



**Planning Commission  
August 12, 2014 @ 6:00 P.M.  
One Texas Center – 3<sup>rd</sup> Floor  
Room 325  
505 Barton Springs Road  
Austin, TX 78704**

Danette Chimenti – Chair  
Richard Hatfield  
Alfonso Hernandez – Parliamentarian  
Jeff Jack – Ex-Officio  
Howard Lazarus – Ex-Officio

James Nortey  
Stephen Oliver – Vice-Chair  
Brian Roark  
Jean Stevens – Secretary  
Lesley Varghese  
Nuria Zaragoza

**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 July 22, 2014.

## C. PUBLIC HEARING

- 1. Briefing/Update and Discussion and Action:** **Drinking Water Protection Zone (DWPZ)**

Request: Briefing/Update and discussion and action on Austin Water Utility presentation and update on new Drinking Water Protection Zone (DWPZ) Capital Improvement Projects (CIP).

Staff: Kristi Fenton, 512-972-0178, [kristi.fenton@austintexas.gov](mailto:kristi.fenton@austintexas.gov); Austin Water Utility Department
  
- 2. Plan Amendment:** **NPA-2014-0017.01 - Korean United Presbyterian Church FLUM Amendment**

Location: 2000 Justin Lane & 2009 Cullen Avenue, Shoal Creek Watershed, Crestview/Wooten Combined (Crestview) NPA

Owner/Applicant: Korean United Presbyterian Church (Roy M. Kimm)

Agent: Thower Design (A. Ron Thrower)

Request: Civic and Multifamily to Mixed Use/Office Land Use

Staff Rec.: **Recommended**

Staff: Maureen Meredith, 512-974-2695, [maureen.meredith@austintexas.gov](mailto:maureen.meredith@austintexas.gov); Planning and Development Review Department
  
- 3. Rezoning:** **C14-2014-0036 - Korean United Presbyterian Church Rezoning**

Location: 2000 Justin Lane, Shoal Creek Watershed, Crestview/Wooten Combined (Crestview) NPA

Owner/Applicant: Korean United Presbyterian Church (Roy M. Kimm)

Agent: Thower Design (A. Ron Thrower)

Request: SF-3-NP, LO-NP & MF-3-NP to GO-MU-NP

Staff Rec.: **Recommendation of LO-MU-NP with conditions**

Staff: Lee Heckman, 512-974-7604, [lee.heckman@austintexas.gov](mailto:lee.heckman@austintexas.gov); Planning and Development Review Department

4. **Plan Amendment:** **NPA-2014-0020.01 - St. Elmo's Market and Lofts**  
Location: 113 Industrial Blvd., 4323 S. Congress Ave., and 4300 Block of Willow Springs Road, East Bouldin Creek; Williamson Creek Watershed, South Congress Combined (East Congress) NPA  
Owner/Applicant: GFD Holdings, LLC (Brandon Bolin)  
Agent: Alice Glasco Consulting (Alice Glasco)  
Request: Industry to Mixed Use land use  
Staff Rec.: **Not Recommended; Postponement request by the Applicant to September 23, 2014**  
Staff: Maureen Meredith, 512-974-2695, [maureen.meredith@austintexas.gov](mailto:maureen.meredith@austintexas.gov); Planning and Development Review Department
5. **Rezoning:** **C14-2014-0034 - St. Elmo's Market and Lofts**  
Location: 4323 South Congress Avenue; 113 Industrial Boulevard; 4300 Block of Willow Springs Road, East Bouldin Creek; Williamson Creek Watershed, South Congress Combined (East Congress) NPA  
Owner/Applicant: GFD Holdings, LLC (Brandon Bolin)  
Agent: Alice Glasco Consulting (Alice Glasco)  
Request: CS-MU-NP; LI-NP; LI-CO-NP to LI-PDA-NP  
Staff Rec.: **Not recommended; Postponement request by the Applicant to September 23, 2014**  
Staff: Wendy Rhoades, 512-974-7719, [wendy.rhoades@austintexas.gov](mailto:wendy.rhoades@austintexas.gov); Planning and Development Review Department
6. **Plan Amendment:** **NPA-2014-0022.01 - 209 Project**  
Location: 209 East Live Oak Street, Blunn Creek Watershed, Greater South River City Combined (South River City) NPA  
Owner/Applicant: Joshua L. Mcguire  
Agent: Com4923.LLC (Charles Morton)  
Request: Single Family to Higher Density Single Family  
Staff Rec.: **Postponement Request by Staff to August 26, 2014**  
Staff: Maureen Meredith, 512-974-2695, [maureen.meredith@austintexas.gov](mailto:maureen.meredith@austintexas.gov); Planning and Development Review Department

- 7. Rezoning: C14-2014-0032 - 209 E Live Oak Street**  
 Location: 209 E Live Oak Street, Blunn Creek Watershed, Greater South River City Combined (South River City) NPA  
 Owner/Applicant: Joshua L. McGuire  
 Agent: Com4923.LLC (Charles Morton)  
 Request: SF-3-NP to SF-5-NP  
 Staff Rec.: **Postponement Request by Staff to August 26, 2014**  
 Staff: Lee Heckman, 512-974-7604, [lee.heckman@austintexas.gov](mailto:lee.heckman@austintexas.gov); Planning and Development Review Department
- 8. Plan Amendment: NPA-2014-0025.02 - Lantana Tract 28**  
 Location: 5436 Vega Avenue, Barton Creek, Williamson Creek Watersheds-Barton Springs Zone, Oak Hill Combined (West Oak Hill) NPA  
 Owner/Applicant: Lantana Tract 28, LP  
 Agent: Mary Stratmann  
 Request: Office to Multifamily land use  
 Staff Rec.: **Pending; Indefinite postponement request by the applicant**  
 Staff: Maureen Meredith, 512-974-2695, [maureen.meredith@austintexas.gov](mailto:maureen.meredith@austintexas.gov); Planning and Development Review Department
- 9. Rezoning: C14-2014-0058 - Esperanza Crossing**  
 Location: 2800 Esperanza Crossing, Walnut Creek Watershed, North Burnet/Gateway NPA  
 Owner/Applicant: EOP Burnet Esperanza, Ltd.  
 Agent: Land Use Solutions (Michele Haussmann)  
 Request: NBG-TOD-NP to NBG-CMU-NP  
 Staff Rec.: **Recommendation of NBG-CMU-CO-NP, with conditions**  
 Staff: Sherri Sirwaitis, 512-974-3057, [sherri.sirwaitis@austintexas.gov](mailto:sherri.sirwaitis@austintexas.gov); Planning and Development Review Department
- 10. ERC Plan Amendment: C14-2014-0099 - 1500 S Pleasant Valley**  
 Location: 1500 S Pleasant Valley, Lady Bird Lake and Country Club West Watershed, East Riverside Corridor NPA  
 Owner/Applicant: 1500 SPV LLC (Colin Brothers)  
 Agent: Drenner Group, P.C. (Stephen Rye)  
 Request: ERC to ERC to Change Subdistrict Designation, Hub Boundary Delineation, and Maximum Bonus Height Specification  
 Staff Rec.: **Recommended; Postponement request by Staff to August 26, 2014**  
 Staff: Lee Heckman, 512-974-7604, [lee.heckman@austintexas.gov](mailto:lee.heckman@austintexas.gov); Planning and Development Review Department

- 11. Rezoning:** **C14-2014-0011 - Garza Ranch**  
Location: 3800 Ben Garza Lane; 6313 South MoPac Expressway, Williamson Creek Watershed-Barton Springs Zone, Oak Hill Combined (East Oak Hill) NPA  
Owner/Applicant: Rancho Garza, Ltd (Ron White)  
Agent: Cunningham Allen, Inc. (Jana Rice)  
Request: GR-MU-CO-NP to GR-MU-CO-NP, to change a condition of zoning  
Staff Rec.: **Request for Postponement by Staff**  
Staff: Wendy Rhoades, 512-974-7719, [wendy.rhoades@austintexas.gov](mailto:wendy.rhoades@austintexas.gov); Planning and Development Review Department
- 12. Preliminary Plan:** **C8-2013-0118 - Lightsey 2**  
Location: 1805 Lightsey Road, West Bouldin Creek Watershed, South Lamar NPA  
Owner/Applicant: AJF Partners, Ltd.; Annie Foss  
Agent: PSW Homes (Casey Giles)  
Request: Approval of a preliminary plan of 16 lots and related right-of-way on 4.0 acres.  
Staff Rec.: **Recommended; Postponement request by the neighborhood. Staff recommends postponement to September 9, 2014.**  
Staff: Sylvia Limon, 512-974-2767, [sylvia.limon@austintexas.gov](mailto:sylvia.limon@austintexas.gov); Planning and Development Review Department
- 13. Final Plat - Resubdivision:** **C8-2013-0191.0A - Resubdivision of Lots 1 & 2, Block A of the Terrace Section 5 and Lot 1, Block B of the Terrace Section 7**  
Location: 2900, 2901 and 3000 Via Fortuna at Tuscan Terrace, Barton Creek Watershed-Barton Springs Zone, Barton Hills NPA  
Owner/Applicant: Desta Three Partnership (Rodger Arend)  
Agent: Malone/Wheeler, Inc. (Pete Malone)  
Request: Approval of a resubdivision of 3 into 4 lots on 33.135 acres.  
Staff Rec.: **Recommended; Postponement request by the applicant to September 9, 2014.**  
Staff: Sylvia Limon, 512-974-2767, [sylvia.limon@austintexas.gov](mailto:sylvia.limon@austintexas.gov); Planning and Development Review Department

- 14. Final Plat:** **C8-2013-0160.0A - Kemp Grove Subdivision**  
Location: Kemp Street at Clovis Street, Colorado River Watershed, Montopolis NPA  
Owner/Applicant: Reclaimed Ridge, LLC (Eric Brikler)  
Agent: Mike McHone  
Request: Approval of the Kemp Grove Subdivision consisting of 6 lots on 3.33 acres  
Staff Rec.: **Recommended**  
Staff: Don Perryman, 512-974-2786, [don.perryman@aqustintexas.gov](mailto:don.perryman@aqustintexas.gov); Planning and Development Review Department
- 15. Resubdivision:** **C8-2014-0025.0A - Banister Acres, Lot 14, Block 5; Resubdivision**  
Location: 4408 Banister Lane, Williamson Creek Watershed, South Manchaca NPA  
Owner/Applicant: LPM Investments LLC (Aaron Levy)  
Agent: Hector Avila  
Request: Approval of the Banister Acres, Lot 14, Block 5; Resubdivision composed of 2 lots on 0.49 acres. The applicant also requests a variance from Section 25-4-175 of the Land Development Code to resubdivide a lot with a flag lot design.  
Staff Rec.: **Recommended**  
Staff: Don Perryman, 512-974-2786, [don.perryman@aqustintexas.gov](mailto:don.perryman@aqustintexas.gov); Planning and Development Review Department
- 16. Resubdivision:** **C8-2014-0026.0A - Lot 3 Block 5, Banister Acres; Resubdivision**  
Location: 4411 Gillis Street, Williamson Creek Watershed, South Manchaca NPA  
Owner/Applicant: LPM Investments LLC (Aaron Levy)  
Agent: Hector Avila  
Request: Approval of Lot 3 Block 5, Banister Acres; Resubdivision composed of 2 lots on 0.49 acres. The applicant also requests a variance from Section 25-4-175 of the Land Development Code to resubdivide a lot with a flag lot design.  
Staff Rec.: **Recommended**  
Staff: Don Perryman, 512-974-2786, [don.perryman@aqustintexas.gov](mailto:don.perryman@aqustintexas.gov); Planning and Development Review Department

- 17. Resubdivision:** **C8-2013-0238 - Theresa Avenue Estates**  
Location: 613 Theresa Avenue, Johnson Creek Watershed, Old West Austin NPA  
Owner/Applicant: Igor Bastidas, Russel and Kenya Tubbs  
Agent: Shaw Hamilton  
Request: Approval of the Theresa Ave. Estates Subdivision, a resubdivision of one lot, and a part of a lot, into two lots on 0.51 acre  
Staff Rec.: **Recommended**  
Staff: Don Perryman, 512-974-2786, [don.perryman@austintexas.gov](mailto:don.perryman@austintexas.gov); Planning and Development Review Department
- 18. Preliminary Plan:** **C8-2013-0154 - Park Place at Riverside**  
Location: 7010 E. Riverside Drive, Carson Creek Watershed, Montopolis NPA  
Owner/Applicant: Equity Secured Capital, LP (Vince Dimare)  
Agent: Big Red Dog Engineering (Nicholas Kehl)  
Request: Approval of the Park Place at Riverside Preliminary plan consisting of 124 lots on 29.73 acres.  
Staff Rec.: **Recommended.**  
Staff: Don Perryman, 512-974-2786, [don.perryman@austintexas.gov](mailto:don.perryman@austintexas.gov); Planning and Development Review Department
- 19. Total Plat Vacation:** **C8-05-0098.0A(VAC) - Tuttle Addition (A Resubdivision of Lot 8 and Portions of Lots 7, 9, 10, 11, 12, and 13, Block B, Raymond Subdivision**  
Location: 608 Baylor Street, Shoal Creek, Lady Bird Lake Watershed, Old West Austin NPA  
Owner/Applicant: Tyson & Nicole Caspers Tuttle / Marc & Janice Burckhardt  
Agent: Crocker Consultants (Sarah Crocker)  
Request: Approval of the total vacation of the Tuttle Addition plat composed of 3 lots on 0.898 acres.  
Staff Rec.: **Recommended**  
Staff: Cesar Zavala, 512-974-3404, [cesar.zavala@austintexas.gov](mailto:cesar.zavala@austintexas.gov); Planning and Development Review Department

- 20. Resubdivision / Replat:** **C8-2014-0047.0A - Resubdivision of Tuttle Addition**  
Location: 608 Baylor Street, Shoal Creek / Lady Bird Lake Watershed, Old West Austin NPA  
Owner/Applicant: Tyson & Nicole Caspers Tuttle / Marc & Janice Burckhardt  
Agent: Crocker Consultants (Sarah Crocker)  
Request: Approval of the Resubdivision of Tuttle Addition composed of 2 lots on 0.898 acres.  
Staff Rec.: **Recommended**  
Staff: Cesar Zavala, 512-974-3404, [cesar.zavala@austintexas.gov](mailto:cesar.zavala@austintexas.gov); Planning and Development Review Department
- 21. Resubdivision:** **C8-2014-0054 - C.R. Johns Subdivision, Resubdivision of Lot 7 and a Portion of Lot 6, Block 5**  
Location: 1803 E. 14th Street, Boggy Creek Watershed, Central East Austin NPA  
Owner/Applicant: Austin Newcastle Homes, Ltd. (Bud Smith)  
Agent: Prossner and Associates (Kurt Prossner)  
Request: Approval of the C.R. Johns Subdivision, Resubdivision of Lot 7 and a Portion of Lot 6, Block 5 composed of 2 lots on 0.330 acres.  
Staff Rec.: **Recommended**  
Staff: Cesar Zavala, 512-974-3404, [cesar.zavala@austintexas.gov](mailto:cesar.zavala@austintexas.gov); Planning and Development Review Department
- 22. Final Plat - Amended Plat:** **C8-2014-0139.0A - Joseph Limerick Subdivision**  
Location: 1307 Waller Street, Waller Creek Watershed, Central East Austin NPA  
Owner/Applicant: Toria English  
Agent: Perales Engineering L.L.C. (Jerome Perales, P.E.)  
Request: Approval of the Joseph Limerick Subdivision composed of 1 lot on 0.094 acres.  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department
- 23. Final Plat - Resubdivision:** **C8-2014-0135.0A - Ava's Subdivision**  
Location: 4109 Valley View Road, West Bouldin Creek Watershed, South Lamar NPA  
Owner/Applicant: 4023 Valley View Rd, Development LLC (Ben Menfi)  
Agent: McDill Eng. (Tom McDill)  
Request: Approval of Ava's Subdivision composed of 1 lot on 0.85 acres.  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department



24. **Final Plat - Resubdivision:** **C8-2014-0142.0A - 23A of the Resubdivision of Lot 2 Block 1 Pleasant Hill Addition; Resubdivision**  
Location: 5501 Blue Bird Lane, Williamson Creek Watershed, West Congress NPA  
Owner/Applicant: Grayland LLC (Lisa Gray)  
Agent: Grayland LLC (Lisa Gray)  
Request: Approval of the 23A of the Resubdivision of lot 2 Block 1 Pleasant Hill Addition composed of 3 lots on 0.4 acres.  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department
25. **Final Plat - Amended Plat:** **C8-2014-0144.0A - Keasbey Amended Plat of Lots 8 and 9, Block "8"**  
Location: 815 Keasbey Street, Boggy Creek Watershed, Hancock NPA  
Owner/Applicant: Truc M. & Lan T. Nguyen  
Agent: Larry Rolon  
Request: Approval of the Keasbey Amended Plat of Lots 8 and 9, Block "8" composed of 1 lot on 0.0527 acres.  
Staff Rec.: **Disapproval**  
Staff: Planning and Development Review Department
26. **Site Plan - Compatibility Waivers only:** **SP-2013-0484CS - 1106 Lambie**  
Location: 1106 Lambie Street, Lady Bird Lake Watershed, East Cesar Chavez NPA  
Owner/Applicant: MX3 Homes, LLC (Sal Martinez)  
Agent: Prossner and Associates (Kurt Prossner, P.E.)  
Request: The compatibility waiver request has been withdrawn by the applicant. No action required.  
Staff Rec.: **Withdrawn; no action required.**  
Staff: Donna Galati, 512-974-2733, [donna.galati@austintexas.gov](mailto:donna.galati@austintexas.gov); Michael Simmons-Smith, 512-974-1225, [Michael.Simmons-Smith@austintexas.gov](mailto:Michael.Simmons-Smith@austintexas.gov); Planning and Development Review Department

- 27. Site Plan Conditional Use Permit:** **SPC-2013-0417A - Riverside Liquor**
- Location: 6100 E Riverside Drive, Country Club East Creek Watershed, Montopolis NPA
- Owner/Applicant: Riverside SBB, Inc (Sufian Emmar)
- Agent: Jim Bennett Consulting (Jim Bennett)
- Request: Approve liquor sales in an existing retail center in the ERC Mixed Use subdistrict
- Staff Rec.: **Recommended**
- Staff: Christine Barton-Holmes, 512-974-2788, [christine.barton-holmes@austintexas.gov](mailto:christine.barton-holmes@austintexas.gov); Planning and Development Review Department
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- 28. Site Plan Conditional Use Permit:** **SPC-2014-0091A - 508 E. Oltorf Coffee Shop**
- Location: 508 E. Oltorf, Blunn Creek Watershed, Greater South River City Combined NPA
- Owner/Applicant: 508 E. Oltorf, LLC; Jimmy Nassour
- Agent: Carlson Commercial Properties, LLC; Steve Portnoy
- Request: Approve a limited restaurant use in GO-NP zoning, a conditional use
- Staff Rec.: **Recommended**
- Staff: Lynda Courtney, 512-974-2810, [lynda.courtney@austintexas.gov](mailto:lynda.courtney@austintexas.gov); Planning and Development Review Department

#### **D. NEW BUSINESS**

#### **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 512-974-2104, for additional information; TTY users route through Relay Texas at 711.