



**Planning Commission
October 22, 2013 @ 6:00 P.M.
City Hall – Council Chambers
301 W. 2nd Street
Austin, TX 78701**

Dave Anderson - Chair
Danette Chimenti – Vice-Chair
Richard Hatfield
Alfonso Hernandez - Parliamentarian
Jeff Jack – Ex-Officio

Howard Lazarus – Ex-Officio
James Nortey
Stephen Oliver
Brian Roark
Myron Smith
Jean Stevens – Secretary

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. CITIZEN COMMUNICATION

The first four (4) speakers signed up prior to the meeting being called to order will each be allowed a three-minute allotment to address their concerns regarding items not posted on the agenda.

B. APPROVAL OF MINUTES

1. Approval of minutes from September 24, 2013.
2. Approval of minutes from October, 8, 2013.

C. PUBLIC HEARING

1. Briefing:

Request: Briefing on Project Connect Central Corridor Update.
Staff: Scott Gross, 512-974-5621; scott.gross@austintexas.gov; Austin Transportation Department

2. Code Amendment: **C20-2013-006 – Temporary Signs**

Owner/Applicant: City of Austin
Agent: Planning and Development Review Department
Request: Amend Title 25 of the City Code to allow commercial images to be temporarily projected onto building facades in the downtown area during certain special events and establish permitting requirements.

Staff Rec.: **Recommended**
Staff: Viktor Auzenne, 512-974-2941; viktor.auzenne@austintexas.gov; Planning and Development Review Department

3. Code Amendment: **C20-2013-019 – Temporary Staging**

Owner/Applicant: City of Austin
Agent: Planning and Development Review Department
Request: Amend Title 25 of the City Code to allow temporary staging of equipment, for City of Austin and utility projects, on non-City-owned property.

Staff Rec.: **Recommended**
Staff: Greg Dutton, 512-974-3509; greg.dutton@austintexas.gov; Planning and Development Review Department

4. Plan Amendment: **NPA-2013-0012.01 – 4505 N. IH-35 NPA**

Location: 4505 North IH-35 Service Road Northbound, Boggy Creek Watershed, Upper Boggy Creek NPA

Owner/Applicant: Saeed Moshfegh
Agent: A. J. Ghaddar, P.E. & Associates (A. J. Ghaddar)
Request: Single Family to Office land use
Staff Rec.: **Recommended**
Staff: Maureen Meredith, 512-974-2695; maureen.meredith@austintexas.gov; Planning and Development Review Department

5. **Rezoning:** **C14-2013-0094 – 4505 N. IH 35 Rezoning**
Location: 4505 N. IH 35 Service Road Northbound, Boggy Creek Watershed, Upper Boggy Creek NPA
Owner/Applicant: Saeed Moshfegh
Agent: A. J. Ghaddar, P.E. & Associates (A. J. Ghaddar)
Request: SF-3-NP to LO-NP
Staff Rec.: **Recommended**
Staff: Heather Chaffin, 512-974-2122; heather.chaffin@austintexas.gov; Planning and Development Review Department
6. **Plan Amendment:** **NPA-2013-0010.01 – 2416 East Sixth Street**
Location: 2416 East Sixth Street, Lady Bird Lake Watershed, Holly NPA
Owner/Applicant: 2416 East Sixth Street LP (M. Timothy Clark)
Agent: Big Red Dog Engineering - Austin, LLC (Bob Brown)
Request: Industry to Mixed Use land use
Staff Rec.: **Recommended; Postponement request by the Staff to December 10, 2013**
Staff: Maureen Meredith, 512-974-2695; maureen.meredith@austintexas.gov; Planning and Development Review Department
7. **Rezoning:** **C14-2013-0083 – 2416 East 6th Street**
Location: 2416 East 6th Street, Lady Bird Lake Watershed, Holly NPA
Owner/Applicant: 2416 East Sixth Street LP (Timothy Clark)
Agent: Big Red Dog - Austin, LLC (Bob Brown)
Request: LI-CO-NP to MF-6-CO-NP
Staff Rec.: **Recommendation of CS-V-CO-NP; Postponement request by the Staff to December 10, 2013**
Staff: Heather Chaffin, 512-974-2122; heather.chaffin@austintexas.gov; Planning and Development Review Department
8. **Rezoning:** **C14-2013-0081 – Apostolic 1.5**
Location: 517 East Oltorf Street, Blunn Creek Watershed, St. Edward's (Greater South River City) NPA
Owner/Applicant: Apostolic Assembly of the Faith in Christ Jesus, Inc. (Frank Balboa)
Agent: Jim Bennett Consulting (Jim Bennett)
Request: SF-3-NP to GR-NP
Staff Rec.: **Recommendation of GO-CO-NP**
Staff: Lee Heckman, 512-974-2695; lee.heckman@austintexas.gov; Planning and Development Review Department

- 9. Rezoning: C14-2013-0106 – The Azur Tract**
 Location: 5016 ½ E. Ben White Boulevard Westbound, Country Club West, Carson Creek Watersheds, Parker Lane (East Riverside/Combined) NPA
 Owner/Applicant: Azur Property Investments (USA) Inc. (Haidar Khazen)
 Agent: Land Strategies (Paul Linehan)
 Request: GR-NP to GR-CO-NP and CS-CO-NP
 Staff Rec.: **Recommendation of GR-CO-NP and CS-CO-NP**
 Staff: Lee Heckman, 512-974-2695; lee.heckman@austintexas.gov; Planning and Development Review Department
- 10. Conditional Use Permit: SPC-2013-0218A – Joe’s Crab Shack**
 Location: 600 East Riverside Drive, Lady Bird Lake Watershed, South River City NPA
 Owner/Applicant: Garwald Company, Inc. (Rogan Giles)
 Agent: Big Red Dog Engineering (Jerrett Daw)
 Request: Conditional Use Permit for a change of use
 Staff Rec.: **Recommended**
 Staff: Christine Barton-Holmes, 512-974-2788; christine.barton-holmes@austintexas.gov; Planning and Development Review Department
- 11. Conditional Use Permit: SPC-2012-0353C – Burnet Market Place**
 Location: 6701 Burnet Road, Shoal Creek Watershed, Brentwood/ Highland Combined NPA
 Owner/Applicant: John and Debra Stepan; Spiritual Urban Warrior LLC (P. Dhody)
 Agent: Big Red Dog Engineering (Bob Brown)
 Request: Conditional Use Permit for a cocktail lounge
 Staff Rec.: **Recommended**
 Staff: Amanda Couch, 512-974-2881; amanda.couch@austintexas.gov; Planning and Development Review Department
- 12. Conditional Use Permit: SPC-2013-0196C – Little Woodrow’s on Burnet Road**
 Location: 5425 Burnet Road, Shoal Creek Watershed, Brentwood/ Highland Combined NPA
 Owner/Applicant: Jimmy Nassour
 Agent: Longaro & Clarke, LP (Joe Longaro)
 Request: Conditional Use Permit for a cocktail lounge
 Staff Rec.: **Recommended**
 Staff: Christine Barton-Holmes, 512-974-2788; christine.barton-holmes@austintexas.gov; Planning and Development Review Department

- 13. Site Plan – Conditional Use Permit:** **SPC-2012-0329A – Convenient Retail & Transportation Terminal**
- Location: 907 East St. John’s Avenue, Buttermilk Branch Creek Watershed, St. John's NPA
- Owner/Applicant: Bright Truck Leasing Corp. c/o Penske Truck Leasing Co. L.P.
- Agent: Cedillos & Willson LLC (Rey Cedillos P.E.)
- Request: Request approval of a conditional use permit to allow a transportation terminal within the CS, General Commercial Services zoning district.
- Staff Rec.: **Recommended**
- Staff: Nikki Hoelter, 512-974-2863; nikki.hoelter@austintexas.gov; Planning and Development Review Department
-
- 14. Final Plat - Resubdivision:** **C8-2013-0075.0A – Resubdivision of Lot 10, Block F Violet Crown Heights Section One**
- Location: 1307 Brentwood Street, Shoal Creek Watershed, Brentwood NPA
- Owner/Applicant: The Muskin Company (Alan Muskin)
- Agent: Hector Avila
- Request: Approve the resubdivision of one lot into 2 lots on 0.321 acres.
- Staff Rec.: **Recommended**
- Staff: Sylvia Limon, 512-974-2767; sylvia.limon@austintexas.gov; Planning and Development Review Department
-
- 15. Final Plat - Resubdivision:** **C8-2013-0175.0A – Valley View Subdivision**
- Location: 3809 Valley View Road, West Bouldin Creek Watershed, South Lamar NPA
- Owner/Applicant: Group Investments Holdings (Randy Dozeman)
- Agent: Site Specifics (John Hussey)
- Request: Approval of the Valley View Subdivision composed of 13 lots on 1.64 acres
- Staff Rec.: **Disapproval**
- Staff: Planning and Development Review Department

- 16. Final Plat-Resubdivision:** **C8-2013-0179.0A – Lots 47 & 48 Enfield E**
Location: 1715 Enfield Road, Lady Bird Lake Watershed, Old West Austin NPA
Owner/Applicant: JEAE Family Limited Partnership (Jeff Blatt)
Agent: Thrower Design (Ron Thrower)
Request: Approval of Lots 47 & 48 Enfield Road composed of 2 lots on 0.383 acres
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department

D. NEW BUSINESS

- 1. New Business:** **Initiate a Code Amendment – Temporary Signs for Special Events**
Owner/Applicant: City of Austin
Agent: Planning and Development Review Department
Request: Initiate an amendment to Title 25 of the City Code to create a new code regulating signage at special events.
Staff: Viktor Auzenne, 512-974-2941; viktor.auzenne@austintexas.gov;
Planning and Development Review Department

- 2. New Business:**
Request: Discussion and action on electing Planning Commission Officers.

E. SUBCOMMITTEE REPORTS

F. 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 4 days before the meeting date. Please call Dora Anguiano at Planning & Development Review Department, at 974-2104, for additional information; TTY users route through Relay Texas at 711.