark Kere](#), 512-974-2964

Attorney: [Erika Lopez](#), 512-974-3588

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

12. **Code Amendment:** [C20-2019-008 - University Neighborhood Overlay \(UNO\) Amendments](#)  
 Request: Consider an ordinance amending Title 25 of the City Code related to allowable uses, building heights, parking requirements, and sign regulations in the University Neighborhood Overlay (UNO).  
 Staff Rec.: **Recommended**  
 Staff: [Mark Walters](#), 512-974-7695  
 Planning and Zoning Department
13. **Code Amendment:** [C20-2018-005 - Neighborhood Plan Amendment Fee Waivers](#)  
 Request: Consider an ordinance amending Title 25 of the City Code to waive fees for neighborhood plan amendment application fees for SMART Housing projects and for amendments initiated by neighborhood plan contact teams.  
 Staff Rec.: **Recommended**  
 Staff: [Mark Walters](#), 512-974-7695  
 Planning and Zoning Department
14. **Development Agreement Amendment:** [Five \(5\) Years Extension of Land Development Standards Agreement with Austin Independent School District](#)  
 Owner/Applicant: Development Services Department, City of Austin  
 Request: Conduct a public hearing and consider a recommendation authorizing an amendment to the Land Development Standards Agreement with Austin Independent School District to extend the expiration of the agreement by a period of five (5) years.  
 Staff Rec.: **Recommended**  
 Staff: [Donna Galati](#), 512-974-2733  
 Development Services Department
15. **Development Agreement Amendment:** [Two \(2\) Years Exention of Land Development Standards Agreements with School Districts](#)  
 Request: Conduct a public hearing and consider a recommendation authorizing an amendments to the Land Development Agreements with Eanes, Round Rock, Del Valle, Pflugerville, and Leander Independent School Districts to extend the expiration of the agreements by a period of two (2) years.  
 Staff Rec.: **Recommended**  
 Staff: [Donna Galati](#), 512-974-2733  
 Development Services Department

Facilitator: [Mark Kere](#), 512-974-2964  
 Attorney: [Erika Lopez](#), 512-974-3588  
 Commission Liaison: [Andrew Rivera](#), 512-974-6508

- 16. Code Modification:** [C8-2018-0057.0A - 10111 Dobbin Drive; District 5](#)  
 Location: 10111 Dobbin Drive, Slaughter Creek Watershed-Barton Springs Zone  
 Owner/Applicant: Jerry Perales, Perales Land Development, LLC  
 Agent: Jerry Perales, Perales Land Development, LLC  
 Request: In response to Council Resolution 20190207-030, consider a site-specific amendment to Save Our Springs Initiative regulations (Land Development Code Chapter 25-8, Subchapter A, Article 13 "SOS") to allow for the creation of a single-lot subdivision and development of a single-family home.  
 Staff Rec.: **Item postponed to September 10, 2019 due to notification error.**  
 Staff: [Atha Phillips](#), 512-974-2132  
 Watershed Protection Department
- 17. Resubdivision:** [C8-2018-0158.0A - Violet Crown Heights; District 7](#)  
 Location: 1410 Karen Avenue, Shoal Creek Watershed; Brentwood / Highland NP Area  
 Owner/Applicant: Denise Bermudez  
 Agent: Servant Engineering (Mauricio Quinterro)  
 Request: Resubdivision of Lot 6 and west 40' of Lot 7, Violet Crown Heights Section 1, comprised of two lots on 16,220 square feet.  
 Staff Rec.: **Recommended**  
 Staff: [Steve Hopkins](#), 512-974-3175  
 Development Services Department
- 18. Site Plan Extension:** [SP-2014-0070C\(XT2\) - Springdale Creek Condominiums; District 1](#)  
 Location: 4926 Springdale Road, Fort Branch Watershed; MLK NP Area  
 Owner/Applicant: Texas InTown Homes, LTD (Jason Andrus)  
 Agent: LJA Engineering (Charles Hager)  
 Request: Applicant requests three year extension to previously approved site plan.  
 Staff Rec.: **Recommended**  
 Staff: [Ann DeSanctis](#), 512-974-3102  
 Development Services Department
- 19. Compatibility Waiver:** [SP-2018-0486C – Manchaca; District 5](#)  
 Location: 5107 Manchaca Road, Williamson Creek Watershed; South Manchaca NP Area  
 Owner/Applicant: Urban Design Group  
 Agent: PSW (Emily Cole)  
 Request: Consider a request to reduce the intensive recreational compatibility setback from 50 feet to 29 feet and 19 feet.  
 Staff Rec.: **Recommended**  
 Staff: [Randall Rouda](#), 512-974-3338  
 Development Services Department

Facilitator: [Mark Kere](#), 512-974-2964

Attorney: [Erika Lopez](#), 512-974-3588

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

- 20. Resubdivision:** [C8-2018-0025.1A - AISD Loyola plat; District 1](#)  
 Location: 5301 Loyola Lane, Little Walnut Creek Watershed; University Hills NP Area  
 Owner/Applicant: Austin Independent School District (Paul Turner)  
 Agent: LJA Engineering (John Clarke)  
 Request: Resubdivision of Loyola Center Tract No. 2, comprised of 98 lots on 31.76 acres.  
 Staff Rec.: **Recommended**  
 Staff: [Steve Hopkins](#), 512-974-3175  
 Development Services Department
- 21. Site Plan Extension:** [SP-2013-0366C\(XT2\) - Commerce Center South Section Two; District 2](#)  
 Location: 5811 Trade Center Drive, Carson Creek Watershed; Southeast Combined (McKinney) NP Area  
 Owner/Applicant: AEW Capital Management (David McGeehan)  
 Agent: Cunningham-Allen, Inc. (Richard Couch)  
 Request: Applicant requests three year extension to previously approved site plan.  
 Staff Rec.: **Recommended**  
 Staff: [Ann DeSanctis](#), 512-974-3102  
 Development Services Department
- 22. Site Plan (CUP):** [SPC-2019-0247A - The Linc; District 4](#)  
 Location: 6406 North IH 35 Service Road Southbound, Suites 1600 & 1700, Tannehill Branch Watershed; St. John Coronado Hills Combined NP Area  
 Owner/Applicant: LED Linc, LLC (Dean Davidov)  
 Agent: Big Red Dog Engineering, a division of WGI (Cliff Kendall)  
 Request: Approval of a CUP for a Coctail Lounge land use  
 Staff Rec.: **Recommended**  
 Staff: [Ann DeSanctis](#), 512-974-3102  
 Development Services Department
- 23. Resubdivision:** [C8-2019-0074.0A.SH - Mueller Section 7C, Resubdivision of Block 94B; District 9](#)  
 Location: 3952 Berkman Drive, Tannehill Branch Watershed; RMMA  
 Owner/Applicant: City of Austin (Christine Freundl)  
 Agent: Stantec (David Miller)  
 Request: Approval of the resubdivision of Lot 1, Block 94B, Mueller Section 7C, from 1 lot to 4 lots on 6.42 acres.  
 Staff Rec.: **Recommended.**  
 Staff: [Don Perryman](#), 512-974-2786  
 Development Services Department

Facilitator: [Mark Kere](#), 512-974-2964

Attorney: [Erika Lopez](#), 512-974-3588

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

24. **Final Plat - Resubdivision:** [C8-2019-0137.0A - Centro Subdivision; District 3](#)  
 Location: 1403 East 6th Street, Lady Bird Lake Watershed; East Riverside / Oltorf Combined NP Area  
 Owner/Applicant: 6th & Onion LP (Barrett Lepore)  
 Agent: Big Red Dog, a Division of WGC (Kyle Moore)  
 Request: Approval of the Centro Subdivision composed of 3 lots on 3.564 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Development Services Department
25. **Resubdivision:** [C8-2019-0127.01A - Cherico Subdivision; District 3](#)  
 Location: 1103 Cherico Street, Boggy Creek Watershed; Govalle NP Area  
 Owner/Applicant: Austin Land Development LLC (Addison Thom)  
 Agent: Permit Partners, LLC (Jennifer Hanlen)  
 Request: Approval of the Cherico Subdivision composed of 2 lots on 0.497 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Development Services Department
26. **Amended Plat:** [C8-2019-0128.0A - Herman Brown Addition No. 2 Section 5, Amended Plat; District 10](#)  
 Location: 2618 Maria Anna Road, Taylor Slough South Watershed; West Austin Neighborhood Group NP Area  
 Owner/Applicant: Ashley Amini  
 Agent: Drenner Group, PC (Dave Anderson)  
 Request: Approval of the Herman Brown Addition No. 2 Section 5, Amended Plat composed of 3 lots on 1.38 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Development Services Department
27. **Final Plat - Resubdivision:** [C8-2019-0136.0A - Banister Heights, Resubdivision of Lots 25-27; District 5](#)  
 Location: 4013 Clawson Road, West Bouldin Creek Watershed; South Lamar NP Area  
 Owner/Applicant: 4013 Clawson Road LLC (Chris Palladino)  
 Agent: Optimized Engineering (Travis Robinson)  
 Request: Approval of Banister Heights, Resubdivision of Lots 25-27 composed of 1 lot on 0.457 acres  
 Staff Rec.: **Disapproval**  
 Staff: Development Services Department



- 28. Final Plat - with Preliminary:** [C8-2015-0042 - St. Andrew's School Miller Tract; District 8](#)  
 Location: 5613 Patton Ranch Road, Barton Creek Watershed-Barton Springs Zone; East Oak Hill / Oak Hill Combined Combined NP Area  
 Owner/Applicant: St. Andrews Episcopal School (Miller Tract)  
 Agent: LJA (Michael Porvaznik)  
 Request: Approval of the St. Andrew's School Miller Tract Final Plat composed of 5 lots on 24.77 acres  
 Staff Rec.: **Disapproval**  
 Staff: Development Services Department
- 29. Final Plat - Previously Unplatted:** [C8-2019-0129.0A - QUIKTRIP No. 4136; District 1](#)  
 Location: 6111 FM 969 Road, Walnut Creek Watershed; MLK-183 / East MLK Combined NP Area  
 Owner/Applicant: Masoud Arami & Majid Kamalipour & Mohammed Arami  
 Agent: Nicholas Leschke  
 Request: Approval of the QUIKTRIP No. 4136 Final Plat composed of 2 lots on 6.095 acres  
 Staff Rec.: **Disapproval**  
 Staff: Development Services Department
- 30. Final Plat - Amended Plat:** [C8-2019-0130.0A - 71 and 73 Julius; District 3](#)  
 Location: 71 Julius Street, Lady Bird Lake Watershed; Holly NP Area  
 Owner/Applicant: Dan and Amy Coops  
 Agent: Newcastle Homes  
 Request: Approval of the 71 and 73 Julius Final Plat composed of 3 lots on 0.376 acres  
 Staff Rec.: **Disapproval**  
 Staff: Development Services Department
- 31. Final Plat - Resubdivision:** [C8-2019-0134.0A - St. Elmo Corner Market Subdivision; District 3](#)  
 Location: 4402 South Congress Avenue, Williamson Creek Watershed; West Congress NP Area  
 Owner/Applicant: Ronaldo & Katrina Stanley  
 Agent: Jones & Carter (Joseph York)  
 Request: Approval of the St. Elmo Corner Market Subdivision composed of 1 lot on 2.08 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Development Services Department

Facilitator: [Mark Kere](#), 512-974-2964

Attorney: [Erika Lopez](#), 512-974-3588

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

## D. ITEMS FROM COMMISSION

### 1. **Revision of the Austin Land Development Code**

Discussion regarding matters related to the revision of the City of Austin Land Development Code including but not limited to staff updates, presentations and scheduling. (Co-Sponsors: Chair Kazi, Vice-Chair Kenny)

### 2. **LDC Revision Working Groups**

Discuss and consider establishing the following Working Groups tasked with researching and providing the Commission with information and recommendations for consideration for adoption to the Land Development Code rewrite: Affordability, Downtown, Non-Residential Zones, Priorities, Process, Residential and Transitions  
(Co-Sponsors: Chair Kazi, Vice-Chair Kenny)

### 3. **[LDC Revision Process Working Group Recommendations](#)**

Discuss and consider recommendations from the LDC Revision Process Working Group.  
(Co-Sponsors: Commissioners Thomson and Hempel)

## 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](#)

(Vice-Chair Kenny and Commissioners Azhar, Anderson and Seeger)

### [Comprehensive Plan Joint Committee](#)

(Chair Kazi and 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](#)

Facilitator: [Mark Kere](#), 512-974-2964

Attorney: [Erika Lopez](#), 512-974-3588

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

(Commissioner Anderson)

**LDC Revision Working Groups:**

Affordability

(Commissioners Azhar, Howard, Llanes-Pulido and Anderson)

Downtown

(Commissioners Anderson, Flores and Hempel)

Non-Residential

(Vice-Chair Kenny and Commissioners: Flores and Thompson)

Process

(Commissioners Hempel, Shaw and Thompson)

Residential

(Commissioners Vice-Chair Kenny, Schneider, Seeger and Shieh)

Transitions

(Commissioners Anderson, Azhar, Seeger, Shaw and Shieh)

**ADJOURNMENT**

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 2 days (48 hours) before the meeting date. Please call Andrew Rivera at Planning & Zoning Department, at 512-974-6508, for additional information; TTY users route through Relay Texas at 711.

Facilitator: [Mark Kere](#), 512-974-2964

Attorney: [Erika Lopez](#), 512-974-3588

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

**Speaker Testimony Time Allocation**

**PUBLIC HEARING**

<b>Speaker</b>	<b>Number</b>	<b>Time Allocated</b>
<b>Applicant / Agent</b>	1	5 min (Additional 3 minute rebuttal)
<b>Speakers For</b>	Up to 3	3 min.
<b>Speakers For</b>	Up to 16	1 min.
<b>Primary Speaker</b>	1	5 min.
<b>Speakers Against</b>	Up to 3	3 min.
<b>Speakers Against</b>	Up to 16	1 min.

**PER CITY CODE NAME AND ADDRESS ARE REQUIRED**

**Speakers are limited to 10 minutes maximum.**

**POSTPONEMENT**

<b>Speaker</b>	<b>Number</b>	<b>Time Allocated</b>
<b>Primary Speaker Favoring Postponement</b>	1	3 min.
<b>Secondary Speaker Favoring Postponement</b>	1	2 min.
<b>Primary Speaker Opposing Postponement</b>	1	3 min.
<b>Secondary Speaker Opposing Postponement</b>	1	2 min.

**2019 PLANNING COMMISSION MEETING SCHEDULE**

January 8, 2019	July 9, 2019
January 22, 2019	July 23, 2019
February 12, 2019	August 13, 2019
February 26, 2019	August 27, 2019
March 12, 2019	September 10, 2019
March 26, 2019	September 24, 2019
April 9, 2019	October 8, 2019
April 23, 2019	October 22, 2019
May 14, 2019	November 12, 2019
May 28, 2019	November 26, 2019
June 11, 2019	December 10, 2019
June 25, 2019	December 17, 2019