

Special Meeting of the Zoning and Platting Commission May 19, 2020

Zoning and Platting Commission to be held May 19, 2020 with Social Distancing Modifications

Public comment will be allowed via telephone; no in-person input will be allowed. **All speakers, including applicants and representatives, must register in advance (Day before the scheduled meeting, May 18, 2020 by Noon).**

To speak remotely at the May 19, 2020 Zoning and Platting Commission Meeting, residents must:

Call or preferably email the board liaison at **512-974-6508** and andrew.rivera@austintexas.gov (the day before the meeting). The following information is required:

1. The speaker name.
2. Item number(s) they wish to speak on.
3. Whether they are for/against/neutral.
4. Physical address.
5. Telephone number (Must be the number that will be used to call-in).

•Once a request to register to speak has been called in or emailed to the board liaison, residents will receive either an email or phone call with additional information regarding the call in process.

•Handouts or other information must be emailed to andrew.rivera@austintexas.gov by 1:00 PM Tuesday, May 19, 2020. This information will be provided to Commission members in advance of the meeting.

•Residents may watch the meeting here: <http://www.austintexas.gov/page/watch-atxn-live>

Postponement requests must be submitted to the case manager and Andrew Rivera by 5PM Monday, May 18, 2020

Order of Meeting

Determination of Quorum / Meeting Called to Order

Reading of Proposed Consent Agenda

*Vote and Disposal of Consent Agenda

**Determination of Discussion Postponement Items

Discussion Cases (Including public comment, staff and applicant / representative presentations)

Other Business

Adjournment

* The consent agenda may be acted upon by one vote without separate discussion.

** Discussion postponement consists of public comment by 2 individuals for the postponement and 2 individuals against the postponement at 2 minutes each per speaker. Testimony should not delve into the merits of the case. The granting of a postponement must be approved by affirmative vote of the Commission.



ZONING & PLATTING COMMISSION AGENDA

Tuesday, May 19, 2020

The Zoning and Platting Commission will convene at 6:00 PM on Tuesday, May 19, 2020 via Videoconference <http://www.austintexas.gov/page/watch-atxn-live>

[Ana Aguirre](#) – Secretary
[Nadia Barrera-Ramirez](#)
[Timothy Bray](#)
[Ann Denkler](#) - Parliamentarian
[Jim Duncan](#) – Vice-Chair
[Bruce Evans](#)

[David King](#)
[Jolene Kiolbassa](#) – Chair
[Ellen Ray](#)
[Hank Smith](#)

Vacant (District 4)

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. APPROVAL OF MINUTES

1. Approval of minutes from May 5, 2020.

B. PUBLIC HEARINGS

- 1. Zoning:** [C14-2019-0129 - 10801 Wayne Riddell Loop; District 5](#)
Location: 10801 Wayne Riddell Loop, Onion Creek / Slaughter Creek Watersheds
Owner/Applicant: Riddell Family Limited Partnership (James A. Henry)
Agent: Smith Robertson, L.L.P. (David Hartman)
Request: I-RR to MF-4
Staff Rec.: **Recommended, with conditions**
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov
Planning and Zoning Department
- 2. Rezoning:** [C14-2020-0015 - TechRidge Hotel; District 1](#)
Location: 12316 Tech Ridge Boulevard and 211 West Canyon Ridge Drive, Walnut Creek Watershed
Owner/Applicant: Bellflower RR, LLC; Rising Stars GUV, LLC; Bhatt Kunjan; TechRidge Hospitality, LLC; LWR Family Trust of 2015; Techridge Hospitality, LLC
Tech
Agent: Garrett-Ihnen/Bleyl Engineering (Jason Rodgers)
Request: GO and LI to GR
Staff Rec.: **Recommended**
Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov
Planning and Zoning Department
- 3. Rezoning:** [C14-2020-0045 - Dessau Rezoning; District 1](#)
Location: 9701 Dessau Road, Walnut Creek Watershed
Owner/Applicant: SL5 ATX Industrial LP (John Kiltz)
Agent: Land Use Solutions LLC (Michele Haussmann)
Request: GR to LI
Staff Rec.: **Recommended**
Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov
Planning and Zoning Department
- 4. Rezoning:** [C14-2020-0037 - 10400 Research Blvd VMU; District 10](#)
Location: 10400 Research Boulevard, Bull Creek and Walnut Creek Watersheds
Owner/Applicant: Wells Fargo Bank NA (Clark Tabbert, Vice President)
Agent: Armbrust & Brown, PLLC (Richard T. Suttle, Jr.)
Request: GR, LO to GR-MU-V
Staff Rec.: **Recommended**
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov
Planning and Zoning Department
- 5. Rezoning:** [C14-2020-0040 - New Lot; District 6](#)
Location: 11833 Buckner Road, Lake Travis Watershed
Owner/Applicant: Ramin Zavareh
Request: SF-3 to GR
Staff Rec.: **Not Recommended**
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov
Planning and Zoning Department

Attorney: [Erika López](#), 512-974-3588

Commission Liaison: [Andrew Rivera](#), 512-974-6508

6. **Rezoning:** [C14-2020-0046 - Jollyville Apartments; District 10](#)
Location: 12182 Jollyville Road; Walnut Creek Watershed
Owner/Applicant: Jollyville Development, LLC (David M. Spatz)
Agent: Spatz Development (David Spatz)
Request: SF-2 to MF-3
Staff Rec.: **Recommended**
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov
Planning and Zoning Department
7. **Final Plat:** [C8J-2018-0225.0A - Flores-Melchor-Amaro Subdivision](#)
Location: 2901 Bliss Spillar Road, Bear Creek Watershed
Owner/Applicant: Jose L. Melchor, Eduardo Flores
Agent: L.O.C. Consultants (Sergio Lozano)
Request: The request is for approval of a final plat of 5 lots on 10.928 acres.
Staff Rec.: **Recommended**
Staff: Sylvia Limon, 512-974-2767, sylvia.limon@austintexas.gov
Development Services Department
8. **Final Plat:** [C8-2019-0132.0A - Aura Avery Ranch; District 6](#)
Location: 13100 Avery Ranch Blvd., Buttercup Creek Watershed
Owner/Applicant: TRG Avery Ranch, LLC
Agent: Jones Carter (Gemsong Ryan)
Request: The request is for approval of a final plat of one lot on 16.104 acres.
Staff Rec.: **Recommended**
Staff: Sylvia Limon, 512-974-2767, sylvia.limon@austintexas.gov
Development Services Department
9. **Resubdivision:** [C8-2019-0059.0A - Great Hills Final Plat; District 10](#)
Location: 10600 Jollyville Road, Bull Creek Watershed
Owner/Applicant: Great Hills Baptist Church (Terry E. Hurt)
Agent: Siri Soth (Big Red Dog, a Division of WGI)
Request: Approval of a 2 lot resubdivision plat on 11.03 acres.
Staff Rec.: **Recommended**
Staff: Joey de la Garza, 512-974-2664, joey.delagarza@austintexas.gov
Development Services Department
10. **Resubdivision:** [C8-2019-0063.0A - Allegro Parmer Final Plat; District 7](#)
Location: 4001 West Parmer Lane, Walnut Creek Watershed
Owner/Applicant: 4001 Creative Offices, LLC (Ellis Winstanley, Manager)
Agent: Sam Paik (KBGE, Part of Civil & Environmental Consultants, Inc.)
Request: Approval of a 2 lot resubdivision plat on 8.445 acres.
Staff Rec.: **Recommended**
Staff: Joey de la Garza, 512-974-2664, joey.delagarza@austintexas.gov
Development Services Department

C. NEW BUSINESS

1. Nomination and election of Zoning and Platting Commission Officers.

D. ITEMS FROM THE COMMISSION

1. Revision of the Austin Land Development Code

Discussion and possible action regarding matters related to any proposed revisions to the Land Development Code including but not limited to staff updates, presentations and scheduling. Co-Sponsors: Chair Kiolbassa, Vice-Chair Duncan

E. FUTURE AGENDA ITEMS

Future agenda items will not be discussed at the current meeting, but will be offered for initiation, discussion or possible recommendation at a future meeting.

F. COMMITTEE REPORTS & WORKING GROUPS

Codes and Ordinances Joint Committee
(Vice-Chair Duncan, Commissioners: Barrera-Ramirez and Denkler)

Comprehensive Plan Joint Committee
(Commissioners: Aguirre, Evans and Smith)

Small Area Planning Joint Committee
(Commissioners: Aguirre, King and Ray)

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 2 days before the meeting date. Please call Andrew Rivera at the Planning and Zoning Department, at 512-974-6508, for additional information; TTY users route through Relay Texas at 711.