



PLANNING COMMISSION

MINUTES

November 24, 2020

The Planning Commission convened in a meeting on November 24, 2020 via videoconference (<http://www.austintexas.gov/page/watch-atxn-live>)

Vice-Chair Hempel 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
Patrick Howard
Carmen Llanes Pulido
Robert Schneider
Jeffrey Thompson**

Don Leighton-Burwell – Ex-Officio

Absent:

**Yvette Flores
Todd Shaw – Chair
James Shieh**

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. APPROVAL OF MINUTES

1. Approve the minutes of November 10, 2020.

Motion to approve the minutes of November 10, 2020 was approved on the consent agenda on the motion by Commissioner Seeger, seconded by Commissioner Howard on a vote of 9-0. Chair Shaw, and Commissioners Flores and Shieh absent. One vacancy on the Commission.

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; Postponement request by Staff to December 8, 2020**

Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov
Housing and Planning Department

Motion to grant Staff's request for postponement of this item to December 8, 2020 was approved on the consent agenda on the motion by Commissioner Seeger, seconded by Commissioner Howard on a vote of 9-0. Chair Shaw, and Commissioners Flores and Shieh absent. One vacancy on the Commission.

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; Postponement request by Staff to December 8, 2020**

Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov
Housing and Planning Department

Motion to grant Staff's request for postponement of this item to December 8, 2020 was approved on the consent agenda on the motion by Commissioner Seeger, seconded by Commissioner Howard on a vote of 9-0. Chair Shaw, and Commissioners Flores and Shieh absent. One vacancy on the Commission.

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; Postponement request by Staff to December 8, 2020**
Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov
Housing and Planning Department

Motion to grant Staff's request for postponement of this item to December 8, 2020 was approved on the consent agenda on the motion by Commissioner Seeger, seconded by Commissioner Howard on a vote of 9-0. Chair Shaw, and Commissioners Flores and Shieh absent. One vacancy on the Commission.

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; Postponement request by Staff to December 8, 2020**
Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov
Housing and Planning Department

Motion to grant Staff's request for postponement of this item to December 8, 2020 was approved on the consent agenda on the motion by Commissioner Seeger, seconded by Commissioner Howard on a vote of 9-0. Chair Shaw, and Commissioners Flores and Shieh absent. One vacancy on the Commission.

5 Plan Amendment: [NPA-2020-0016.01 - 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: Commercial to Mixed Use
Staff Rec.: **Recommended**
Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov
Housing and Planning Department

Motion to grant Applicant's request for postponement of this item to December 8, 2020 was approved on the consent agenda on the motion by Commissioner Seeger, seconded by Commissioner Howard on a vote of 9-0. Chair Shaw, and Commissioners Flores and Shieh absent. One vacancy on the Commission.

- 6 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

Motion to grant Applicant's request for postponement of this item to December 8, 2020 was approved on the consent agenda on the motion by Commissioner Seeger, seconded by Commissioner Howard on a vote of 9-0. Chair Shaw, and Commissioners Flores and Shieh absent. One vacancy on the Commission.

- 7 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 land use
Staff Rec.: **Not 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 December 8, 2020 was approved on the consent agenda on the motion by Commissioner Seeger, seconded by Commissioner Howard on a vote of 9-0. Chair Shaw, and Commissioners Flores and Shieh absent. One vacancy on the Commission.

8 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

Motion to grant Neighborhood's request for postponement of this item to December 8, 2020 was approved on the consent agenda on the motion by Commissioner Seeger, seconded by Commissioner Howard on a vote of 9-0. Chair Shaw, and Commissioners Flores and Shieh absent. One vacancy on the Commission.

9 Rezoning: [C14-2020-0115 - Midtown Flats; District 7](#)
Location: 2136 Rutland Drive and 10139 Metropolitan Drive, Little Walnut Creek Watershed; North Burnet / Gateway NP Area
Owner/Applicant: SL5 ATX Industrial, LP
Agent: City of Austin - Housing and Planning Department (Sherri Sirwaitis)
Request: NBG-CI-NP to NBG-WMU-NP
Staff Rec.: **Recommended**
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov
Housing and Planning Department

Public Hearing closed.

Motion to grant Staff's recommendation of NBG-WMU-NP combining district zoning for C14-2020-0115 - Midtown Flats located at 2136 Rutland Drive and 10139 Metropolitan Drive was approved on the consent agenda on the motion by Commissioner Seeger, seconded by Commissioner Howard on a vote of 9-0. Chair Shaw, and Commissioners Flores and Shieh absent. One vacancy on the Commission.

10 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-NCCP-NP to GR-HD-H-NCCD-NP
Staff Rec.: **Recommended for a reduced parcel**
Staff: Steve Sadowsky, 512-974-6454, steve.sadowsky@austintexas.gov
Housing and Planning Department

Public Hearing closed.

Motion by Commissioner Anderson, seconded by Commissioner Schneider to grant staff's recommendation of GR-HD-H-NCCD-NP combining district zoning, for a reduced parcel of C14H-2020-0087 - Baker School located at 3908 Avenue B was approved on a vote of 8-0. Commissioner Seeger off the dais. Chair Shaw, and Commissioners Flores and Shieh absent. One vacancy on the Commission.

11 Rezoning: [C14H-2020-0113 - E.A. Murchison House; District 9](#)
Location: 1304 Alta Vista Avenue, Blunn Creek Watershed; South River City
NP Area
Owner/Applicant: Thomas Cooke
Agent: Casey Jordan
Request: SF-3-NP to SF-H-NP
Staff Rec.: **Recommended**
Staff: Steve Sadowsky, 512-974-6454, steve.sadowsky@austintexas.gov
Housing and Planning Department

Public Hearing closed.

Motion to grant Staff's recommendation of SF-H-NP combining district zoning, for C14H-2020-0113 - E.A. Murchison House located at 304 Alta Vista Avenue was approved on the consent agenda on the motion by Commissioner Seeger, seconded by Commissioner Howard on a vote of 9-0. Chair Shaw, and Commissioners Flores and Shieh absent. One vacancy on the Commission.

12 Rezoning: [C14H-2020-0120 - Mutual Building; District 9](#)
Location: 905 Congress Avenue, Lady Bird Lake Watershed; Downtown
Austin Plan
Owner/Applicant: 905, Ltd.
Agent: Austin Nelsen
Request: CBD to CBD-H
Staff Rec.: **Recommended**
Staff: Steve Sadowsky, 512-974-6454, steve.sadowsky@austintexas.gov
Housing and Planning Department

Public Hearing closed.

Motion to grant Staff's recommendation of CBD-H combining district zoning, for C14H-2020-0120 - Mutual Building located at 905 Congress Avenue was approved on the consent agenda on the motion by Commissioner Seeger, seconded by Commissioner Howard on a vote of 9-0. Chair Shaw, and Commissioners Flores and Shieh absent. One vacancy on the Commission.

- 13. Final Plat out of Preliminary Plan:** [C8-2018-0122.3A - EastVillage Phase 2; District 1](#)
Location: 12817 Willowgrove Lane, Harris Branch Watershed
Owner/Applicant: RH Pioneer North LLC (Annie Atkinson)
Agent: LJA Engineering (Angela Ploetz)
Request: Approval of EastVillage Single Family Phase 2, a final plat comprised of 119 lots on 22.17 acres.
Staff Rec.: **Disapproval for Reasons**
Staff: steve Hopkins, 512-974-3175, steve.hopkins@austintexas.gov
Development Services Department

Public Hearing closed.

Motion to grant Staff's recommendation for Disapproval for Reasons, per Exhibit C of the staff report, for C8-2018-0122.3A - EastVillage Phase 2 located at 12817 Willowgrove Lane was approved on the consent agenda on the motion by Commissioner Seeger, seconded by Commissioner Howard on a vote of 9-0. Chair Shaw, and Commissioners Flores and Shieh absent. One vacancy on the Commission.

- 14. Preliminary Plan:** [C8J-2019-0141 - Skyline 2-D Preliminary Plan; District 2](#)
Location: 8321 Thaxton Road, Cottonmouth Creek Watershed; Pilot Knob MUD
Owner/Applicant: Carma Easton LLC
Agent: Carlson, Brigance & Doering, Inc. (Bill Couch)
Request: Approval of the preliminary plan composed of 308 lots on 62.407 acres
Staff Rec.: **Recommended**
Staff: Sue Welch, 512-854-7637, sue.welch@traviscountytexas.gov
Single Office - Travis County

Public Hearing closed.

Motion to grant Staff's recommendation for C8J-2019-0141 - Skyline 2-D Preliminary Plan located at 8321 Thaxton Road was approved on the consent agenda on the motion by Commissioner Seeger, seconded by Commissioner Howard on a vote of 9-0. Chair Shaw, and Commissioners Flores and Shieh absent. One vacancy on the Commission.

14 R-O-W Vacation: [Right-of-Way Vacation for 60 East Avenue, 61 Rainey Street, and 69 Rainey Street; District 9](#)

Location: Alley near 60 East Avenue, 61 and 69 Rainey Street; Downtown Austin Plan
Owner/Applicant: River Street Partners, LLC, 61 Rainey Street, LLC, 69 Rainey Street, LLC
Agent: Civiltude (James M. Schissler)
Request: Approval of partial aerial of Right-of-Way Vacation applications for 60 East Avenue, 61 Rainey Street, and 69 Rainey Street
Staff Rec.: **Recommended**
Staff: Stephany Roy, Senior Property Agent, Land Management Development Services Department, 404-357-1814

Public Hearing closed.

Motion to grant Staff's recommendation for Right-of-Way Vacation for 60 East Avenue, 61 Rainey Street, and 69 Rainey Street located at the Alley near 60 East Avenue, 61 and 69 Rainey Street was approved on the consent agenda on the motion by Commissioner Seeger, seconded by Commissioner Howard on a vote of 9-0. Chair Shaw, and Commissioners Flores and Shieh absent. One vacancy on the Commission.

16 [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
Housing and Planning Department

Presentation provided by Cara Bertron, Housing and Planning Department.

C. NEW BUSINESS

1. Discussion and possible actions to appoint members to the Mobility and Transportation Working Group.

On the motion by Vice-Chair Hempel, seconded by Commissioner Schneider, Commissioner Azhar appointed to the Mobility and Transportation Working Group by a vote of 9-0.

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](#)

(Commissioner Anderson)

No report provided.

Mobility and Transportation Working Group

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

No report provided.

Vice-Chair Hempel adjourned the meeting without objection on Tuesday, November 24, 2020 at 8:05 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.