



**Planning Commission
September 23, 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 September 9, 2014.

C. PUBLIC HEARING

- 1. 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 Watersheds, 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**
Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov; Planning and Development Review Department
- 2. 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 Watersheds, 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**
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov; Planning and Development Review Department
- 3. Code Amendment: C20-2014-013 - Alley Fences**
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 solid fencing eight feet in height along an alley that separates a residential use and a commercial or industrial use.
Staff Rec.: **Recommended**
Staff: Greg Dutton, 512-974-3509, greg.dutton@austintexas.gov; Planning and Development Review Department
- 4. Code Amendment: C20-2014-001 - Micro Units**
Owner/Applicant: City of Austin
Agent: Planning and Development Review Department
Request: Consider an ordinance amending Title 25 of the City Code 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; 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; Planning and Development Review Department
6. **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.: **To Grant CS-1-CO, with conditions**
 Staff: Lee Heckman, 512-974-7607, lee.heckman@austintexas.gov; Planning and Development Review Department
7. **Rezoning:** **C14-2014-0072 - Roberts Tract**
 Location: 710 Augusta Avenue, Lady Bird Lake Watershed, Old West Austin NPA
 Owner/Applicant: Chris Robert
 Agent: Land Answers (Jim Wittliff)
 Request: SF-3-NP to SF-4A-NP
 Staff Rec.: **Recommended**
 Staff: Lee Heckman, 512-974-7607, lee.heckman@austintexas.gov; Planning and Development Review Department
8. **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

- 9. Final Plat - Resubdivision: C8-2014-0015.0A - Theodore Low Heights Portion of Block 24; Resubdivision**
 Location: 3113 Clawson Road, West Bouldin Creek Watershed, South Lamar NPA
 Owner/Applicant: Kirsten Whitworth
 Agent: Hector Avila
 Request: Approval of the Theodore Low Heights Portion of Block 24; Resubdivision composed of 4 lots on 0.983 acres. The applicant also requests a variance from LDC Section 25-4-175(A)(2) to utilize a flag lot design.
 Staff Rec.: **Recommended**
 Staff: Don Perryman, 512-974-2786, don.perryman@austin.texas.gov; Planning and Development Review Department
- 10. Final Plat - Resubdivision: C8-2014-0175.0A - Lot A, The Louis Herrera Subdivision**
 Location: 2810 Oak Springs Drive, Boggy Creek Watershed, Govalle NPA
 Owner/Applicant: Cesar Fuentes
 Agent: Perales Engineering (Jerome Perales)
 Request: Approval of Lot A, The Louis Herrera Subdivision composed of 2 lots on 0.476 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 11. Final Plat - Resubdivision: C8-2014-0169.0A - 908 Nueces**
 Location: 908 Nueces Street, Shoal Creek Watershed, Downtown NPA
 Owner/Applicant: 908 Nueces Street (Sean O'Neil)
 Agent: Perales Engineering, L.L.C. (Jerome Perales)
 Request: Approval of the 908 Nueces composed of 2 lots on 0.2938 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 12. Final Plat - Amended Plat: C8-2014-0168.0A - Chernosky Subdivision No. 9 Block 1 Lots 3 & 4; Amended Plat**
 Location: 1204 Perez Street, Tannehill Branch Watershed, MLK NPA
 Owner/Applicant: Pat Orman & Anne Ashley
 Agent: Pat Orman & Anne Ashley
 Request: Approval of the Chernosky Subdivision No. 9 Block 1 Lots 3 & 4; Amended Plat composed of of 2 lots on 0.31 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department

- 13. Final Plat - Resubdivision: C8-2014-0173.0A - Domain Block J Subdivision**
 Location: 2901-1/2 Esperanza Crossing, Walnut Creek Watershed, North Burnet TOD
 Owner/Applicant: RREEF Domain, LP Development Trust Acct. c/o Endeavor Real Estate Group (Chad Marsh)
 Agent: Bury-Aus, Inc. (Allison Lehman)
 Request: Approval of the Domain Block J Subdivision. The proposed plat is composed of 2 lots on 75.646 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 14. Final Plat - Resubdivision: C8-2014-0178.0A - 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 Engineering (Tom McDill)
 Request: Approval of Ava's Subdivision. The proposed plat is composed of 1 lot on 0.85 acres.
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 15. Final Plat - Resubdivision: C8-2014-0176.0A - Resubdivision of Lot 6 Block 6 of Broadacres**
 Location: 5611 Jeff Davis Avenue, Shoal Creek Watershed, Brentwood NPA
 Owner/Applicant: Michel Issa
 Agent: Noble S&E Works (Ryan Irion)
 Request: Approval of the Resubdivision of Lot 6 Block 6 of Broadacres composed of 2 lots on 0.333 acres
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 16. Final Plat - Resubdivision: C8-2014-0174.0A - 4515 South 3rd Street**
 Location: 4515 South 3rd Street, Williamson Creek Watershed, South Manchaca NPA
 Owner/Applicant: Sandra Eames
 Agent: Austin Civil Engineering, Inc (Hunter Shadburne)
 Request: Approval of 4515 South 3rd Street composed of 2 lots on 0.599 acres
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department

- 17. Final Plat - Amended Plat: C8-2014-0172.0A - Chandler and Carleton Subdivision**
 Location: 1012 East 15th Street, Waller Creek Watershed, Central East Austin NPA
 Owner/Applicant: Calavan Family Partnership LTD (Brooks Calavan)
 Agent: Perales Engineering (Jerome Perales)
 Request: Approval of the Chandler and Carleton Subdivision composed of 2 lots on 0.195 acres
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 18. Final Plat - Resubdivision: C8-2014-0165.0A - Lot 1, Block A, Violet Crown; Resubdivision**
 Location: 900 Ruth Avenue, Shoal Creek Watershed, Crestview NPA
 Owner/Applicant: MX 3 Management (Victor Wang)
 Agent: Hector Avila
 Request: Approval of the Lot 1, Block A, Violet Crown; Resubdivision composed of 2 lots on 0.30 acres
 Staff Rec.: **Disapproval**
 Staff: Planning and Development Review Department
- 19. Site Plan - Compatibility Waiver only: SP-2014-0167C - 5th**
 Location: 2300 South 5th Street, West Bouldin Creek Watershed, Bouldin Creek NPA
 Owner/Applicant: Bart Koonse
 Agent: MSGC (Bart Koonse)
 Request: Compatibility waiver request to LDC 25-2-1067(G) to allow parking and driveway within 5.1 feet of a lot with a use permitted in an SF-5 or more restrictive zoning district is located.
 Staff Rec.: **Recommended**
 Staff: Brad Jackson, 974-3410, brad.jackson@austintexas.gov
 Planning and Development Review Department
- 20. Site Plan Extension: SP-2009-0145C(XT2) - Rago Enterprises**
 Location: 3705 Bluestein Drive, Walnut Creek Watershed, MLK-183 NPA
 Owner/Applicant: Rago Enterprises, LLC (Gary Randolph)
 Agent: Thrower Design (Ron Thrower)
 Request: Approve a request for a 3 year extension to the previously approved site plan.
 Staff Rec.: **Recommended**
 Staff: Rosemary Avila, 512-974-2784, rosemary.avila@austintexas.gov
 Planning and Development Review Department

- 21. 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
 Office of Real Estate Services
- 22. Code Revision: Code Approach Alternatives and Annotated Outlines**
 Owner/Applicant: City of Austin
 Agent: Opticos Design, Inc. (Daniel Parolek)
 Request: Conduct a public hearing and consider a recommendation on the Code Approach Alternatives and Annotated Outlines report.
Recommended
 Staff Rec.:
 Staff: George Zapalac, 512-974-2725, george.zapalac@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.