



**Planning Commission  
August 26, 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 August 12, 2014.

## C. PUBLIC HEARING

- 1. 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
  
- 2. Rezoning:**            **C14-2014-0036 - Korean United Presbyterian Church Rezoning**  
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:                  SF-3-NP, LO-NP & MF-3-NP to GO-MU-NP  
Staff Rec.:               **Recommendation of LO-MU-CO-NP with conditions**  
Staff:                    Lee Heckman, 512-974-7604, [lee.heckman@austintexas.gov](mailto:lee.heckman@austintexas.gov);  
                              Planning and Development Review Department
  
- 3. 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 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

- 4. Rezoning: C14-2014-0032 - 209 E Live Oak Street**  
 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: SF-3-NP to SF-5-NP  
 Staff Rec.: **Recommended**  
 Staff: Lee Heckman, 512-974-7604, [lee.heckman@austintexas.gov](mailto:lee.heckman@austintexas.gov);  
 Planning and Development Review Department
- 5. Code Amendment: C20-2013-019 - Temporary Staging**  
 Owner/Applicant: City of Austin  
 Agent: Planning and Development Review Department  
 Request: Consider an ordinance amending 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: Andy Linseisen, 512-974-2239, [andy.linseisen@austintexas.gov](mailto:andy.linseisen@austintexas.gov);  
 Planning and Development Review Department
- 6. Code Amendment: C20-2013-033 - Metered Parking**  
 Owner/Applicant: City of Austin  
 Agent: Planning and Development Review Department  
 Request: Consider an ordinance to amend Title 25 of the City Code to allow metered parking spaces to be counted towards the minimum off-street parking required for non-residential uses.  
 Staff Rec.: **Recommended**  
 Staff: Sangeeta Jain, 512-974-2219, [sangeeta.jain@austintexas.gov](mailto:sangeeta.jain@austintexas.gov);  
 Planning and Development Review Department
- 7. Code Amendment: C20-2013-036 - Temporary School Signs**  
 Owner/Applicant: City of Austin  
 Agent: Planning and Development Review Department  
 Request: Consider an ordinance to amend Title 25 of the City Code to allow independent school districts to install and modify temporary, non-electronic, signs without a sign permit.  
 Staff Rec.: **Recommended**  
 Staff: Viktor Auzenne, 512-974-2941, [viktor.auzenne@austintexas.gov](mailto:viktor.auzenne@austintexas.gov);  
 Planning and Development Review Department

- 8. Code Amendment: C20-2014-005 - Right-of-Way Installations**  
 Owner/Applicant: City of Austin  
 Agent: Planning and Development Review Department  
 Request: Consider an ordinance to amend Title 25 of the City Code to allow sign, logo or placard placement on a legally permitted right-of-way installation that identifies the name, operator, or sponsor of the right-of-way installation.  
 Staff Rec.: **Recommended**  
 Staff: Viktor Auzenne, 512-974-2941, [viktor.auzenne@austintexas.gov](mailto:viktor.auzenne@austintexas.gov); Planning and Development Review Department
- 9. Code Amendment: C20-2014-006 - Sidewalks Sales and Signs**  
 Owner/Applicant: City of Austin  
 Agent: Planning and Development Review Department  
 Request: Consider an ordinance amending City Code Chapter 25-10 relating to requirements for sidewalk signs and merchandise displays.  
 Staff Rec.: **Recommended**  
 Staff: Viktor Auzenne, 512-974-2941, [viktor.auzenne@austintexas.gov](mailto:viktor.auzenne@austintexas.gov); Planning and Development Review Department
- 10. Code Amendment: C20-2014-001 - Micro Units**  
 Owner/Applicant: City of Austin  
 Agent: Planning and Development Review Department  
 Request: Consider an ordinance amending City Code Title 25 relating to the regulation of efficiency dwelling units in certain zoning districts.  
 Staff Rec.: **Recommended**  
 Staff: Greg Dutton, 512-974-3509, [greg.dutton@austintexas.gov](mailto:greg.dutton@austintexas.gov); Planning and Development Review Department
- 11. ERC Plan Amendment: C14-2014-0099 - 1500 S Pleasant Valley**  
 Location: 1500 South Pleasant Valley Road, Lady Bird Lake, Country Club West Watersheds, 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**  
 Staff: Lee Heckman, 512-974-7604, [lee.heckman@austintexas.gov](mailto:lee.heckman@austintexas.gov); Planning and Development Review Department

- 12. Rezoning: C14-2014-0050 - 2311 Westrock**  
 Location: 2311 Westrock Drive, West Bouldin Creek Watershed; Barton Creek Watershed-Barton Springs Zone; South Lamar Combined (Barton Hills) NPA  
 Agent: Terrance L. Irion Law Office (Terrance L. Irion)  
 Request: RR & SF-5-CO to SF-5-CO  
 Staff Rec.: **Recommended**  
 Staff: Lee Heckman, 512-974-7605, [lee.heckman@austintexas.gov](mailto:lee.heckman@austintexas.gov); Planning and Development Review Department
- 13. Rezoning: C14-2014-0105 - Samon**  
 Location: 2428 and 2432 South 1st Street, East Bouldin Creek Watershed, South Lamar Combined (Galindo) NPA  
 Agent: Ray Ates  
 Request: LO to CS  
 Staff Rec.: **Recommend CS for Tract 1, LR for Tract 2, and LO for Tract 3, with Conditions**  
 Staff: Lee Heckman, 512-974-7606, [lee.heckman@austintexas.gov](mailto:lee.heckman@austintexas.gov); Planning and Development Review Department
- 14. Rezoning: C14-2014-0103 - Radio Coffee & Beer**  
 Location: 4204 Manchaca Road and 2008 Fort View Road, West Bouldin Creek Watershed, South Lamar Combined (South Lamar) NPA  
 Agent: Land Strategies (Erin Welch)  
 Request: LR-MU-CO to CS-1 (Footprint)  
 Staff Rec.: **Recommend GR**  
 Staff: Lee Heckman, 512-974-7607, [lee.heckman@austintexas.gov](mailto:lee.heckman@austintexas.gov); Planning and Development Review Department
- 15. Rezoning: C14-2014-0085 - Concorde Center Rezoning**  
 Location: 4631 Airport Boulevard, Boggy Creek Watershed, North Loop NPA  
 Owner/Applicant: Houston 6000 Bissonet Ltd, c/o Tarantino Properties, Inc. (Aaron Scott)  
 Agent: Thrower Design (Ron Thrower)  
 Request: CS-V-CO-NP to CS-1-V-CO-NP for Tract 1; CS-1-V-CO-NP to CS-V-CO-NP for Tract 2  
 Staff Rec.: **Recommended**  
 Staff: Wendy Rhoades, 512-974-7719, [wendy.rhoades@austintexas.gov](mailto:wendy.rhoades@austintexas.gov); Planning and Development Review Department

- 16. Rezoning: C14H-2014-0004 - Leffingwell House**  
 Location: 910 Christopher Street, West Bouldin Creek Watershed, Bouldin NPA  
 Owner/Applicant: Petra Rogers, owner  
 Request: SF-3-NP to SF-3-H-NP  
 Staff Rec.: **Recommended**  
 Staff: Steve Sadowsky, 512-974-6454, [steve.sadowsky@austintexas.gov](mailto:steve.sadowsky@austintexas.gov);  
 Planning and Development Review Department
- 17. Rezoning: C14H-2014-0007 - Red River International House**  
 Location: 3805 Red River Street, Waller Creek Watershed, Hancock NPA  
 Owner/Applicant: Historic Landmark Commission, applicant; Delta H Corporation, owner  
 Agent: Jim Bennett  
 Request: SF-3-CO-NP to SF-3-H-CO-NP  
 Staff Rec.: **Recommended**  
 Staff: Steve Sadowsky, 512-974-6454, [steve.sadowsky@austintexas.gov](mailto:steve.sadowsky@austintexas.gov);  
 Planning and Development Review Department
- 18. Rezoning: C14H-2014-0009 - Clappart-Bannerman-Castro House**  
 Location: 1207 East 8th Street, Boggy Creek Watershed, Central East Austin NPA  
 Owner/Applicant: Sharon Wang McKinney, owner  
 Agent: Phoebe Allen  
 Request: SF-3-NP to SF-3-H-NP  
 Staff Rec.: **Recommended**  
 Staff: Steve Sadowsky, 512-974-6454, [steve.sadowsky@austintexas.gov](mailto:steve.sadowsky@austintexas.gov);  
 Planning and Development Review Department
- 19. Rezoning: C14H-2014-0010 - Majors-Butler-Thomas House**  
 Location: 1119 E. 11th Street, Boggy Creek Watershed, Central East Austin NPA  
 Owner/Applicant: Monica Woods, Ri'chard Thomas, and Thomas family members, owners  
 Request: CS-1-NCCD-NP to CS-1-H-NCCD-NP  
 Staff Rec.: **Recommended**  
 Staff: Steve Sadowsky, 512-974-6454, [steve.sadowsky@austintexas.gov](mailto:steve.sadowsky@austintexas.gov);  
 planning and Development Review Department

- 20. Final Plat - Resubdivision:** **C8-2013-0163.0A - First Resubdivision of a Portion of Lot 1 Block 6**  
 Location: 4400 Gillis Street, Williamson Creek Watershed, South Austin Combined NPA (South Manchaca) NPA  
 Owner/Applicant: Dan Day Homes (Dan Day)  
 Agent: Real Estate (Mike McHone)  
 Request: Approval of the First Resubdivision of a Portion of Lot 1 Block 6 composed of 1 lot on 0.169 acres  
 Staff Rec.: **Recommended**  
 Staff: Don Perryman, 512-974-2786, [don.perryman@austintexas.gov](mailto:don.perryman@austintexas.gov); Planning and Development Review Department
- 21. Final Plat - Resubdivision:** **C8-2013-0164.0A - Second Resubdivision of a Portion of Lot 1 Block 6 Banister Acres**  
 Location: 4400 Gillis Street, Williamson Creek Watershed, South Austin Combined NPA (South Manchaca) NPA  
 Owner/Applicant: Dan Day Homes (Dan Day)  
 Agent: Real Estate (Mike McHone)  
 Request: Approval of the Second Resubdivision of a Portion of Lot 1 Block 6 Banister Acres composed of 2 lots on 0.331 acres  
 Staff Rec.: **Recommended**  
 Staff: Don Perryman, 512-974-2786, [don.perryman@austintexas.gov](mailto:don.perryman@austintexas.gov); Planning and Development Review Department
- 22. Preliminary Plan:** **C8-2013-0154 - Park Place at Riverside**  
 Location: 7010 East 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

- 23. Resubdivision: C8-2014-0030.0A - Springdale Subdivision**  
 Location: 1036 Springdale Rd., Boggy Creek Watershed, M.L.K. - Oaks Springs NPA  
 Owner/Applicant: S & S Isdale, LLC (Scott Isdale)  
 Agent: Big Red Dog Engineering (Russell Kutara)  
 Request: Approval of the resubdivision of an existing lot into the Springdale Subdivision composed of six lots on 0.4477 acres.  
 Staff Rec.: **Recommended**  
 Staff: Cesar Zavala, 512-974-3404, [cesar.zavala@austintexas.gov](mailto:cesar.zavala@austintexas.gov); Planning and Development Review Department
- 24. Final Plat - Amended Plat: C8-2014-0152.0A – Amended Plat of Lots 3 & 4, Block D, Benson Subdivision**  
 Location: 2301 Garden Street, Lady Bird Lake Watershed, Holly NPA  
 Owner/Applicant: 3 Mountain Minstrall Pl. (Michael Clinchard)  
 Agent: Avenue Construction (Rob Clinchard)  
 Request: Approval of the Amended Plat of Lots 3 & 4, Block D, Benson Subdivision composed of 2 lots on 0.33 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department
- 25. Final Plat - Previously Unplatted: C8-2014-0146.0A - Teri Road at IH-35**  
 Location: Teri Road, Williamson Creek Watershed, East Congress NPA  
 Owner/Applicant: F.M. Covert Jr. Trust (Matthew A. Theisen, Co-Trustee) F.M. Covert. Jr. Trust (Frank M. Covert, III Co-Trustee)  
 Agent: LJA Engineering, Inc. (Joseph Sandoval, PE, MBA)  
 Request: Approval of Teri Road at IH-35 composed of 3 lots on 6.875 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department
- 26. Final Plat - Resubdivision: C8-2014-0149.A - Domain Z4 Subdivision**  
 Location: 11100-1/2 Alterra Parkway, Walnut Creek Watershed, North Burnet NPA  
 Owner/Applicant: RREEF Domain LP (Ben Bufkin)  
 Agent: Bury-Aus, Inc. (Allison Lehman)  
 Request: Approval of the Domain Z4 Subdivision. The proposed plat is composed of 2 lots on 7.770 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department



- 27. Site Plan - Conditional Use Permit:** **SPC-2014-0091A - 508 E. Oltorf Coffee Shop**
- Location: 508 East Oltorf Street, 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.: **Postponement Request by Neighborhood to 9/9/2014**
- Staff: Lynda Courtney, 512-974-2810, [lynda.courtney@austintexas.gov](mailto:lynda.courtney@austintexas.gov); Planning and Development Review Department
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- 28. Street Vacation:** **F#9342-1403**
- Request: Aerial Encroachment of a portion of 15th Street by a pedestrian bridge near the intersection of 15th Street and Red River Street.
- Recommended**
- Staff: Eric Hammack, 512-974-7079, [Eric.Hammack@austintexas.gov](mailto:Eric.Hammack@austintexas.gov); Office of Real Estate Services
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- 29. Street Vacation:** **F#9268-1310**
- Request: Vacation of an unconstructed alley between East 3rd and East 4th Streets and between East Avenue and Waller Creek.
- Recommended**
- Staff: Eric Hammack, 512-974-7070, [Eric.Hammack@austintexas.gov](mailto:Eric.Hammack@austintexas.gov); Office of Real Estate Services
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- 30. Briefing, Discussion and Possible Action:** **Pease Park Master Plan**
- Request: Briefing, discussion and possible action on a recommendation to City Council on the Pease Park Master Plan.
- Staff: Kim McKnight, 512-974-9478, [Kim.McKnight@austintexas.gov](mailto:Kim.McKnight@austintexas.gov); Parks and Recreation 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.