

PLANNING COMMISSION SUMMARY SHEET

ZONING CASES: C14-2020-0105 David Chapel Missionary Baptist Church Tract 1
 C14-2020-0106 David Chapel Missionary Baptist Church Tract 3
 C14-2020-0107 David Chapel Missionary Baptist Church Tract 4

DISTRICT: 1

REQUEST:

C14-2020-0105 - David Chapel Missionary Baptist Church - Tract 1 (Main Tract) - Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 2201, 2203, 2205, 2207, 2209, 2211 E. MLK Jr. Blvd. and 1807 Ferdinand Street (Boggy Creek Watershed) from public-neighborhood plan (P-NP) combining district zoning to general commercial services-mixed use-vertical mixed use building-neighborhood plan (CS-MU-V-NP) combining district zoning. Staff Recommendation: to grant general commercial services-mixed use-vertical mixed use building-conditional overlay-neighborhood plan (CS-MU-V-CO-NP) combining district zoning. Planning Commission Recommendation: To grant general commercial services-mixed use-vertical mixed use building-conditional overlay-neighborhood plan (CS-MU-V-CO-NP) combining district zoning. Owner/Applicant: David Chapel Missionary Baptist Church (Joseph C. Parker, Jr.). Agent: Husch Blackwell (Nikelle Meade). City Staff: Heather Chaffin, 512-974-2122.

C14-2020-0106 David Chapel Missionary Baptist Church - Tract 3 (Northeast Tract)- Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 2301 E. Martin Luther King Jr. Boulevard (Boggy Creek Watershed) from public-neighborhood plan (P-NP) combining district zoning to general commercial services-mixed use-vertical mixed use building-neighborhood plan (CS-MU-V-NP) combining district zoning. Staff Recommendation: to grant general commercial services-mixed use-vertical mixed use building-conditional overlay-neighborhood plan (CS-MU-V-CO-NP) combining district zoning. Planning Commission Recommendation: To grant general commercial services-mixed use-vertical mixed use building-conditional overlay-neighborhood plan (CS-MU-V-CO-NP) combining district zoning. Owner/Applicant: David Chapel Missionary Baptist Church (Joseph C. Parker, Jr.). Agent: Husch Blackwell (Nikelle Meade). City Staff: Heather Chaffin, 512-974-2122.

C14-2020-0107 -David Chapel Missionary Baptist Church - Tract 4 (Southeast Tract)- Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 1803, 1805, and 1807 Chestnut Avenue (Boggy Creek Watershed). Applicant Request: To rezone from public-neighborhood plan (P-NP) combining district zoning to general commercial services-mixed use-vertical mixed use building-neighborhood plan (CS-MU-V-NP) combining district zoning. Staff Recommendation: To grant limited office-mixed use-conditional overlay-neighborhood plan (LO-MU-CO-NP) combining district zoning. Planning Commission Recommendation: To grant community commercial services-mixed use-vertical mixed use building-conditional overlay-neighborhood plan (GR-MU-V-CO-NP) combining district zoning. Owner/Applicant: David Chapel Missionary Baptist Church (Joseph C. Parker, Jr.). Agent: Husch Blackwell (Nikelle Meade). City Staff: Heather Chaffin, 512-974-2122.

DATE: December 10, 2020

PLANNING COMMISSION ACTION/VOTE:

December 10, 2020: C14-2020-0105 - David Chapel Missionary Baptist Church Tract 1 - To grant CS-MU-V-CO-NP as recommended by Staff. Vote: 9-0. [Azar- 1st, Connolly- 2nd, Shieh- neutral]

December 10, 2020: C14-2020-0106 - David Chapel Missionary Baptist Church Tract 3 - To grant CS-MU-V-CO-NP as recommended by Staff. Vote: 10-0. [Azar- 1st, Connolly- 2nd]

December 10, 2020: C14-2020-0107 - David Chapel Missionary Baptist Church Tract 4 – To grant GR-MU-V-CO-NP as outlined in letter from Chestnut Neighborhood Contact Team dated November 30, 2020. Vote: 9-0. [Azar- 1st, Connolly- 2nd; Llanes-Pulido- Abstain]. Conditional overlays are as follows:

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.