



**PLANNING COMMISSION  
MINUTES**

**REGULAR MEETING  
September 9, 2014**

**The Planning Commission convened in a regular meeting on September 9, 2014 @ 505 Barton Springs Road, Austin, Texas 78704**

**Chair Danette Chimenti called the Commission Meeting to order at 6:05 p.m.**

**Board Members in Attendance:**

**Danette Chimenti - Chair**

**Richard Hatfield**

**Stephen Oliver**

**Brian Roark**

**Jean Stevens**

**Nuria Zaragoza**

**Howard Lazarus – Ex-Officio**

**Jeff Jack – Ex-Officio**

**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: GENERAL**

No speakers.

**B. APPROVAL OF MINUTES**

1. Approval of minutes from August 26, 2014.

The motion to approve the minutes from August 26, 2014 was approved on the consent agenda by Commissioner Stephen Oliver, Commissioner Jean Stevens seconded the motion on a vote of 6-0; Commissioners Alfonso Hernandez, James Nortey and Lesley Varghese were absent.

## C. PUBLIC HEARINGS

- 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](mailto:wendy.rhoades@austintexas.gov);  
Planning and Development Review Department

The motion to postpone to October 28, 2014 by request of staff was approved on the consent agenda by Commissioner Stephen Oliver, Commissioner Jean Stevens seconded the motion on a vote of 6-0; Commissioners Alfonso Hernandez, James Nortey and Lesley Varghese were absent.

- 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](mailto:heather.chaffin@austintexas.gov);  
Planning and Development Review Department

Public hearing closed.

The motion to approve staff's recommendation for CS-CO-NP with added condition of a 25' setback, prior to City Council, list all of the prohibited uses as part of CC backup, exclude limited warehouse from the prohibited uses and enter into a restrictive covenant prior to Council; motion was made by Commissioner Jean Stevens, Commissioner Stephen Oliver seconded the motion on a vote of 6-0; Commissioners Alfonso Hernandez, James Nortey and Lesley Varghese were absent.

- 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](mailto:lee.heckman@austintexas.gov); Planning and Development Review Department

1<sup>st</sup> motion: Approve staff’s recommendation, motion made by Commissioner Brian Roark, Commissioner Stephen Oliver seconded the motion on a vote of 3-3; Commissioners Danette Chimenti, Jean Stevens and Nuria Zaragoza voted against the motion (nay). MOTION FAILED.

2<sup>nd</sup> motion: Postpone to September 23, 2014, motion made by Commissioner Jean Stevens, Commissioner Richard Hatfield seconded the motion on a vote of 2-4; Commissioners Stephen Oliver, Danette Chimenti, Brian Roark and Nuria Zaragoza voted against the motion (nay). MOTION FAILED.

Forward to City Council with no recommendation from Planning Commission.

- 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](mailto:lee.heckman@austintexas.gov); Planning and Development Review Department

The motion to postpone to September 23, 2014 by request of staff was approved on the consent agenda by Commissioner Stephen Oliver, Commissioner Jean Stevens seconded the motion on a vote of 6-0; Commissioners Alfonso Hernandez, James Nortey and Lesley Varghese were absent.

- 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](mailto:sherri.sirwaitis@austintexas.gov);  
 Planning and Development Review Department

The motion to postpone to October 14, 2014 by request of the applicant was approved on the consent agenda by Commissioner Stephen Oliver, Commissioner Jean Stevens seconded the motion on a vote of 6-0; Commissioners Alfonso Hernandez, James Nortey and Lesley Varghese were absent.

- 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](mailto:sylvia.limon@austintexas.gov);  
 Planning and Development Review Department

The motion to postpone to September 23, 2014 by request of staff was approved on the consent agenda by Commissioner Stephen Oliver, Commissioner Jean Stevens seconded the motion on a vote of 6-0; Commissioners Alfonso Hernandez, James Nortey and Lesley Varghese were absent.

- 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](mailto:cesar.zavala@austintexas.gov);  
 Planning and Development Review Department

Public hearing closed.

The motion to approve staff's recommendation for approval of Juliet Estates was approved on the consent agenda by Commissioner Stephen Oliver, Commissioner Jean Stevens seconded the motion on a vote of 6-0; Commissioner Alfonso Hernandez, James Nortey and Lesley Varghese were absent.

- 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](mailto:sylvia.limon@austintexas.gov); Planning and Development Review Department

The motion to postpone to October 14, 2014 by request of the applicant was approved on the consent agenda by Commissioner Stephen Oliver, Commissioner Jean Stevens seconded the motion on a vote of 6-0; Commissioners Alfonso Hernandez, James Nortey and Lesley Varghese were absent.

- 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

Items #9-10;  
 Public hearing closed.

The motion to approve staff's recommendation to disapprove Items #9-10 was approved on the consent agenda by Commissioner Stephen Oliver, Commissioner Jean Stevens seconded the motion on a vote of 6-0; Commissioner Alfonso Hernandez, James Nortey and Lesley Varghese were absent.

**11. Site Plan - SPC-2014-0091A - 508 E. Oltorf Coffee Shop**  
**Conditional Use Permit:**

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.: **Not Recommended**  
Staff: Lynda Courtney, 512-974-2810, [lynda.courtney@austintexas.gov](mailto:lynda.courtney@austintexas.gov);  
Planning and Development Review Department

Public hearing closed.

The motion to deny staff's recommendation and approve the applicant's request for a conditional use permit for 508 E. Oltorf Coffee Shop was approved by Commissioner Brian Roark, Commissioner Nuria Zaragoza seconded the motion on a vote of 6-0; Commissioners Alfonso Hernandez, James Nortey and Lesley Varghese were absent.

**12. Site Plan - SPC-2014-0106A - Zilker Brewing**  
**Conditional Use Permit:**

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](mailto:christine.barton-holmes@austintexas.gov);  
Planning and Development Review Department

Public hearing closed.

The motion to approve staff's recommendation for approval of a conditional use permit for Zilker Brewing was approved on the consent agenda by Commissioner Stephen Oliver, Commissioner Jean Stevens seconded the motion on a vote of 6-0; Commissioner Alfonso Hernandez, James Nortey and Lesley Varghese were absent.

- 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](mailto:george.zapalac@austintexas.gov);  
Planning and Development Review Department

Public hearing closed.  
Briefing given by George Zapalac

- 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](mailto:Kim.McKnight@austintexas.gov);  
Parks and Recreation Department

Public hearing closed.  
The motion to approve and forward to City Council as presented by staff was approved by Commissioner Brian Roark, Commissioner Richard Hatfield seconded the motion on a vote of 6-0; Commissioner Alfonso Hernandez, James Nortey and Lesley Varghese were absent.

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

#### **E. SUBCOMMITTEE REPORTS**

#### **F. ADJOURN**

**Chair Danette Chimenti adjourned the meeting without objection at 10:40 p.m.**