



Zoning & Platting Commission

January 19, 2016 @ 6:00 P.M.

City Hall 301 W. 2nd Street

Austin, TX 78701

AGENDA

Dustin Breithaupt
Ann Denkler – Parliamentarian
Bruce Evans
Yvette Flores
Jackie Goodman – Vice-Chair
Susan Harris

Jolene Kiolbassa – Secretary
Sunil Lavani
Gabriel Rojas – Chair
Thomas Weber
Vacant

EXECUTIVE SESSION (No public discussion)

The Zoning & Platting 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 from January 5, 2016.

C. PUBLIC HEARINGS

Facilitator: Sherri Sirwaitis, 512-974-3057
City Attorney: Alecia Mayberry, 512-974-2370

- 1. Briefing:** **Briefing on the Street Network Plan, the Austin Strategic Mobility Plan, and Connectivity**
Staff: Scott Gross, P.E., 512-974-5621, scott.gross@austintexas.gov
Austin Transportation Department
- 2. Rezoning:** **[C14-2015-0129 - 7804 Cooper Lane; District 5](#)**
Location: 7804 Cooper Lane, South Boggy Creek Watershed
Owner/Applicant: Kimo Mortgage Realty Inspection, PLLC (Chi-mo Dai)
Agent: Supreme Faith Group (Nick Vasquez)
Request: SF-2-CO to SF-3
Staff Rec.: **Recommendation Pending; Postponement request by the Staff to February 16, 2016**
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov
Planning and Zoning Department
- 3. Rezoning:** **[C14-2015-0083 - River Place; District 6 and 10](#)**
Location: Milky Way Drive, West Bull Creek Watershed
Owner/Applicant: Berta Bradley
Agent: McLean & Howard LLP
Request: DR to SF-2
Staff Rec.: **Request for indefinite postponement by the Staff**
Staff: Victoria Haase, 512-974-7691, tori.haase@austintexas.gov
- 4. Rezoning:** **[C14-2015-0084 - River Place - Autism Center; District 6 and 10](#)**
Location: River Place Boulevard, West Bull Creek Watershed
Owner/Applicant: Berta Bradley
Agent: McLean & Howard LLP
Request: DR to GO-CO
Staff Rec.: **Request for indefinite postponement by the Staff**
Staff: Victoria Haase, 512-974-7691, tori.haase@austintexas.gov
Planning and Zoning Department
- 5. Zoning:** **[C14-2015-0136 - 6914 McNeil Dr.; District 6](#)**
Location: 6914 McNeil Drive, Rattan Creek Watershed
Owner/Applicant: Douglas L. Reynolds
Agent: Bury, Inc. (Derek Villemez)
Request: I-RR to GR
Staff Rec.: **Recommendation of LR**
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov
Planning and Zoning Department

6. **Zoning:** [C14-2015-0139 - New Office/Retail Space; District 6](#)
 Location: 11812 Millwright Parkway, Lake Creek Watershed
 Owner/Applicant: NZ Lands, Inc. (Zulfiqar Ali Prasla and Nizar Prasla)
 Request: I-SF-2 to LR
 Staff Rec.: **Recommendation Pending**
 Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov
 Planning and Zoning Department
7. **Rezoning:** [C14-2015-0148 - KC 5-1; District 5](#)
 Location: 8701 Manchaca Road, South Boggy Creek Watershed
 Owner/Applicant: KC 5 GP Dittmar (Sean Cummings)
 Agent: Jim Bennett Consulting (Jim Bennett)
 Request: LR-CO to GR
 Staff Rec.: **Recommended**
 Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov
 Planning and Zoning Department
8. **Rezoning:** [C14-2015-0151 - Jon 3.4; District 3](#)
 Location: 1201 Bastrop Highway, Carson Creek Watershed
 Owner/Applicant: Jonathan H. Weinstein
 Agent: Jim Bennett Consulting (Jim Bennett)
 Request: CS-CO to LI
 Staff Rec.: **Recommended, with conditions**
 Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov
 Planning and Zoning Department
9. **Rezoning:** [C14H-2015-0082 - Rainey House; District 10](#)
 Location: 3941 Balcones Drive, Shoal Creek Watershed
 Owner/Applicant: Jon Pierre and Angela Filardi
 Agent: Phoebe Allen
 Request: SF-3 to SF-3-H
 Staff Rec.: **Recommended**
 Staff: Steve Sadowsky, 512-974-6454, steve.sadowsky@austintexas.gov
 Planning and Zoning Department
10. **Site Plan - Hill Country Roadway:** [SPC-2014-0467C - Volente Village; District 6](#)
 Location: 11907 Anderson Mill Road, Lake Travis Watershed
 Owner/Applicant: Johnson Four Corners (Brent Johnson)
 Agent: Michael Chapa
 Request: Approval to construct a retail building on 5.38 acres with associated improvements in the FM 620 High Intensity Hill Country Roadway.
 Staff Rec.: **Recommended**
 Staff: Christine Barton-Holmes, 512-974-2788, christine.barton-holmes@austintexas.gov
 Development Services Department

- 11. Final Plat:** [C8J-2015-0139.0A - Smithfield Subdivision](#)
 Location: 1500-1/2 Frate Barker Road, Slaughter Creek Watershed
 Owner/Applicant: Gypsum Management & Supply, Inc. (Mike Callahan)
 Agent: Cunningham-Allen (Jana Rice)
 Request: The approval of the Smithfield Subdivision composed of 2 lots on 10.892 acres.
 Staff Rec.: **Recommended**
 Staff: Sue Welch, 512-854-7637, sue.welch@traviscountytexas.gov
 Travis County/City of Austin Single Office
- 12. Final Plat with Preliminary:** [C8-2015-0286.19A - Pioneer Crossing East Sec. 3B; District 1](#)
 Location: Furrow Hill Drive, Walnut Creek Watershed
 Owner/Applicant: Pioneer Austin East Development 1 c/o Prime Strategies (Ralph Reed) Nonerg (Bernard Grenon)
 Agent: DR Horton (Kevin Pape)
 Request: Approval of the Pioneer Crossing East Section 3B composed of 2 lots on 23.88 acres.
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
- 13. Final Plat with Preliminary:** [C8J-2014-0131.1A - Bear Creek Crossing \(AKA: Cebolla Creek\) Phase 1 Final Plat](#)
 Location: 12300 Twin Creek Drive, Onion Creek Watershed
 Owner/Applicant: M/I Homes of Austin, LLC (Royce Rippy)
 Agent: LJA Engineering & Surveying, Inc (Lauren Powell)
 Request: Approval of Bear Creek Crossing (AKA: Cebolla Creek) Phase 1 Final Plat composed of 112 lots on 39.94 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department

D. NEW BUSINESS

E. ITEMS FROM COMMISSION

F. COMMITTEE REPORTS

Committee on the Comprehensive Plan

Land Development Code Advisory Group

Small Area Planning Joint Committee

G. ADJOURNMENT

Facilitator: Sherri Sirwaitis, 512-974-3057
 City Attorney: Alecia Mayberry, 512-974-2370

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 Jerry Rusthoven at the Planning and Zoning Department, at 512-974-3207, for additional information; TTY users route through Relay Texas at 711.