

# Regular Meeting of the Planning Commission December 8, 2020

## Planning Commission to be held December 8, 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 7 2020 by noon).**

To speak remotely at the December 8 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 7, 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 8, 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 7, 2020**

## Reunión de la Comisión de Planificación

Fecha 8 de Diciembre de 2020

La Comisión de Planificación se reunirá el 8 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](mailto:andrew.rivera@austintexas.gov) a más tardar al mediodía (el día antes de la reunion, 7 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 7 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 8 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 7 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 8, 2020**

**The Planning Commission will convene at 6:00 PM on Tuesday, December 8, 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.

Attorney: Nicolas Parke 512-974-6463

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

## A. APPROVAL OF MINUTES

1. Approve the minutes of November 10, 2020.

## 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 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.: **Recommended**  
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.: **CS-MU-V-CO-NP**  
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.: **CS-MU-V-CO-NP**  
Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov  
Housing and Planning Department

Attorney: Nicolas Parke 512-974-6463

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

- 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.: **LO-MU-CO-NP**  
 Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov  
 Housing and Planning Department
- 5. Plan Amendment:** [NPA-2020-0021.02 - 1100 Manlove Street; District 9](#)  
 Location: 1100 Manlove Street, Harper's Branch Watershed; East Riverside / Oltorf (East Riverside) NP Area  
 Owner/Applicant: Schuler Family Trust of 1998 (John Schuler)  
 Agent: Husch Blackwell LLP (Nikelle Meade)  
 Request: Single Family to Neighborhood Mixed Use  
 Staff Rec.: **Not Recommended**  
 Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov  
 Housing and Planning Department
- 6. Rezoning:** [C14-2020-0081 - 1100 Manlove Street; District 9](#)  
 Location: 1100 Manlove Street, Harper's Branch Watershed; East Riverside / Oltorf (East Riverside) NP Area  
 Owner/Applicant: Schuler Family Trust of 1998 (John Schuler)  
 Agent: Husch Blackwell LLP (Nikelle Meade)  
 Request: SF-3-NP to NO-MU-NP  
 Staff Rec.: **Not Recommended**  
 Staff: Kate Clark, 512-974-1237, kate.clark@austintexas.gov  
 Housing and Planning Department
- 7. Plan Amendment:** [NPA-2020-0027.01 - Twin Liquors Maudie's Rezoning; District 10](#)  
 Location: 2602, 2604, 2606, 2608, 2610 W. 7th Street and 701, 703 Newman Dr., Johnson Creek Watershed; West Austin Neighborhood Group (WANG) NP Area  
 Owner/Applicant: TASC Properties, LP (Tracy S. Livingston)  
 Agent: Thrower Design (A. Ron Thrower and Victoria Haase)  
 Request: Neighborhood Commercial to Commercial  
 Staff Rec.: **Recommended**  
 Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov  
 Housing and Planning Department

Attorney: Nicolas Parke 512-974-6463

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

- 8. Rezoning:** [C14-2020-0024 - Twin Liquors Maudie's Rezoning; District 10](#)  
 Location: 2608 W. 7th St., Johnson Creek Watershed  
 Owner/Applicant: TASC Properties, LP (Tracy S. Livingston)  
 Agent: Thrower Design (A. Ron Thrower)  
 Request: From CS-1-NP to CS-NP (Tract 1) & From CS-NP to CS-1-NP (Tract 2)  
 Staff Rec.: **Recommended**  
 Staff: Mark Graham, 512-974-3574, mark.graham@austintexas.gov  
 Housing and Planning Department
- 9. 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  
 Housing and Planning Department
- 10. 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  
 Housing and Planning Department
- 11. Plan Amendment:** [NPA-2020-0014.02 - 7800 Burlison Road; District 2](#)  
 Location: 7800 Burlison Road, Onion Creek Watershed; Southeast Combined (Southeast) NP Area  
 Owner/Applicant: 7800 Burlison QOZB, LLC (Thomas Bercy)  
 Agent: Armbrust & Brown, PLLC (Michael J. Whellan)  
 Request: Industry to Mixed Use  
 Staff Rec.: **Not recommended**  
 Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov  
 Housing and Planning Department

Attorney: Nicolas Parke 512-974-6463

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

- 12. Rezoning:** [C14-2020-0101 - 7800 Burleson Road; District 2](#)  
 Location: 7800 Burleson Road, Onion Creek Watershed; Southeast Combined (Southeast) NP Area  
 Owner/Applicant: 7800 Burleson QOZB, LLC (Thomas Bercy)  
 Agent: Armbrust & Brown, PLLC (Michael J. Whellan)  
 Request: GR-MU-NP; LI-CO-NP to GR-MU-NP  
 Staff Rec.: **Not recommended**  
 Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov  
 Housing and Planning Department
- 13. 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
- 14. Downtown Density Bonus:** [SP-2020-0069C - The East Tower; District 9](#)  
 Location: 82 and 84 North IH 35 Service Road Southbound, Waller Creek Watershed  
 Owner/Applicant: 84 East JV LLC  
 Agent: Drenner Group (Leah Bojo)  
 Request: Make recommendation to Council for additional FAR from 15:1 to 21:1  
 Staff Rec.: **Recommended**  
 Staff: Jorge Rousselin, 512-974-2975, jorge.rousselin@austintexas.gov  
 Housing and Planning Department
- 15. 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 (Uptown / Capitol District)  
 Owner/Applicant: 61 & 69 Rainey Street LLC & River Street Partners LLC  
 Agent: Drenner Group (Amanda Swor)  
 Request: Make recommendation to Council for additional FAR from 15:1 to 22:1  
 Staff Rec.: **Recommended**  
 Staff: Aaron Jenkins, 512-974-1243, aaron.jenkins@austintexas.gov  
 Housing and Planning Department

Attorney: Nicolas Parke 512-974-6463

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



- 16. Site Plan:** [SPC-2020-0051A - Wonderspaces CUP; District 4](#)  
 Location: 1205 Sheldon Cove, Building 2, Little Walnut Creek Watershed; Heritage Hills NP Area  
 Owner/Applicant: Wonderspaces Austin LLC (Nicole Gideon)  
 Agent: Karen Wunsch  
 Request: Approval of a conditional use for a cocktail lounge in a CS-1 zoning district  
 Staff Rec.: **Recommended**  
 Staff: Robert Anderson, 512-974-3026, robert.anderson@austintexas.gov  
 Development Services Department
- 17. 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
- 18. Final Plat from Approved Preliminary Plan:** [C8-2018-0165.2A - Cascades at Onion Creek, Phase Two Final Plat](#)  
 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
- 19. Final Plat from Approved Preliminary Plan:** [C8J-2018-0091.2A - Turners Crossing North Phase 2](#)  
 Location: Approx. FM 1327 at N Turnersville Road, Rinard Creek Watershed  
 Owner/Applicant: Meritage Homes of Texas, LLC (Matthew Scrivener)  
 Agent: Kimley-Horn and Associates, Inc. (Jacob Kondo)  
 Request: The request is for approval with conditions of Turners Crossing North Phase Two Subdivision consisting of 305 lots on 126.971 acres. Water and wastewater will be provided by the City of Austin  
 Staff Rec.: **Recommended**  
 Staff: Sarah Sumner, 512-854-7687, sarah.sumner@traviscountytexas.gov  
 Single Office

Attorney: Nicolas Parke 512-974-6463

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

20.

[Historic Design Standards](#)

Owner/Applicant: Historic Landmark Commission  
Request: Recommend consideration and adoption of Historic Design Standards to City Council  
Staff Rec.: **Recommended**  
Staff: Cara Bertron, 512-974-1446, [cara.bertron@austintexas.gov](mailto:cara.bertron@austintexas.gov)  
Housing and Planning Department

**C. NEW BUSINESS**

**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 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.

Attorney: Nicolas Parke 512-974-6463

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