



Zoning & Platting Commission

March 1, 2016 @ 6:00 P.M.

City Hall – Council Chambers

301 W. 2nd Street

Austin, TX 78701

AGENDA

Dustin Breithaupt
Ann Denkler – Parliamentarian
Bruce Evans
Yvette Flores
Jackie Goodman – Vice-Chair
Betsy Greenberg

Susan Harris
Jolene Kiolbassa – Secretary
Sunil Lavani
Gabriel Rojas – Chair
Thomas Weber

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 February 16, 2016.

C. PUBLIC HEARINGS

- 1. 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: Rivera Engineering (Michael A. Rivera)
Request: SF-2-CO to SF-3-CO
Staff Rec.: **Recommended**
Staff: [Wendy Rhoades](#), 512-974-7719
Planning and Zoning Department
- 2. Zoning and Rezoning:** [C14-2015-0117 - Velocity Crossing; District 2](#)
Location: 3311 South FM 973 Road and 3326 East SH 71 Eastbound, Onion Creek and Colorado River Watersheds
Owner/Applicant: SH 71-130 Holdings, LP (Karl Koebel)
Agent: Metcalfe, Wolff, Stuart & Williams, LLP (Michele Rogerson Lynch)
Request: I-RR; DR and CS-CO to LI-PDA
Staff Rec.: **Recommended, with conditons**
Staff: [Wendy Rhoades](#), 512-974-7719
Planning and Zoning Department
- 3. Rezoning:** [C14-2016-0004 - Oporta Zoning; District 2](#)
Location: 4400 East William Cannon Drive, Williamson Creek Watershed
Owner/Applicant: Vicky Oporta
Agent: Brown & Gay Engineers (Steven Buffum)
Request: SF-3 to GR-MU-CO
Staff Rec.: **Recommended**
Staff: [Wendy Rhoades](#), 512-974-7719
Planning and Zoning Department
- 4. Environmental Variance:** [SP-2015-0232DS - Gallagher Boat Dock; District 10](#)
Location: 3909 Westlake Drive, Lake Austin Watershed
Owner/Applicant: Matt and Katherine Gallagher
Agent: Permit Partners (David Cancialosi)
Request: Construct boat dock, access maintenance, and hand rail within 150-foot setbacks for Critical Environmental Features
Staff Rec.: **Recommended**
Staff: [Scott Grantham](#), 512-974-2942
Development Services Department

Facilitator: [Bryan Golden](#), 512-974-3124

City Attorney: [Alecia D. Mayberry Mosadomi](#), 512-974-2370

5. **Preliminary Plan:** [C8-2014-0012 - Equinox East; District 1](#)
 Location: 8515 E. Parmer Lane, Gilleland Creek Watershed
 Owner/Applicant: Austin HB Residential (John McCullough)
 Agent: CFS Civil Group (Charles Steinman)
 Request: Approval of the Equinox East Preliminary Plan consisting of 19 lots on 116.34 acres
 Staff Rec.: **Recommended**
 Staff: [Don Perryman](#), 512-974-2786
 Development Services Department
6. **Preliminary Plan:** [C8-2016-0025 - Knox Preserve; District 10](#)
 Location: 7304 Knox Lane, Shoal Creek Watershed
 Owner/Applicant: Cabot-Chase, Ltd. (Jimmy Nassour)
 Agent: Texas Engineering Solutions, LLC (Connor Overby)
 Request: Approval of Knox Preserve composed of 14 lots on 5.83 acres.
 Staff Rec.: **Disapproval**
 Staff: [Cesar Zavala](#), 512-974-3404
 Development Services Department
7. **Final Plat:** [C8J-2009-0142.2A - Estancia Hill Country Subdivision Phase 4; District 5](#)
 Location: Puryear Road, Onion Creek Watershed
 Owner/Applicant: SLF III-Onion Creek, LP (Ocie Vest)
 Agent: Bury & Partners, Inc. (Harrison Hudson)
 Request: Approval of Estancia Hill Country Subdivision Phase 4 composed of 1 lot on 17.585 acres.
 Staff Rec.: **Disapproval**
 Staff: [Sarah Sumner](#), 512-854-7687
 Development Services Department
8. **Final Plat:** [C8-2016-0033.0A - Congress Group Subdivision; District 2](#)
 Location: 7601 South Congress Avenue, South Boggy Creek Watershed
 Owner/Applicant: Congress Group LLC (Odhavji Lavani)
 Agent: KBGE (Jennifer Garcia)
 Request: Approval of Congress Group Subdivision composed of 2 lots on 5.98 acres.
 Staff Rec.: **Disapproval**
 Staff: [David Wahlgren](#), 512-974-6455
 Development Services Department
9. **Final Plat without Preliminary:** [C8-2016-0032.0A - LAD Services, LLC Office](#)
 Location: 5720 Blue Bluff Road, Elm Creek Watershed
 Owner/Applicant: Damian Pape
 Agent: Albert Alaniz
 Request: Approval of LAD Services, LLC Office composed of 1 lot on 2.99 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department

Facilitator: [Bryan Golden](#), 512-974-3124

City Attorney: [Alecia D. Mayberry Mosadomi](#), 512-974-2370

- 10. Final Plat - Resubdivision:** [C8-2016-0034.0A - Third Resubdivision of a Portion of Lot 8 Cameron Acres; District 1](#)
 Location: 1711 Future Drive, Little Walnut Creek Watershed
 Owner/Applicant: Maria Urbino
 Agent: Hector Avila
 Request: Approval of the Third Resubdivision of a Portion of Lot 8 Cameron Acres composed of 2 lots on 0.66 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
- 11. Final Plat with Preliminary:** [C8J-2015-0191.1A - Travesia Subdivision](#)
 Location: 4001 Grand Avenue Parkway, Gilleland Creek Watershed
 Owner/Applicant: Matthew Scrivener
 Agent: Jones & Carter Inc. (Josh Miksch)
 Request: Approval of the Travesia Subdivision composed of 84 lots on 17.51 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
- 12. Final Plat:** [C8-2016-0037.0A - 1616 East Oltorf Subdivision; District 9](#)
 Location: 1616 E. Oltorf Street, Harper's Branch Watershed
 Owner/Applicant: 1616 E. Oltorf Investors, LTD c/o Endeavor Real Estate Group (Andy Pastor)
 Agent: Bury-Aus, Inc. (Lauren Beavers)
 Request: Approval of the 1616 East Oltorf Subdivision composed of 1 lot on 2.16 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
- 13. Final Plat:** [C8-2016-0036.0A - 2608 Brockton; District 7](#)
 Location: 2608 Brockton Drive, Walnut Creek Watershed
 Owner/Applicant: 2608 Brockton, LTD. c/o Endeavor Real Estate Group (Andy Portor)
 Agent: Bury-Aus, Inc. (Lauren Beavers)
 Request: Approval of 2608 Brockton composed of 3 lots on 4.02 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
- 14. Final Plat without Preliminary:** [C8J-2016-0027.0A - Fifth Generation Final Plat](#)
 Location: 12101 Moore Road, Dry Creek East Watershed
 Owner/Applicant: Fifth Generation, Inc. (Bert Tito Bereridge)
 Agent: Bury & Partners Inc. (Kelly Fowler)
 Request: Approval of the Fifth Generation Final Plat composed of 1 lot on 70.077 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department

- 15. Briefing:** **Briefing on Traffic Impact Analysis, Traffic Mitigation, Rough Proportionality and Transportation Impact Fees**
Staff: [Annick Beaudet](#), 512-974-7959
Austin Transportation 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

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.