



**ENVIRONMENTAL PLANNING COMMISSION
AGENDA**

**Thursday, July 9, 2015
8:30 a.m.**

**Plaza Del Sol Hearing Room, Lower Level
600 2nd Street NW**

MEMBERS

**Peter Nicholls, Chair
Karen Hudson, Vice-Chair**

**Maia Mullen
Bill McCoy
James Peck**

**Moises Gonzalez
Derek Bohannon
Victor Beserra**

NOTE: A LUNCH BREAK AND/OR DINNER BREAK WILL BE ANNOUNCED AS NECESSARY

Agenda items will be heard in the order specified unless changes are approved by the EPC at the beginning of the hearing; deferral and withdrawal requests (by applicants) are also reviewed at the beginning of the hearing. Applications with no known opposition that are supported by the Planning Department are scheduled at the beginning of the agenda; these cases are noted with an asterisk (*). Applications deferred from a previous hearing are normally scheduled at the end of the agenda.

There is no set time for cases to be heard. However, interested parties can monitor the progress of the hearing by calling the Planning Department at **924-3860**. All parties wishing to address the Commission must sign-in with the Commission Secretary at the front table prior to the case being heard. Please be prepared to provide brief and concise testimony to the Commission if you intend to speak. **In the interest of time, presentation times are limited as follows, unless otherwise granted by the Commission Chair: Staff – 5 minutes; Applicant – 10 minutes; Public speakers – 2 minutes each. An authorized representative of a recognized neighborhood association or other organization may be granted additional time if requested. Applicants and members of the public with legal standing have a right to cross-examine other persons speaking per Rule B.12 of the EPC Rules of Conduct.**

All written materials – including petitions, legal analysis and other documents – should ordinarily be submitted at least 10 days prior to the public hearing, ensuring presentation at the EPC Study Session. The EPC strongly discourages submission of written material at the public hearing. Except in extraordinary circumstances, the EPC will not consider written materials submitted at the hearing. In the event the EPC believes that newly submitted material may influence its final decision, the application may be deferred to a subsequent hearing.

NOTE: ANY AGENDA ITEMS NOT HEARD BY 8:30 P.M. MAY BE DEFERRED TO ANOTHER HEARING DATE AS DETERMINED BY THE PLANNING COMMISSION.

Call to Order:

- A. Pledge of Allegiance
- B. Announcement of Changes and/or Additions to the Agenda
- C. Approval of Amended Agenda
- D. Swearing in of City Staff

1. Project# 1008203

15EPC-40020 Amendment to Zone Map
(Zone Change)

Richard Dineen, agent for Unser & Sage, LLC, requests the above action for all or a portion of Tracts A-2, A-3 & A-4, Unser & Sage Marketplace, zoned C-1, to SU-1 for C-2 Uses, located on Unser Boulevard SW, between Sage Road SW and Arenal Road SW, containing approximately 3.5 acres. (M-10)
Staff Planner: Maggie Gould

2. Project# 1005517

15EPC-40021 Site Plan for Subdivision

Tierra West LLC, agent for Argus Jefferson Partners, LLC, requests the above action for Lots 2-A-1 and 2-A-2, Tract B, Plat of Lots 2-A-1 and 2-A-2, Envirco Tract (being a replat of Lot 2-A, Tract B), zoned M-1, located on Jefferson Street NE, between Osuna Road NE and Ellison Street NE, containing approximately 7.2 acres. (E-17)
Staff Planner: Catalina Lehner

3. Project# 1001620

15EPC-40022 Text Amendment to the Zoning Code

COA Planning Department requests the above action to amend the Zoning Code Sections 14-16-3-10 (Landscape Regulations), 14-16-3-1 (Off-Street Parking Regulations), 6-6-2-4 (Required Street Trees), 6-6-2-5 (Street Tree Policies), 6-6-2-6 (Street Tree Programs), 6-6-2-7 (More Detailed Regulations) and 6-6-2-8 (Waivers and Variances) to establish standards that enhance, improve and maintain the quality of the public environment. City-Wide.
Staff Planner: Vicente Quevedo

4. OTHER MATTERS:

- A. Approval of May 14, 2015 Revised Minutes
- B. Approval of June 11, 2015 Minutes
- C. ART Update from Transit Department

5. ADJOURNED: