



PLANNING COMMISSION

MINUTES

December 8, 2020

The Planning Commission convened in a meeting on December 8, 2020 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
Patrick Howard
Carmen Llanes Pulido
Robert Schneider
James Shieh
Todd Shaw – Chair
Jeffrey Thompson

Don Leighton-Burwell – Ex-Officio

Absent:

Yvette Flores
Patricia Seeger

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

CITIZEN COMMUNICATIONS

- 1) Ms. Karen Reynolds – Ms. Reynolds voiced concerns regarding Zoning and Platting Commissioner Jim Duncan.

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 Howard, seconded by Vice-Chair Hempel on a vote of 10-0. Commissioners Flores and Seeger absent. One vacancy on the Commission.

B. PUBLIC HEARINGS

1. **Plan** [NPA-2019-0003.01 - David Chapel Missionary Baptist Church;](#)
Amendment: [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

Public Hearing closed.

Motion by Commissioner Azhar, seconded by Commissioner Connolly to grant Mixed Use land use for NPA-2019-0003.01 - David Chapel Missionary Baptist Church located at 2201, 2203, 2205, 2207, 2209, 2211, 2301 E. Martin Luther King, Jr. Blvd. and 1807 Ferdinand St. and 1803, 1805 & 1807 Chestnut Ave on a vote of 9-0. Commissioner Llanes Pulido abstained. Commissioners Flores and Seeger 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.: **CS-MU-V-CO-NP**
Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov
Housing and Planning Department

Public Hearing closed.

Motion by Commissioner Azhar, seconded by Commissioner Connolly to grant CS-MU-V-CO-NP combining district zoning for C14-2020-0105 - David Chapel Missionary Baptist Church Tract 1 located at 2201, 2203, 2205, 2207, 2209, 2211 E. MLK Jr. Blvd. and 1807 Ferdinand Street on a vote of 8-0. Commissioners Llanes Pulido and Shieh abstained. Commissioners Flores and Seeger 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.: **CS-MU-V-CO-NP**
Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov
Housing and Planning Department

Public Hearing closed.

Motion by Commissioner Azhar, seconded by Commissioner Connolly to grant CS-MU-V-CO-NP combining district zoning for C14-2020-0106 - David Chapel Missionary Baptist Church Tract 3 located at 2301 East MLK Jr. Boulevard on a vote of 9-0. Commissioner Llanes Pulido abstained. Commissioners Flores and Seeger 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.: **LO-MU-CO-NP**
Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov
Housing and Planning Department

Public Hearing closed.

Motion by Commissioner Azhar, seconded by Commissioner Connolly to grant GR-MU-V-CO-NP combining district zoning for C14-2020-0107 - David Chapel Missionary Baptist Church Tract 4 located at 1803, 1805, and 1807 Chestnut Avenue on a vote of 9-0. Commissioner Llanes Pulido abstained. Commissioners Flores and Seeger absent. One vacancy on the Commission.

Conditional Overlay:

1. The property shall be limited to the following site development regulations:

Minimum Lot Size: 5,750 SF
Minimum Lot Width: 50 FT
Maximum Building Coverage: 50%
Maximum Floor Area Ratio: 0.5:1
Maximum Height: 40 FT
Minimum Setbacks:
Front Yard 25 FT
Street Yard 15 FT
Interior Side Yard N/A
Rear Yard N/A

2. The following land uses shall be prohibited: Automotive Rentals, Automotive Repair Services, Automotive Sales, Automotive Washing (of any kind), Bail Bonds, Commercial Off-Street Parking, Drop Off Recycling, Outdoor Entertainment, Pawn Shop, Pedicab Storage & Dispatch, and Service Station.

5. Plan [NPA-2020-0021.02 - 1100 Manlove Street; District 9](#)

Amendment:

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

Public Hearing closed.

Motion by Commissioner Shieh, seconded by Commissioner Llanes Pulido to grant Neighborhood Mixed Use for NPA-2020-0021.02 - 1100 Manlove Street located at 1100 Manlove Street failed on a vote of 6-1. Those voting aye were Chair Shaw, Vice-Chair Hempel and Commissioners Shieh, Llanes Pulido and Connolly, and Schneider. Commissioner Anderson voted nay. Commissioners Azhar, Thompson and Howard abstained. Commissioners Seeger and Flores absent. One vacancy on the Commission.

Item forwarded to Council without recommendation due to lack of an affirmative vote.

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

Public Hearing closed.

Motion by Commissioner Shieh, seconded by Commissioner Llanes Pulido to grant NO-MU-NP combining district zoning for C14-2020-0081 - 1100 Manlove Street located at 1100 Manlove Street failed on a vote of 6-1. Those voting aye were Chair Shaw, Vice-Chair Hempel and Commissioners Shieh, Llanes Pulido and Connolly, and Schneider. Commissioner Anderson voted nay. Commissioners Azhar, Thompson and Howard abstained. Commissioners Seeger and Flores absent. One vacancy on the Commission.

Item forwarded to Council without recommendation due to lack of an affirmative vote.

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

Public Hearing closed.

Motion by Commissioner Azhar, seconded by Commissioner Thompson to grant Staff's recommendation of Commercial for NPA-2020-0027.01 - Twin Liquors Maudie's Rezoning located at 2602, 2604, 2606, 2608, 2610 W. 7th Street and 701, 703 Newman Dr., was approved on a vote of 8-2. Commissioners Llanes Pulido and Shieh voted nay. Commissioners Seeger and Flores absent. One vacancy on the Commission.

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

Public Hearing closed.

Motion by Commissioner Azhar, seconded by Commissioner Thompson to grant Staff's recommendation of CS-NP combining district zoning for Tract 1 and CS-1-NP combining district zoning for Tract 2 for C14-2020-0024 - Twin Liquors Maudie's Rezoning located at 2608 W. 7th St., was approved on a vote of 8-2. Commissioners Llanes Pulido and Shieh voted nay. Commissioners Seeger and Flores absent. One vacancy on the Commission.

9. Plan [NPA-2020-0016.01 - MSC & CTC Tracts NPA; District 3](#)

Amendment:

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 22, 2020 was approved on the consent agenda on the motion by Commissioner Howard, seconded by Vice-Chair Hempel on a vote of 10-0. Commissioners Seeger and Flores absent. One vacancy on the Commission.

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

Motion to grant Applicant's request for postponement of this item to December 22, 2020 was approved on the consent agenda on the motion by Commissioner Howard, seconded by Vice-Chair Hempel on a vote of 10-0. Commissioners Seeger and Flores absent. One vacancy on the Commission.

Hempel on a vote of 10-0. Commissioners Seeger and Flores absent. One vacancy on the Commission.

14 Downtown

[SP-2020-0069C - The East Tower; District 9](#)

Density Bonus:

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

Public Hearing closed.

Motion to grant Staff's recommendation for SP-2020-0069C - The East Tower located at 82 and 84 North IH 35 Service Road Southbound was approved on the consent agenda on the motion by Commissioner Howard, seconded by Vice-Chair Hempel on a vote of 10-0. Commissioners Seeger and Flores absent. One vacancy on the Commission.

15 Downtown

[SP-2019-0465C - River Street Residences; District 9](#)

Density Bonus:

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

Motion to grant Neighborhood's request for postponement of this item to December 22, 2020 was approved on the consent agenda on the motion by Commissioner Howard, seconded by Vice-Chair Hempel on a vote of 10-0. Commissioners Seeger and Flores absent. One vacancy on the Commission.

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

Public Hearing closed.

Motion to grant Staff's recommendation for SPC-2020-0051A - Wonderspaces CUP located at 1205 Sheldon Cove, Building 2 was approved on the consent agenda on the motion by Commissioner Howard, seconded by Vice-Chair Hempel on a vote of 10-0. Commissioners Seeger and Flores absent. One vacancy on the Commission.

17. Site Plan [SP-2019-0027CT - 1514 W Koenig Lane Office Building; District 7](#)
(Environmental Variance Only):
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

Motion to grant Applicant's request for postponement of this item to December 22, 2020 was approved on the consent agenda on the motion by Commissioner Howard, seconded by Vice-Chair Hempel on a vote of 10-0. Commissioners Seeger and Flores absent. One vacancy on the Commission.

18. Final Plat from [C8-2018-0165.2A - Cascades at Onion Creek, Phase Two Final Plat](#)

Approved Preliminary Plan:

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 by Commissioner Howard, seconded by Vice-Chair Hempel to Disapprove for Reasons, per Exhibit C of the Staff report, 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 Howard, seconded by Vice-Chair Hempel on a vote of 10-0. Commissioners Seeger and Flores absent. One vacancy on the Commission.

19. Final Plat from [C8J-2018-0091.2A - Turners Crossing North Phase 2](#)

Approved Preliminary Plan:

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

Public Hearing closed.

Motion by Commissioner Howard, seconded by Vice-Chair Hempel to grant Staff's recommendation for C8J-2018-0091.2A – Turners Crossing North Phase 2 located at approximately FM 1327 at N Turnersville Road was approved on the consent agenda on a vote of 10-0. Commissioners Seeger and Flores absent. One vacancy on the Commission.

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
Housing and Planning Department

Public Hearing closed.

Motion by Vice-Chair Hempel, seconded by Commissioner Shieh to recommend Historic Design Standards was approved on a vote of 10-0. Commissioners Seeger and Flores absent. One vacancy on the Commission.

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)

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

No report provided.

Chair Shaw adjourned the meeting without objection on Tuesday, December 8, 2020 at 10:14 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.