



**Planning Commission
June 28, 2011 @ 6:00 P.M.
One Texas Center
505 Barton Springs Rd., 3rd Floor
Room 325
Austin, TX, 78701**

CANCELLED

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 June 14, 2011.

C. PUBLIC HEARING

- 1. Tree Permit:** **TP 10597946 - Robertson Hill Multifamily**
Location: 813 E 11th, Waller Creek Watershed, Central East Austin NPA
Owner/Applicant: Bury & Partners (Jonathan Neslund)
Agent: Bury & Partners (Jonathan Neslund)
Request: The applicant is appealing the denial of an administrative variance request to remove a 26 inch diameter heritage tree, as allowed under Land Development Code Section 25-8-644.

Staff Rec.: **Recommended approval of the variance**
Staff: Keith Mars, 974-2755, keith.mars@ci.austin.tx.us
Planning and Development Review Department
- 2. Plan Amendment:** **NPA-2011-0001.01 - Studio 141**
Location: 141 West Oltorf Street, East Bouldin Creek Watershed, Dawson Neighborhood Planning Area NPA

Owner/Applicant: Kathleen A. Pixley
Agent: Kathleen A. Pixley
Request: Single Family to Mixed Use or Mixed Use/Office
Staff Rec.: **Not recommended**
Staff: Maureen Meredith, 974-2695, maureen.meredith@ci.austin.tx.us
Planning and Development Review Department
- 3. Rezoning:** **C14-2011-0015 - Studio 141**
Location: 141 West Oltorf Street, East Bouldin Creek Watershed, Dawson Neighborhood Planning Area NPA

Owner/Applicant: Kathleen A. Pixley
Agent: Kathleen A. Pixley
Request: SF-3-NP to GO-CO-MU-NP
Staff Rec.: **Not recommended**
Staff: Stephen Rye, 974-7604, stephen.rye@ci.austin.tx.us
Planning and Development Review Department
- 4. 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
Planning and Development Review Department

5. **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.: **Recommended**
 Staff: Joi Harden, 974-2122, joi.harden@ci.austin.tx.us
 Planning and Development Review Department
6. **Site Plan - Conditional Use Permit:** **SPC-2011-0034AT - The Dram Shop**
 Location: 907 E 6th St., Waller Creek Watershed, Plaza Saltillo TOD NPA
 Owner/Applicant: Brandon Testa
 Agent: Brandon Testa
 Request: To approve a Conditional Use Permit for a Cocktail Lounge in Corridor Mixed Use zoning within the Plaza Saltillo TOD
 Staff Rec.: **Recommended**
 Staff: Donna Galati, 974-2733, donna.galati@ci.austin.tx.us
 Planning and Development Review Department
7. **Site Plan - Compatibility Waiver Only:** **SP-2010-0284DT - Mt. Zion Baptist Church Parking Lot Expansion**
 Location: 2935 E 13th St., Boggy Creek Watershed, Rosewood NPA
 Owner/Applicant: Mount Zion Baptist Church (Luke Mercer)
 Agent: Chan & Partners (David Urban)
 Request: To approve a compatibility waiver for driveway and parking setbacks.
 Staff Rec.: **Recommended**
 Staff: Donna Galati, 974-2733, donna.galati@ci.austin.tx.us
 Planning and Development Review Department
8. **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.: **Postpone to July 26 agenda by applicant**
 Staff: Keith Mars, 974-2755, keith.mars@ci.austin.tx.us
 Planning and Development Review Department

- 9. Final without Preliminary:** **C8-2011-0041.0A - Lakeshore Phase 1 Replat**
 Location: 2201-2205 S. Lakeshore Blvd., Town Lake Watershed, East Riverside/Oltorf Combined NPA
 Owner/Applicant: CRV Shoreline TRS Inc. (David Cox)
 Agent: Jones & Carter, Inc. (James Schissler)
 Request: Approval of the replat of Lakeshore Phase 1 composed of 11 lots on 26.947 acres.
 Staff Rec.: **Recommended.**
 Staff: Don Perryman, 974-2786, don.perryman@ci.austin.tx.us
 Planning and Development Review Department
- 10. Plat Vacation:** **C8-2007-0158.1A(VAC) - Lakeshore Subdivision Phase 1**
 Location: 2201-2205 Lakeshore Blvd., Town Lake Watershed, East Riverside/Oltorf Combined NPA
 Owner/Applicant: CRV Shoreline TRS Inc. (David Cox)
 Agent: Jones & Carter, Inc. (James Schissler)
 Request: Approval of the total vacation of Lakeshore Subdivision Phase 1.
 Staff Rec.: **Recommended.**
 Staff: Don Perryman, 974-2786, don.perryman@ci.austin.tx.us
 Planning and Development Review Department
- 11. Final Plat with Replat:** **C8-2011-0071.0A - Tarrytown Boat Club; a partial Resubdivision of Tarrytown River Oaks**
 Location: 2608 Scenic Drive, Lake Austin Watershed, Central West Austin Combined NPA
 Owner/Applicant: Tarrytown Boat Club (Scott Fairburn)
 Agent: Aupperle Company (Bruce Aupperle, P.E.)
 Request: Approval of the Tarrytown Boat Club; a partial Resubdivision of Tarrytown River Oaks composed of 1 lot on .84 acres.
 Staff. Rec.: Disapproval
 Staff: Planning and Development Review Department

D. NEW BUSINESS

- 1. New Business:** **Case Initiation for Hyde Park NCCD amendment**
Request: Discuss and consider directing staff to begin amendments to the Hyde Park NCCD. The amendments would address the construction of dual driveways for duplex or single-family attached uses, and modify the maximum size of development permitted on a property.

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.