



**PLANNING COMMISSION  
MINUTES**

**REGULAR MEETING  
October 14, 2014**

**The Planning Commission convened in a regular meeting on October 14, 2014 @ 505 Barton Springs Road, Austin, Texas 78704**

**Chair Danette Chimenti called the Commission Meeting to order at 6:10 p.m.**

**Board Members in Attendance:**

**Danette Chimenti – Chair**

**Alfonso Hernandez**

**James Nortey**

**Stephen Oliver**

**Lesley Varghese**

**Nuria Zaragoza**

**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 September 23, 2014.

The motion to approve the minutes from September 23, 2014 with amendments, was approved on the consent agenda by Commissioner Stephen Oliver, Commissioner James Nortey seconded the motion on a vote of 6-0-1; Commissioner Richard Hatfield abstained, Commissioners Brian Roark and Jean Stevens were absent.

## C. PUBLIC HEARINGS

### 1. **Plan Amendment:** NPA-2014-0022.02 - Terrace Hotel

Location: 110 Academy Drive & 1101 Music Lane, East Bouldin Creek Watershed, Greater South River City Combined Neighborhood Plan (South River City) NPA

Owner/Applicant: Petyon Riley No. 2., L.P. (Clark E. Lyda, Trustee); Matthew Lynaugh and Gloria J. Lee

Agent: Smith, Robertson, Elliott, & Douglas, L.L.P. (David Hartman)

Request: Multifamily to Mixed Use land use

Staff Rec.: **Pulled; to be re-noticed for October 28, 2014**

Staff: Maureen Meredith, 512-974-2695, [maureen.meredith@austintexas.gov](mailto:maureen.meredith@austintexas.gov); Planning and Development Review Department

This item has been pulled from the agenda due to notice error and re-noticed for October 28, 2014.

### 2. **Rezoning:** C14-2014-0117 - Terrace Hotel

Location: 110 Academy Drive & 1101 Music Lane, East Bouldin Creek Watershed, South River City (Greater South River City Neighborhood Plan) NPA

Owner/Applicant: Petyon Riley No. 2., L.P. (Clark E. Lyda, Trustee); Matthew Lynaugh and Gloria J. Lee

Agent: Smith, Robertson, Elliott, & Douglas, L.L.P. (David Hartman)

Request: CS-NCCD-NP to CS-NCCD-NP and CS-1-NCCD-NP

Staff Rec.: **Pulled; to be re-noticed for October 28, 2014**

Staff: Lee Heckman, 512-974-7607, [lee.heckman@austintexas.gov](mailto:lee.heckman@austintexas.gov); Planning and Development Review Department

This item has been pulled from the agenda due to notice error and re-noticed for October 28, 2014.

- 3. Plan Amendment: NPA-2014-0027.02 - 1018 W. 31st Street**  
Location: 1018 West 31st Street, Shoal Creek Watershed, Central West Combined (Windsor Road) NPA  
Owner/Applicant: Daughters of Charity Ministry, Inc.  
Agent: McLean & Howard, LLP (Jeffrey Howard)  
Request: Multifamily to Mixed Use/Office land use  
Staff Rec.: **Pulled; to be re-noticed for October 28, 2014**  
Staff: Maureen Meredith, 512-974-2695,  
[maureen.meredith@austintexas.gov](mailto:maureen.meredith@austintexas.gov);  
Planning and Development Review Department

This item has been pulled from the agenda due to notice error and re-noticed for October 28, 2014.

- 4. Rezoning: C14-2014-0148 - 1018 W 31st Street**  
Location: 1018 West 31st Street, Shoal Creek Watershed, Windsor Road NPA  
Owner/Applicant: Daughters of Charity Ministry, Inc.  
Agent: McLean & Howard, LLP (Jeffrey Howard)  
Request: MF-2-NP to LO-MU-NP  
Staff Rec.: **Pulled; to be re-noticed for October 28, 2014**  
Staff: Tori Haase, 512-974-7691, [tori.haase@austintexas.gov](mailto:tori.haase@austintexas.gov);  
Planning and Development Review Department

This item has been pulled from the agenda due to notice error and re-noticed for October 28, 2014.

- 5. Plan Amendment: NPA-2014-0025.02 - Lantana Tract 28**  
Location: 5436 Vega (at Rialto), Barton Creek Watershed – Barton Springs Zone, Oak Hill Combined (East Oak Hill) NPA  
Owner/Applicant: Lantana Tract 28, LP % Greenfield Partners LLC (Barry P. Marcus)  
Agent: Smith, Robertson, Elliott, & Douglas, L.L.P. (David Hartman)  
Request: Office to Multifamily land use  
Staff Rec.: **Pulled; to be re-noticed for October 28, 2014**  
Staff: Maureen Meredith, 512-974-2695,  
[maureen.meredith@austintexas.gov](mailto:maureen.meredith@austintexas.gov);  
Planning and Development Review Department

This item has been pulled from the agenda due to notice error and re-noticed for October 28, 2014.

- 6. Restrictive Covenant Amendment:** **C14-85-288.8(RCA2) - Lantana Tract 28**  
 Location: 5436 Vega (at Rialto), Barton Creek Watershed – Barton Springs Zone, Oak Hill Combined (East Oak Hill) NPA  
 Owner/Applicant: Lantana Tract 28, LP % Greenfield Partners LLC (Barry P. Marcus)  
 Agent: Smith, Robertson, Elliott, & Douglas, L.L.P. (David Hartman)  
 Request: Amendment of Public Restrictive Covenant  
 Staff Rec.: **Pulled; to be re-noticed for October 28, 2014**  
 Staff: Lee Heckman, 512-974-7607, [lee.heckman@austintexas.gov](mailto:lee.heckman@austintexas.gov); Planning and Development Review Department

This item has been pulled from the agenda due to notice error and re-noticed for October 28, 2014.

- 7. Rezoning:** **C14-2014-0112 - Lantana Tract 28**  
 Location: 5436 Vega (at Rialto), Barton Creek Watershed – Barton Springs Zone Watershed, Oak Hill Combined (East Oak Hill) NPA  
 Owner/Applicant: Lantana Tract 28, LP % Greenfield Partners LLC (Barry P. Marcus)  
 Agent: Smith, Robertson, Elliott, & Douglas, L.L.P. (David Hartman)  
 Request: LO-NP to MF-4-CO-NP  
 Staff Rec.: **Pulled; to be re-noticed for October 28, 2014**  
 Staff: Lee Heckman, 512-974-7607, [lee.heckman@austintexas.gov](mailto:lee.heckman@austintexas.gov); Planning and Development Review Department

This item has been pulled from the agenda due to notice error and re-noticed for October 28, 2014.

- 8. Plan Amendment:** **NPA-2014-0029.01 - Little Walnut Creek**  
 Location: 7400, 7424, and 7450 East U.S. Highway 290 and 2509 East Anderson Lane, Little Walnut Creek Watershed, St. John/Coronado Hills Combined (Coronado Hills) NPA  
 Owner/Applicant: Cozy Living, LLC, AAA Fire & Safety, Inc. and Seyed Miri  
 Agent: Coats & Rose (Pam Madere)  
 Request: Office to Mixed Use/Office land use; Postponement request by Neighborhood to November 25, 2014  
 Staff Rec.: **Pulled; to be re-noticed for October 28, 2014**  
 Staff: Maureen Meredith, 512-974-2695, [maureen.meredith@austintexas.gov](mailto:maureen.meredith@austintexas.gov); Planning and Development Review Department

This item has been pulled from the agenda due to notice error and re-noticed for October 28, 2014.

- 9. Rezoning: C14-2014-0135 - Little Walnut Creek**  
 Location: 7400, 7424, and 7450 East U.S. Highway 290 and 2509 East Anderson Lane, Little Walnut Creek Watershed, St. John/Coronado Hills Combined (Coronado Hills) NPA  
 Owner/Applicant: Cozy Living, LLC, AAA Fire & Safety, Inc. and Seyed Miri  
 Agent: Coats & Rose (Pam Madere)  
 Request: GO-NP to GO-MU-NP; Postponement request by Neighborhood to November 25, 2014  
 Staff Rec.: **Pulled; to be re-noticed for October 28, 2014**  
 Staff: Heather Chaffin, 512-974-2122, [heather.chaffin@austintexas.gov](mailto:heather.chaffin@austintexas.gov); Planning and Development Review Department

This item has been pulled from the agenda due to notice error and re-noticed for October 28, 2014.

- 10. Plan Amendment: NPA-2014-0016.02 - Springdale Farm**  
 Location: 755 Springdale Road, Boggy Creek Watershed, Govalle/Johnston Terrace NPA  
 Owner/Applicant: Glenn and Paula Foore  
 Agent: Glenn and Paula Foore  
 Request: Single Family to Mixed Use; Postponement request by Neighborhood to November 25, 2014  
 Staff Rec.: **Pulled; to be re-noticed for October 28, 2014**  
 Staff: Maureen Meredith, 512-974-2695, [maureen.meredith@austintexas.gov](mailto:maureen.meredith@austintexas.gov); Planning and Development Review Department

This item has been pulled from the agenda due to notice error and re-noticed for October 28, 2014.

- 11. Restrictive Covenant Termination: C14-99-2061(RCT) - Springdale Farm**  
 Location: 755 Springdale Road, Boggy Creek Watershed, Govalle/Johnston Terrace NPA  
 Owner/Applicant: Glenn and Paula Foore  
 Agent: Glenn and Paula Foore  
 Request: Termination of Public Restrictive Covenant; Postponement request by Neighborhood to November 25, 2014  
 Staff Rec.: **Pulled; to be re-noticed for October 28, 2014**  
 Staff: Heather Chaffin, 512-974-2122, [heather.chaffin@austintexas.gov](mailto:heather.chaffin@austintexas.gov); Planning and Development Review Department

This item has been pulled from the agenda due to notice error and re-noticed for October 28, 2014.

**12. Rezoning: C14-2014-0123 - Springdale Farm**  
Location: 755 Springdale Road, Boggy Creek Watershed, Govalle/Johnston Terrace NPA  
Owner/Applicant: Glenn and Paula Foore  
Agent: Glenn and Paula Foore  
Request: CS-MU-CO-NP to CS-MU-CO-NP, to change a condition of zoning; Postponement request by Neighborhood to November 25, 2014  
Staff Rec.: **Pulled; to be re-noticed for October 28, 2014**  
Staff: Heather Chaffin, 512-974-2122, [heather.chaffin@austintexas.gov](mailto:heather.chaffin@austintexas.gov); Planning and Development Review Department

This item has been pulled from the agenda due to notice error and re-noticed for October 28, 2014.

**13. Code C20-2014-004 - SMART Housing Amendment:**  
Owner/Applicant: City of Austin  
Agent: Neighborhood Housing and Community Development  
Request: Consider an amendment to Title 25 of the City Code related to the Transportation component of SMART housing requirements.  
Staff Rec.: **Pulled; to be re-noticed for October 28, 2014**  
Staff: Jessi Koch, 512-974-3184, [jessi.koch@austintexas.gov](mailto:jessi.koch@austintexas.gov); Neighborhood Housing and Community Development

This item has been pulled from the agenda due to notice error and re-noticed for October 28, 2014.

**14. Restrictive C14-97-0044(RCT) - 1500 S. Pleasant Valley Covenant Termination:**  
Location: 1500 S. Pleasant Valley Road, Lady Bird Lake & Country Club West Watershed, East Riverside Corridor (East Riverside Neighborhood) NPA  
Owner/Applicant: Artesia Real Estate (Colin Brothers)  
Agent: Drenner Group PC (Stephen Rye)  
Request: Termination of Public Restrictive Covenant  
Staff Rec.: **Pulled; to be re-noticed for October 28, 2014**  
Staff: Lee Heckman, 512-974-7607, [lee.heckman@austintexas.gov](mailto:lee.heckman@austintexas.gov); Planning and Development Review Department

This item has been pulled from the agenda due to notice error and re-noticed for October 28, 2014.

- 15. Rezoning: C14-2014-0134 - 1301 W 5th Street**  
Location: 1301 West 5th Street, Lady Bird Lake Watershed, Old West Austin NPA  
Owner/Applicant: Southwestern Bell Telephone Company (Pat Orman)  
Agent: Armbrust & Brown, PLLC (Richard Suttle)  
Request: LI-CO-NP to LI-PDA-NP  
Staff Rec.: **Pulled; to be re-noticed for October 28, 2014**  
Staff: Tori Haase, 512-974-7691, [tori.haase@austintexas.gov](mailto:tori.haase@austintexas.gov);  
Planning and Development Review Department

This item has been pulled from the agenda due to notice error and re-noticed for October 28, 2014.

- 16. Rezoning: C14-2014-0111 - 4500 Speedway**  
Location: 4500 Speedway, Waller Creek Watershed, Hyde Park NCCD  
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 28, 2014 by request of the applicant was approved on the consent agenda by Commissioner Stephen Oliver, Commissioner James Nortey seconded the motion on a vote of 7-0; Commissioners Brian Roark and Jean Stevens were absent.

- 17. Rezoning: C14-2014-0011A - Garza Ranch**  
Location: 3800 Ben Garza Lane, 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.: **Pulled; to be re-noticed for October 28, 2014**  
Staff: Wendy Rhoades, 512-974-7719, [wendy.rhoades@austintexas.gov](mailto:wendy.rhoades@austintexas.gov);  
Planning and Development Review Department

This item has been pulled from the agenda due to notice error and re-noticed for October 28, 2014.

- 18. Rezoning: C14-2014-0011B - Garza Ranch**  
Location: 3510 and 4003 Ben Garza Lane, 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.: **Pulled; to be re-noticed for October 28, 2014**  
Staff: Wendy Rhoades, 512-974-7719, [wendy.rhoades@austintexas.gov](mailto:wendy.rhoades@austintexas.gov);  
Planning and Development Review Department

This item has been pulled from the agenda due to notice error and re-noticed for October 28, 2014.

- 19. Rezoning: C14-2014-0143 - Katherine Mitchell Life Estate**  
Location: 809 - 813 South Center Street, East Bouldin Creek Watershed, South Lamar Combined (Galindo) NPA  
Owner/Applicant: Edward G. Bloomquist under contract to Wes Peoples Homes, LLC & Morzie DCI (Kenneth Blaker)  
Agent: Wes Peoples Homes, LLC (Kenneth Blaker)  
Request: MH to SF-3  
Staff Rec.: **Pulled; to be re-noticed for October 28, 2014**  
Staff: Lee Heckman, 512-974-7607, [lee.heckman@austintexas.gov](mailto:lee.heckman@austintexas.gov);  
Planning and Development Review Department

This item has been pulled from the agenda due to notice error and re-noticed for October 28, 2014.

- 20. Rezoning: C14-2014-0156 - MoPac Rezoning**  
Location: 8611 1/2 and 8627 North Mopac Expressway, Shoal Creek Watershed, Burnet Road, Anderson Lane, and the North Shoal Creek NPA  
Owner/Applicant: 8611 MoPac Investors, LP and U.S. REIF Eurus Austin, LLC  
Agent: Armbrust & Brown, PLLC (Richard T. Suttle, Jr.)  
Request: LO to GR  
Staff Rec.: **Pulled; to be re-noticed for October 28, 2014**  
Staff: Sherri Sirwaitis, 512-974-3057, [sherri.sirwaitis@austintexas.gov](mailto:sherri.sirwaitis@austintexas.gov);  
Planning and Development Review Department

This item has been pulled from the agenda due to notice error and re-noticed for October 28, 2014.



- 21. Rezoning: C14-2014-0150 - Whiddon .85**  
 Location: 4102 & 4200 Manchaca Road, West Bouldin Creek Watershed, South Lamar (South Lamar Combined Neighborhood Plan Area) NPA  
 Owner/Applicant: Mitchell Whiddon  
 Agent: Jim Bennett  
 Request: LO-MU to GR  
 Staff Rec.: **Pulled; to be re-noticed for October 28, 2014**  
 Staff: Lee Heckman, 512-974-7607, [lee.heckman@austintexas.gov](mailto:lee.heckman@austintexas.gov);  
 Planning and Development Review Department

This item has been pulled from the agenda due to notice error and re-noticed for October 28, 2014.

- 22. Resubdivision: C8-2014-0028.0A - Resubdivision of Lot 1, Block K, Forest Oaks**  
 Location: 4611 Jinx Avenue, Williamson Creek Watershed, South Manchaca NPA  
 Owner/Applicant: Gerald R. Wagner  
 Agent: Texas Engineering Solutions (James Hagen)  
 Request: Approval of the resubdivision of one lot into a three lot subdivision on 0.430 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 the re-subdivision of Lot 1, Block K, Forest Oaks was approved on the consent agenda by Commissioner Stephen Oliver, Commissioner James Nortey seconded the motion on a vote of 7-0; Commissioners Brian Roark and Jean Stevens were absent.

- 23. Final Plat - C8-2014-0099.0A - Alta Vista Lot 4 & Lot 5 Block 7;**  
**Resubdivision: Resubdivision**  
 Location: 4309 Bellvue Avenue, Shoal Creek Watershed, Rosedale NPA  
 Owner/Applicant: Gregory S. McNelis  
 Agent: Hector Avila  
 Request: Approval of the Alta Vista Lot 4 & Lot 5 Block7; Resubdivision composed of 2 lots on 0.30 acres  
 Staff Rec.: **Recommended**  
 Staff: Don Perryman, 512-974-2786, [don.perryman@austintexas.gov](mailto:don.perryman@austintexas.gov);  
 Planning and Development Review Department

Public hearing closed.

The motion to approve staff's recommendation for approval of Alta Vista Lot 4 & Lot 5 Block 7 Re-subdivision was approved by Commissioner Alfonso Hernandez, Commissioner Stephen Oliver seconded the motion on a vote of 7-0; Commissioners Brian Roark and Jean Stevens were absent.

**24. Final Plat - Resubdivision: C8-2014-0095.0A - Highland Park Lot 18 Block C; Resubdivision**  
 Location: 4502 Placid Place, Shoal Creek Watershed, Rosedale NPA  
 Owner/Applicant: Celeste Hill  
 Agent: Hector Avila  
 Request: Approval of the Highland Park Lot 18 Block C; Resubdivision composed of 2 lots on 0.327 acres  
 Staff Rec.: **Recommended**  
 Staff: Don Perryman, 512-974-2786, [don.perryman@austintexas.gov](mailto:don.perryman@austintexas.gov); Planning and Development Review Department

Public hearing closed.

Motion #1: The motion to postpone to October 28, 2014 by request of the Planning Commission was made by Commissioner Nuria Zaragoza, Commissioner James Nortey seconded the motion on a vote of 4-3; MOTION FAILED.

Motion #2: The motion to approve staff’s recommendation for approval of Highland Park Lot 18 Block C Re-subdivision was approved by Commissioner Alfonso Hernandez, Commissioner Richard Hatfield seconded the motion on a vote of 6-1; Commissioner James Nortey voted against the motion (nay), Commissioners Brian Roark and Jean Stevens were absent.

**25. Final Plat - Resubdivision: C8-2014-0181.0A - Medlock Subdivision; The Resubdivision of Lot 1**  
 Location: 813 South Center Street, West Bouldin Creek Watershed, Galindo NPA  
 Owner/Applicant: Edward G. Bloomquist under contract to Wes Peoples Homes, LLC (Ken Blaker)  
 Agent: Texas Engineering Solutions (James Hagen)  
 Request: Approval of the Medlock Subdivision composed of 2 lots on 0.449 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department

**26. Final Plat- Resubdivision: C8-2014-0179.0A - Ridgetop**  
 Location: 900 East 52nd Street, Boggy Creek Watershed, North Loop NPA  
 Owner/Applicant: Brendon A & Shannon K Clark  
 Agent: Brendon A & Shannon K Clark  
 Request: Approval of the Ridgetop composed of 1 lot on 0.16 acres  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department

- 27. Final Plat- Amended Plat: C8-2014-0183.0A - WB Anthony Subdivision**  
 Location: 2704 East 2nd Street, Town Lake Watershed, Holly NPA  
 Owner/Applicant: David Messier  
 Agent: Plumb Architecture (C Denise Shaw)  
 Request: Approval of the WB Anthony Subdivision composed of 3 lots on 0.6633 acres  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department
- 28. Final Plat - Resubdivision: C8-2014-0182.0A - Manor Townhomes Subdivision**  
 Location: 6211 Manor Road, Little Walnut Creek Watershed, Pecan Springs-Sprindale NPA  
 Owner/Applicant: Andrey Derevianko  
 Agent: Perales Engineering (Jerome Perales)  
 Request: Approval of the Manor Townhomes Subdivision composed of 2 lots on 2.472 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department
- 29. Final Plat: C8-2014-0186.0A - Joseph Limerick Subdivision**  
 Location: 1307 Waller Street, Waller Creek Watershed, Central East Austin NPA  
 Owner/Applicant: Toria J. and Blake English  
 Agent: Perales Engineering (Jerome Perales)  
 Request: Approval of the Joseph Limerick Subdivision  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department

Items #25-29;

Public hearing closed.

The motion to disapprove Items #25-29 was approved on the consent agenda by Commissioner Stephen Oliver, Commissioner James Nortey seconded the motion on a vote of 7-0; Commissioners Brian Roark and Jean Stevens were absent.

- 30. Site Plan - Compatibility Waiver only: SP-2014-0153C - 1205 Elm Street**  
Location: 1205 Elm Street, Lady Bird Lake Watershed, Central West Austin Combined NPA  
Owner/Applicant: D&M Blue Water Ventures, Ltd. (David Roberts)  
Agent: Gray Engineering (David Peek)  
Request: To allow a structure within a 25-foot compatibility setback (LDC 25-2-1063).  
Staff Rec.: **Pulled; to be re-noticed for October 28, 2014**  
Staff: Michael Simmons-Smith, 512-974-1225, [michael.simmons-smith@austintexas.gov](mailto:michael.simmons-smith@austintexas.gov);  
Planning and Development Review Department

This item has been pulled from the agenda due to notice error and re-noticed for October 28, 2014.

- 31. 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, 512-974-3410, [brad.jackson@austintexas.gov](mailto:brad.jackson@austintexas.gov);  
Planning and Development Review Department

Public hearing closed.

The motion to approve staff's recommendation for approval of a compatibility waiver to LDC 25-2-1067(G) for 5<sup>th</sup> was approved on the consent agenda by Commissioner Stephen Oliver, Commissioner James Nortey seconded the motion on a vote of 7-0; Commissioners Brian Roark and Jean Stevens were absent.

**32. Site Plan - Conditional Use Permit:** **SPC-2014-0086C - Springdale Multifamily**  
 Location: 5605 Springdale Rd., Little Walnut Creek Watershed, Pecan Springs/Springdale NPA  
 Owner/Applicant: Ryan Companies US Inc. (Ryan Ritchie)  
 Agent: Big Red Dog (Diana Wang P.E.)  
 Request: Request approval of a conditional use permit for a multifamily residential development.  
 Staff Rec.: **Pulled; to be re-noticed for October 28, 2014**  
 Staff: Nikki Hoelter, (512) 974-2863, [nikki.hoelter@austintexas.gov](mailto:nikki.hoelter@austintexas.gov); Planning and Development Review Department

This item has been pulled from the agenda due to notice error and re-noticed for October 28, 2014.

**33. Site Plan - Variance:** **SP-2013-0295DS - 2908 Scenic Drive (Tram)**  
 Location: 2908 Scenic Drive, Lake Austin Watershed, Central West Austin Combined NPA  
 Owner/Applicant: Bill & Kathy Darling  
 Agent: Moncada Consulting (Phil Moncada)  
 Request: 1) To modify the standard 150-foot wide Critical Environmental Feature buffer in order to allow construction of a tram within a corridor 10 feet wide and 55 feet long that spans a canyon rimrock, 25-8-281C(1)(a); and 2) to allow a second shoreline access within a Critical Water Quality Zone, 25-8-261C(1).  
 Staff Rec.: **Pulled; to be re-noticed for October 28, 2014**  
 Staff: Liz Johnston, 512-974-1218, [liz.johnston@austintexas.gov](mailto:liz.johnston@austintexas.gov)  
 Michael Simmons-Smith, 512-974-1225, [michael.simmons-smith@austintexas.gov](mailto:michael.simmons-smith@austintexas.gov);  
 Michael Simmons-Smith Planning and Development Review Department

This item has been pulled from the agenda due to notice error and re-noticed for October 28, 2014.

- 34. Site Plan - Conditional Use Permit: SPC-2014-0063CS - Hotel Vegas Bar & Volstead Bar**
- Location: 1500 East 6th Street, Lady Bird Lake Watershed, East Cesar Chavez NPA
- Owner/Applicant: Dimension Properties, Inc., (Michael J. Kuhn)
- Agent: CPG Consultants (Candy Moreno)
- Request: Approval of a Conditional Use Permit to allow two patios with associated improvements with the existing cocktail lounge, as well as a variance from Section 25-5-146(B) to allow parking less than 200' from residential uses.
- Staff Rec.: **Pulled; to be re-noticed for October 28, 2014**
- Staff: Christine Barton-Holmes, 512-974-2788, [christine.barton-holmes@austintexas.gov](mailto:christine.barton-holmes@austintexas.gov); Planning and Development Review Department

This item has been pulled from the agenda due to notice error and re-noticed for October 28, 2014.

- 35. Site Plan - Waiver only: SP-2014-0047C - 2515 E. Cesar Chavez Redevelopment**
- Location: 2515 E. Cesar Chavez, Lady Bird Lake Watershed, Holly NPA
- Owner/Applicant: Gaston Arrieta
- Agent: J. Travis Wilson
- Request: 1) A request to allow a structure within a 15 foot compatibility setback [LDC Section 25-2-1062]; and 2) A request to allow a building within a 25 foot compatibility setback [LDC Section 25-2-1064]
- Staff Rec.: **Pulled; to be re-noticed for October 28, 2014**
- Staff: Nikki Hoelter, 512-974-2863, [nikki.hoelter@austintexas.gov](mailto:nikki.hoelter@austintexas.gov); Planning and Development Review Department

This item has been pulled from the agenda due to notice error and re-noticed for October 28, 2014.

- 36. Site Plan Extension:** **SP-04-0075C(XT2) - Episcopal Church of the Good Shepherd**  
 Location: 2210 Exposition Blvd., Lady Bird Lake/Johnson Creek Watersheds, Central West Austin Combined NPA  
 Owner/Applicant: Episcopal Diocese of Texas (James Lamm)  
 Agent: Heimsath Architects Inc. (Eric MacInerney)  
 Request: A request for a 5 year extension to a previously approved site plan.  
 Staff Rec.: **Pulled; to be re-noticed for October 28, 2014**  
 Staff: Nikki Hoelter, 512-974-2863, [nikki.hoelter@austintexas.gov](mailto:nikki.hoelter@austintexas.gov); Planning and Development Review Department

This item has been pulled from the agenda due to notice error and re-noticed for October 28, 2014.

- 37. Comprehensive Plan Amendment:** **CPA-2014-0001 to CPA-2014-0006 - 2014 Amendments to Imagine Austin Comprehensive Plan**  
 Owner/Applicant: Planning and Development Review Department  
 Request: Forward the 2014 Imagine Austin amendments to City Council  
 Staff Rec.: **Pulled; to be re-noticed for October 28, 2014**  
 Staff: Paul DiGiuseppe, 512-974-2865, [paul.digiuseppe@austintexas.gov](mailto:paul.digiuseppe@austintexas.gov); Planning and Development Review Department

This item has been pulled from the agenda due to notice error and re-noticed for October 28, 2014.

- 38. Briefing, Discussion and Possible Action:** **Imagine Austin Comprehensive Plan 2014 Annual Report**  
 Owner/Applicant: Planning and Development Review Department  
 Request: Forward the 2014 Imagine Austin Annual Report to City Council  
 Staff Rec.: **Recommended**  
 Staff: Paul DiGiuseppe, 512-974-2865, [paul.digiuseppe@austintexas.gov](mailto:paul.digiuseppe@austintexas.gov); Planning and Development Review Department

Briefing given by Paul DiGiuseppe;  
 The motion to accept the 2014 Annual Report and forward to City Council was made by Commissioner Richard Hatfield, Commissioner Stephen Oliver seconded the motion on a vote of 7-0; Commissioners Brian Roark and Jean Stevens were absent.

**39. Briefing and Bicycle Master Plan Update**

**Possible Action:**

Request:

Briefing and possible action on the Bicycle Master Plan Update.

Staff:

Nathan Wilkes, 512-974-7016, Nathan. [Wilkes@AustinTexas.gov](mailto:Wilkes@AustinTexas.gov);  
Austin Transportation Department

Public hearing closed.

The motion to approve the Bicycle Master Plan Update was made by Commissioner James Nortey, Commissioner Richard Hatfield seconded the motion on a vote of 7-0; Commissioners Brian Roark and Jean Stevens were absent.

**C. NEW BUSINESS**

**1. New Business:**

Request:

Discussion and action on possible meeting cancellations in November and December.

November 12, 2014 - Special Called Meeting

November 25, 2014 – Poll Commission on attendance; possible cancelation

December 23, 2014 – Canceled

**2. New Business:**

Request:

Discussion and action on Election of Officers.

Chair – Danette Chimenti

Vice-Chair – Stephen Oliver

Secretary – Jean Stevens

Parliamentarian – Alfonso Hernandez

Motion made by Commissioner Richard Hatfield, Commissioner Nuria Zaragoza seconded the motion on a vote of 7-0; Commissioners Brian Roark and Jean Stevens were absent.

**E. SUBCOMMITTEE REPORTS**

\*\* Request by Commissioner Nortey to have a briefing from legal staff on Subdivisions

\*\*Joint meeting with Zoning & Platting Commission – Post on next agenda and set a date

\*\* Lesley Varghese to pick which committees to serve on

**F. ADJOURN**

**Chair Danette Chimenti adjourned the meeting without objection at 9:30 p.m.**