



**Planning Commission
September 9, 2014 @ 6:00 P.M.
One Texas Center – 3rd 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 26, 2014.

C. PUBLIC HEARING

- 1. 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.: **Postponement request by Staff to October 28, 2014**
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov;
Planning and Development Review Department

- 2. Rezoning:** **C14-2014-0088 - 1023 Springdale**
Location: 1023 Springdale Road, Boggy Creek, Tannehill Creek Watershed, East MLK Combined (MLK-183) NPA
Owner/Applicant: Springdale Partners, LTD (Sid Orton)
Agent: South Llano Strategies (Glen Coleman)
Request: RR-CO-NP and GR-MU-CO-NP to CS-CO-NP
Staff Rec.: **Recommended, with conditions**
Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov;
Planning and Development Review Department

- 3. 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;
Planning and Development Review Department

4. **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
 Owner/Applicant: Telvending Corp (Greg Wilson)
 Agent: Land Strategies (Erin Welch)
 Request: LR-MU-CO to CS-1 (Footprint)
 Staff Rec.: **Postponement request by Staff to September 23, 2014**
 Staff: Lee Heckman, 512-974-7607, lee.heckman@austintexas.gov;
 Planning and Development Review Department
5. **Rezoning:** **C14-2014-0111 - 4500 Speedway**
 Location: 4500 Speedway, Waller Creek Watershed, Hyde Park NPA
 Owner/Applicant: Navid Hoomanrad
 Agent: Husch Blackwell, LLP (Alexandra Jashinsky)
 Request: SF-3-NCCD-NP to LR-NCCD-NP
 Staff Rec.: **Not Recommended**
 Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov;
 Planning and Development Review Department
6. **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**
 Staff: Sylvia Limon, 512-974-2767, sylvia.limon@austintexas.gov;
 Planning and Development Review Department
7. **Resubdivision:** **C8-2014-0074.0A - Juliet Estates; Resubdivision of the remaining west portion of Lot 9, Block A, Barton Heights Subdivision**
 Location: 1606 Juliet St., Lady Bird Lake Watershed, Zilker NPA
 Owner/Applicant: Moazami Investments (Amir Moazami)
 Agent: Land Answers, Inc. (Jim Wittliff)
 Request: Approval of the resubdivision of the remaining portion of a lot into a two lot subdivision on 0.3452 acres
 Staff Rec.: **Recommended**
 Staff: Cesar Zavala, 512-974-3404, cesar.zavala@austintexas.gov;
 Planning and Development Review Department

8. **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**
 Staff: Sylvia Limon, 512-974-2767, sylvia.limon@austintexas.gov; Planning and Development Review Department
9. **Final Plat - Amended Plat:** **C8-2014-0156.0A - Second Amended Plat of Lots 3-7, Block B, Commerce Center South Section Two**
 Location: 5813 Trade Center Drive, Carson Creek Watershed, McKinney NPA
 Owner/Applicant: Stoltz Real Estate Partners (Michael J. Connolly)
 Agent: Cunningham-Allen Inc. (Jana Rice)
 Request: Approval of the Second Amended Plat of Lots 3-7, Block B, Commerce Center South Section Two composed of 7 lots on 30.038 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
10. **Final Plat - Amended Plat:** **C8-2014-0164.0A - Amended Plat of Lots 1 & 2, The Atrium**
 Location: 8611 North MoPac Expressway Northbound, Williamson Creek Watershed, North Shoal Creek NPA
 Owner/Applicant: 8611 Mopac Investors, LP
 Agent: Thrower Design (Ron Thrower)
 Request: Approval of the Amended Plat of Lots 1 & 2, The Atrium composed of 2 lots on 3.47 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department

- 11. 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.: **Recommended**
 Staff: Lynda Courtney, 512-974-2810, lynda.courtney@austintexas.gov;
 Planning and Development Review Department
- 12. Site Plan - Conditional Use Permit:** **SPC-2014-0106A - Zilker Brewing**
 Location: 1701 East 6th Street, Waller Creek Watershed, East Cesar Chavez NPA
 Owner/Applicant: Zilker Brewing Company, LLC
 Agent: Site Specifics (John Hussey)
 Request: Approval of a Conditional Use Permit to allow a brewery/cocktail lounge in the Plaza Saltillo TOD, NBG Commercial Mixed Use Subdistrict, and of a variance from Section 25-5-146(B) to allow parking less than 200' from residential uses.
 Staff Rec.: **Recommended**
 Staff: Christine Barton-Holmes, 512-974-2788, christine.barton-holmes@austintexas.gov;
 Planning and Development Review Department
- 13. Code Revision:** **CodeNEXT Code Approach Alternatives and Annotated Outline**
 Owner/Applicant: City of Austin - Planning & Development Review Department
 Agent: Daniel Parolek, Opticos Design
 Request: Briefing on Code Approach Alternatives and Annotated Outline
 Staff: George Zapalac, 512-974-2725, george.zapalac@austintexas.gov;
 Planning and Development Review Department
- 14. 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;
 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.