

# Special Meeting of the Planning Commission October 27, 2020

## Planning Commission to be held October 27, 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, October 26, 2020 by noon).**

To speak remotely at the October 27, 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 October 26, 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, October 27, 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, October 26 2020**

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

Fecha 27 de Octubre de 2020

La Comisión de Planificación se reunirá el 27 de Octubre 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](mailto:andrew.rivera@austintexas.gov) a más tardar al mediodía (el día antes de la reunión, 26 de Octubre de 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 26 de Octubre de 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 de la 1:00 p.m. del martes 27 de Octubre 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 26 de Octubre de 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, October 27, 2020

The Planning Commission will convene at 6:00 PM on Tuesday, October 27, 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

### **A. APPROVAL OF MINUTES**

1. Approve the minutes of October 20, 2020.

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

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

## B. PUBLIC HEARINGS

- 1. Plan Amendment:** [NPA-2019-0003.01 - David Chapel Missionary Baptist Church; District 1](#)  
Location: 2201, 2203, 2205, 2207, 2209, 2211, 2301 E. Martin Luther King, Jr. Blvd. and 1805 & 1807 Ferdinand St. and 1803, 1805 & 1807 Chestnut Ave., Boggy Creek Watershed; Chestnut NP Area  
Owner/Applicant: David Chapel Missionary Baptist Church  
Agent: Husch Blackwell, LLP (Nikelle Meade)  
Request: Civic and Single Family land uses to Mixed Use land use  
Staff Rec.: **Pending; Staff Postponement to November 10, 2020**  
Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov  
Housing and Planning Department
- 2. Rezoning:** [C14-2020-0105 - David Chapel Missionary Baptist Church Tract 1; District 1](#)  
Location: 2201, 2203, 2205, 2207, 2209, 2211 E. MLK Jr. Blvd. and 1807 Ferdinand Street, Boggy Creek Watershed; Chestnut NP Area  
Owner/Applicant: David Chapel Missionary Baptist Church  
Agent: Husch Blackwell, LLP (Nikelle Meade)  
Request: P-NP to CS-MU-V-NP  
Staff Rec.: **Pending; Staff Postponement to November 10, 2020**  
Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov  
Housing and Planning Department
- 3. Rezoning:** [C14-2020-0106 - David Chapel Missionary Baptist Church Tract 3; District 1](#)  
Location: 2301 East MLK Jr Boulevard, Boggy Creek Watershed; Chestnut NP Area  
Owner/Applicant: David Chapel Missionary Baptist Church  
Agent: Husch Blackwell, LLP (Nikelle Meade)  
Request: P-NP to CS-MU-V-NP  
Staff Rec.: **Pending; Staff Postponement to November 10, 2020**  
Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov  
Housing and Planning Department
- 4. Rezoning:** [C14-2020-0107 - David Chapel Missionary Baptist Church Tract 4; District 1](#)  
Location: 1803, 1805, and 1807 Chestnut Avenue, Boggy Creek Watershed; Chestnut NP Area  
Owner/Applicant: David Chapel Missionary Baptist Church  
Agent: Husch Blackwell, LLP (Nikelle Meade)  
Request: P-NP and SF-3-NP to CS-MU-V-NP  
Staff Rec.: **Pending; Staff Postponement to November 10, 2020**  
Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov  
Housing and Planning Department

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

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

- 5. Plan Amendment:** [NPA-2020-0003.01 - 1804 Ulit Avenue, District 1](#)  
 Location: 1804 Ulit Avenue, Boggy Creek Watershed; Chestnut NP Area  
 Owner/Applicant: Four Caddy, LLC (Stephen DiMarco)  
 Agent: Drenner Group. PC (Amanda Swor)  
 Request: Civic to Office land use  
 Staff Rec.: **Recommended**  
 Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov  
 Housing and Planning Department
- 6. Rezoning:** [C14-2020-0074 - 1804 Ulit Avenue; District 1](#)  
 Location: 1804 Ulit Avenue, Boggy Creek Watershed; Chestnut NP Area  
 Owner/Applicant: Four Caddy, LLC (Stephen DiMarco)  
 Agent: Drenner Group. PC (Amanda Swor)  
 Request: P-NP to NO-CO-NP  
 Staff Rec.: **Recommended**  
 Staff: Heather Chaffin, 512-974-2122, maureen.meredith@austintexas.gov  
 Housing and Planning Department
- 7. Plan Amendment:** [NPA-2020-0016.02 - Trailhead Phase II; District 3](#)  
 Location: 1101 Shady Lane, Boggy Creek Watershed; Govalle / Johnston Terrace  
 Combined (Johnston Terrace) NP Area  
 Owner/Applicant: SL4 Airport, LP (John Kiltz)  
 Agent: Land Use Solutions, LLC (Michele Haussmann)  
 Request: Commercial to Mixed Use land use  
 Staff Rec.: **Recommended**  
 Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov  
 Housing and Planning Department
- 8. Rezoning:** [C14-2020-0082 - Trailhead Phase II; District 3](#)  
 Location: 1101 and 1109 Shady Lane, Boggy Creek Watershed; Govalle / Johnston  
 Terrace Combined (Johnston Terrace) NP Area  
 Owner/Applicant: SL4 Airport, LP (John Kiltz)  
 Agent: Land Use Solutions, LLC (Michele Haussmann)  
 Request: GR-NP; CS-MU-CO-NP to CS-V-CO-NP  
 Staff Rec.: **Recommended**  
 Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov  
 Housing and Planning Department
- 9. Plan Amendment:** [NPA-2019-0022.02 - 305 S. Congress; District 9](#)  
 Location: 305 S. Congress Avenue, Lady Bird Lake Watershed; South River City NP  
 Area  
 Owner/Applicant: Richard T. Suttle, Jr. Trustee  
 Agent: Armbrust & Brown (Richard T Suttle, Jr.)  
 Request: Industry to Mixed Use land use  
 Staff Rec.: **Pending; Indefinite Postponement request by the Staff**  
 Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov  
 Housing and Planning Department

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

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

- 10. Rezoning:** [C814-89-0003.02 - 305 S. Congress; District 9](#)  
 Location: 305 S. Congress Avenue, Lady Bird Lake Watershed; South River City NP Area  
 Owner/Applicant: Richard T. Suttle, Jr.  
 Agent: Armbrust & Brown (Richard T. Suttle, Jr.)  
 Request: PUD-NP to PUD-NP, to change conditions of zoning  
 Staff Rec.: **Pending; Indefinite Postponement request by the Staff**  
 Staff: Kate Clark, 512-974-1237, Kate.Clark@austintexas.gov  
 Housing and Planning Department
- 11. Rezoning:** [C14-2020-0093 - 4329 S Congress Ave; District 3](#)  
 Location: 4329-4341 South Congress Avenue, Williamson Creek Watershed; South Congress Combined (East Congress) NP Area  
 Owner/Applicant: South Congress Development LLC  
 Agent: Drenner Group PC (Amanda Swor)  
 Request: CS-MU-NP to CS-MU-V-NP  
 Staff Rec.: **Recommended**  
 Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov  
 Housing and Planning Department
- 12. Rezoning:** [C14-2020-0097 - Evergreen at Mary; District 5](#)  
 Location: 1709 & 1803 Evergreen Ave and 1204 W Mary St, West Bouldin Creek Watershed; Zilker NP Area (Suspended)  
 Owner/Applicant: Helsinki Partners LLC (Jesse Boskoff)  
 Agent: Husch Blackwell LLP (Nikelle Meade)  
 Request: Tract 1: CS and SF-3 to CS-MU; Tract 2: MF-3-H to CS-MU-H  
 Staff Rec.: **Recommendation of CS-MU for Tract 1 and GO-MU-H for Tract 2**  
 Staff: Kate Clark, 512-974-1237, Kate.Clark@austintexas.gov  
 Housing and Planning Department
- 13. Rezoning:** [C14-2020-0096 - 3707 S 2nd Street; District 3](#)  
 Location: 3707 South 2nd Street, West Bouldin Creek Watershed; Galindo NP Area (Suspended)  
 Owner/Applicant: 3707 S. 2nd Property, LP (Justin Albright)  
 Agent: Armbrust & Brown, PLLC (Amanda Surman)  
 Request: SF-3 to GR-MU-V  
 Staff Rec.: **Recommendation of GO-MU**  
 Staff: Kate Clark, 512-974-1237, Kate.Clark@austintexas.gov  
 Housing and Planning Department

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

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

- 14. Rezoning:** [C14-2020-0086 - 6111 FM Rd 969 - MLK & 183 Residential; District 1](#)  
 Location: 6111 FM Road 969, Walnut Creek Watershed; East MLK Combined (MLK-183) NP Area  
 Owner/Applicant: QT South, LLC (Matthew Miller)  
 Agent: Armbrust & Brown (Ferris Clements)  
 Request: **Withdrawn by Applicant**  
 Staff Rec.: Not Applicable  
 Staff: Kate Clark, 512-974-1237, Kate.Clark@austintexas.gov  
 Housing and Planning Department
- 15. Rezoning:** [C14H-2020-0087 - Baker School; District 9](#)  
 Location: 3908 Avenue B, Waller Creek Watershed; Hyde Park NCCD NP Area  
 Owner/Applicant: Alamo Drafthouse Cinemas Baker, LLC  
 Agent: Richard Weiss  
 Request: GR-HD-NCCD-NP to GR-HD-H-NCCD-NP  
 Staff Rec.: **Recommended**  
 Staff: Steve Sadowsky, 512-974-6454, steve.sadowsky@austintexas.gov  
 Housing and Planning Department
- 16. Code Amendment:** [C20-20020-006 North Burnet / Gateway Regulating Plan – Civic Uses](#)  
 Request: Discuss and consider recommendations of amendments to City Code Title 25 relating to the North Burnet / Gateway Regulating Plan to allow certain civic uses.  
 Staff Rec.: **Recommended**  
 Staff: Jerry Rusthoven, Assistant Director, Housing and Planning Department, 512-974-3207

## C. NEW BUSINESS

1. Discussion regarding Planning Commission meeting schedule for calendar year 2021.

## 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)

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

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



[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: Thompson, Schneider, Shieh, Llanes Pulido and Seeger)

**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 Housing and Planning Department, at 512-974-6508, for additional information; TTY users route through Relay Texas at 711.

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

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