



**Planning Commission  
June 14, 2011 @ 6:00 P.M.  
City Hall – Council Chambers  
301 W. 2<sup>nd</sup> Street  
Austin, TX. 78701**

Dave Anderson  
Tina Bui  
Danette Chimenti - Parliamentarian  
Mandy Dealey – Vice-Chair  
Richard Hatfield

Alfonso Hernandez  
Saundra Kirk - Secretary  
Dave Sullivan - Chair  
1 vacancy

**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 for May 24, 2011.
2. Approval of minutes for May 25, 2011, Planning Commission and Community Development Commission Joint Meeting.

## C. PUBLIC HEARING

- 1. Code Amendment: C20-2011-009 - ETJ Plat Notification**  
Location: For property located in the City of Austin Extraterritorial Jurisdiction in Travis County.  
Owner/Applicant: City of Austin - Planning and Development Review Department  
Agent: David Wahlgren (City Staff)  
Request: To amend City Code Chapter 30-2 (Subdivision Requirements) to add a new Section 30-2-287 requiring residential plats in the extra-territorial jurisdiction of Travis County to include a consumer protection notice alerting homebuyers that minimal land use regulations apply outside the city limits.  
Staff Rec.: **No Recommendation**  
Staff: David Wahlgren, 974-6455, [David.Wahlgren@ci.austin.tx.us](mailto:David.Wahlgren@ci.austin.tx.us); Planning and Development Review Department
  
- 2. Plan Amendment: NPA-2011-0025.01 - 6804 Covered Bridge**  
Location: 6804 Covered Bridge Drive, Williamson Creek Watershed – Barton Springs Zone, Oak Hill Combined NPA  
Owner/Applicant: Covered Bridge Assisted Living, L.P.  
Agent: Throrer Design (A. Ron Throrer)  
Request: Higher Density Single Family & Mixed Use to Multifamily  
Staff Rec.: **Recommended**  
Staff: Maureen Meredith, 974-2695, [maureen.meredith@ci.austin.tx.us](mailto:maureen.meredith@ci.austin.tx.us); Planning & Development Review Department
  
- 3. Rezoning: C814-2009-0099 - West Park PUD**  
Location: 7914 - 8023 West U.S. Highway 290 (except 7912 West U.S. Highway 290), Williamson Creek - Barton Springs Zone Watershed, Oak Hill Combined (West Oak Hill) NPA  
Owner/Applicant: Buffalo Equities, Ltd. (Rudy Belton)  
Agent: Coats Rose (Kelly Wright)  
Request: GR-CO-NP; PUD-NP to PUD-NP  
Staff Rec.: **Recommendation Pending; Postponement request by the Staff to August 9, 2011**  
Staff: Wendy Rhoades, 974-7719, [wendy.rhoades@ci.austin.tx.us](mailto:wendy.rhoades@ci.austin.tx.us); Planning and Development Review Department

4. **Rezoning:** **C14-2011-0040 - St. Stephen's Baptist Church**  
 Location: 3103-3107 East 51st Street, Fort Branch Watershed, East MLK Combined NPA  
 Owner/Applicant: St. Stephen's Baptist Chrch (Herbert Johnson)  
 Agent: PAX Engineering, LLC (David Smith)  
 Request: SF-3-NP to MF-2-NP  
 Staff Rec.: **Recommendation Pending**  
 Staff: Joi Harden, 974-2122, [joiharden@ci.austin.tx.us](mailto:joiharden@ci.austin.tx.us);  
 Planning and Development Review Department
5. **Rezoning:** **C14-2011-0006 - 701 & 711 West 7th Street Rezoning**  
 Location: 701 & 711 West 7th Street, Shoal Creek Watershed, Downtown NPA  
 Owner/Applicant: LOWA, Ltd. (Daryl Kunik)  
 Agent: Thrower Design (A. Ron Thrower)  
 Request: GO & GR to CBD  
 Staff Rec.: **Recommendation of CBD-CO**  
 Staff: Clark Patterson, 974-7691, [clark.patterson@ci.austin.tx.us](mailto:clark.patterson@ci.austin.tx.us);  
 Planning and Development Review Department
6. **Rezoning:** **C14-2010-0207 - Robinson Foundation Offices**  
 Location: 510 West 8th Street, Shoal Creek Watershed, Downtown NPA  
 Owner/Applicant: Darnell Robinson Family, LLC (Michael Ginsberg)  
 Agent: Alice Glasco Consulting (Alice Glasco)  
 Request: MF-4 to DMU  
 Staff Rec.: **Recommendation of DMU-CO**  
 Staff: Stephen Rye, 974-7604, [stephen.rye@ci.austin.tx.us](mailto:stephen.rye@ci.austin.tx.us);  
 Planning and Development Review Department
7. **Rezoning:** **C14-84-310(RCT) - Riverside Gardens RCT**  
 Location: 6716 East Riverside Drive, Carson Creek Watershed, Montopolis NPA  
 Owner/Applicant: Equity Secured Capital, LP  
 Agent: Carlson, Brigance & Doering, Inc. (Charles Brigance)  
 Request: Termination of a restrictive covenant requiring a building setback line.  
 Staff Rec.: **Recommended**  
 Staff: Stephen Rye, 974-7604, [stephen.rye@ci.austin.tx.us](mailto:stephen.rye@ci.austin.tx.us);  
 Planning and Development Review Department

- 8. Rezoning: C14-2011-0043 - 753 Montopolis**  
 Location: 753 Montopolis Drive, Country Club East Watershed, Montopolis NPA  
 Owner/Applicant: Babubhai Mohammad  
 Agent: Rafiq B. Mohammad  
 Request: CS-NP and CS-1-NP to CS-1-NP and CS-NP  
 Staff Rec.: **Recommended**  
 Staff: Stephen Rye, 974-7604, [stephen.rye@ci.austin.tx.us](mailto:stephen.rye@ci.austin.tx.us);  
 Planning and Development Review Department
- 9. Rezoning: C14-2011-0041 - Bowie Street Rezoning**  
 Location: 309, 311 & 315 Bowie Street, Shoal Creek Watershed, Downtown NPA  
 Owner/Applicant: Bowie Street Partners, Ltd. (Perry Lorenz)  
 Agent: Cerco Development, Inc. (Jamil Alam)  
 Request: DMU to DMU-CURE  
 Staff Rec.: **Recommendation of DMU-CURE-CO**  
 Staff: Clark Patterson, 974-7691, [clark.patterson@ci.austin.tx.us](mailto:clark.patterson@ci.austin.tx.us)  
 Planning and Development Review Department
- 10. Site Plan - Conditional Use Permit: SPC-2010-0288A - Pepper's Bistro**  
 Location: 1926 E. Riverside Drive, Town Lake Watershed, East Riverside NPA  
 Owner/Applicant: Pepper's Bistro (Raul Aguilar)  
 Agent: A.E.C. Inc (Phil Moncada)  
 Request: The applicant is proposing a change of use from a restaurant to a cocktail lounge.  
 Staff Rec.: **Recommended**  
 Staff: Sarah Graham, 974-2826, [sarah.graham@ci.austin.tx.us](mailto:sarah.graham@ci.austin.tx.us);  
 Planning and Development Review Department
- 11. Site Plan - Compatibility Waiver Only: SP-2010-0229C - Leija Villa**  
 Location: 3306 East 5th Street, Boggy Creek Watershed, Govalle NPA  
 Owner/Applicant: The Lunaire Group LP (Graciela Leija)  
 Agent: Cuatro Consultants, Ltd. (Hugo Elizondo)  
 Request: Waiver: To allow parking areas and driveway within 5 ft. from the SF (zoned or used) property line adjacent to an SF-5 or more restrictive use or district. [Section 25-2-1067].  
 Staff Rec.: **Recommended**  
 Staff: Sue Welch, 974-3294, [sue.welch@ci.austin.tx.us](mailto:sue.welch@ci.austin.tx.us);  
 Keith Mars, 974-2755, [keith.mars@ci.austin.tx.us](mailto:keith.mars@ci.austin.tx.us);  
 Planning and Development Review Department

- 12. Site Plan: SP-2011-0032C.SH - Block at 26th Street**  
 Location: 900 W. 26th Street, Shoal Creek Watershed, Central Austin Combined NPA  
 Owner/Applicant: Armburst & Brown, PLLC (Lynn Ann Carley)  
 Agent: Armburst & Brown, PLLC (Lynn Ann Carley)  
 Request: The applicant is requesting to remove a heritage tree with a stem greater than 30 inches as allowed under LDC 25-8-643.  
 Staff Rec.: **Postponement to June 28, 2011 by the request of staff.**  
 Staff: Keith Mars, 974-2755, [keith.mars@ci.austin.tx.us](mailto:keith.mars@ci.austin.tx.us);  
 Planning and Development Review Department
- 13. Resubdivision: C8-2010-0052.0A - Resubdivision of Part of Block 11 and 12, J. Gordon Brown**  
 Location: 6015 Ponca Street, Country Club East Watershed, Montopolis NPA  
 Owner/Applicant: Sabot Development, Ltd. (James W. Young)  
 Agent: Stansberry Engineering (Blayne Stansberry)  
 Request: Approve the resubdivision of part of 2 lots into 3 lots on 0.965 acres.  
 Staff Rec.: **Recommended**  
 Staff: Sylvia Limon, 974-2767, [sylvia.limon@ci.austin.tx.us](mailto:sylvia.limon@ci.austin.tx.us);  
 Planning and Development Review Department
- 14. Final without Preliminary: C8-2011-0001.1A.SH - Mueller Section V, Block 59A, Resubdivision of Final Plat**  
 Location: 3600 Manor Road, Tannehill Branch Watershed, RMMA  
 Owner/Applicant: COA Redevelopment Services Office (Pam Hefner)  
 Agent: Bury & Partners, Inc. (David Miller)  
 Request: Approval of the Mueller Section V, Block 59A, Resubdivision of Final Plat composed of 8 lots on 3.342 acres.  
 Staff Rec.: **Recommended.**  
 Staff: Don Perryman, 974-2786, [don.perryman@ci.austin.tx.us](mailto:don.perryman@ci.austin.tx.us);  
 Planning and Development Review Department
- 15. Resubdivision: C8-2011-0013.0A - Resubdivision of Lots 14 & 15, Section One Block B, Violet Crown Heights**  
 Location: 1109 Ruth Ave., Shoal Creek Watershed, Brentwood NPA  
 Owner/Applicant: Lisa Gray  
 Agent: Michael McHone  
 Request: Approval of the Resubdivision of Lots 14 & 15, Section One Block B, Violet Crown Heights composed of 1 lot and a portion of another lot to create two lots on 0.286 acres.  
 Staff Rec.: **Recommended.**  
 Staff: Don Perryman, 974-2786, [don.perryman@ci.austin.tx.us](mailto:don.perryman@ci.austin.tx.us);  
 Planning and Development Review Department

- 16. Preliminary Plan Revision:** **C8-04-0043.05.SH - Mueller Section 2 Preliminary Plan Revision 5**  
 Location: 3600 Manor Road, Boggy/Tannehill Branch Watersheds, RMMA  
 Owner/Applicant: City of Austin (Pam Hefner)  
 Agent: Bury & Partners (David Miller)  
 Request: Approval of the Mueller Section 2 Preliminary Plan Revision 5 composed of 1,256 lots on 376.72 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department
- 17. Replat:** **C8-2011-0061.0A - Park Plaza Subdivision Replat**  
 Location: 115 Sandra Muraida Way, Town Lake Watershed, Downtown NPA  
 Owner/Applicant: LG Park Plaza Limited Partnership (Ben Pisklak)  
 Agent: Bury & Partners (Darren Huckert)  
 Request: Approval of the Park Plaza Subdivision Replat composed of 1 lot on 4.5 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review
- 18. Amended Plat:** **C8-2011-0054.0A - Pfaefflin Resubdivison, Lots 1-A, 2-A & 3-A; Amended Plat**  
 Location: 3107 East 51st Street, Fort Branch Watershed, East MLK NPA  
 Owner/Applicant: St. Stephen's Baptist Chrch (Herbert Johnson)  
 Agent: PAX Engineering, LLC (David Smith)  
 Request: Approval of the Pfaefflin Resubdivision, Lots 1-A, 2-A & 3-A; Amended plat composed of 3 lots on 3.4 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department
- 19. Final without Preliminary:** **C8-2011-0067.0A - 201 W. 5th Street**  
 Location: 201 West 5th Street, Town Lake Watershed, Downtown NPA  
 Owner/Applicant: John Colemann Horton III  
 Agent: Bury & Partners, Inc. (Alastair Jenkins)  
 Request: Approval of the 201 West 5th Street Subdivision composed of 1 lot on 0.542 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department

## **D. NEW BUSINESS**

### **1. New Business:**

Request: Discuss letter recognizing former-Commissioner Reddy.

## **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 974-2104, for additional information; TTY users route through Relay Texas at 711.