Regular Meeting of the Zoning and Platting Commission **February 16, 2021**

Zoning and Platting Commission to be held February 16, 2021 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, February 15, 2021 by noon.)**

To speak remotely at the February 16, 2021 Zoning and Platting Commission Meeting, residents must:

Preferably email Commission Liaison, Andrew Rivera at andrew.rivera@austintexas.gov or call 512-974-6508 (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. **Mailing address.**
5. **Telephone number. Must be the number that will be used to call-in.**

Failure to provide the required information by noon February 15, 2021 shall render a request null and void.

A registered speaker may not sign up another speaker. Previous registration on an item does not automatically roll over.

- 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 February 16, 2021. 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**

Time Allotment:

Applicant: 6 minutes and 3 minutes rebuttal.

Speakers: 3 minutes.

Postponement requests must be submitted to the case manager and Andrew Rivera by 5PM Monday, February 15, 2021

Reunión de la Comisión de Zoning and Platting

Fecha 16 de febrero de 2021

La Comisión de Zoning and Platting se reunirá el 16 de febrerode 2021 con modificaciones de distanciamiento soial.

Se permitirán comentarios públicos por teléfono; no se permitirá ninguna entrada en persona.

Llame o envíe un correo electrónico al enlace de la junta en 512-974-6508 andrew.rivera@austintexas.gov a más tardar al mediodía (el día antes de la reunion, 15 de febrero de 2021).

1. El nombre del orador.

2. Número (s) de artículo sobre el que desean hablar.

3. Si están a favor / en contra / neutrales.

4. Dirección postal.

5. Número de teléfono. Debe ser el número que se utilizará para llamar a la persona que desea hablar.

Si la información solicitada no se envía antes del mediodía del 15 de febrero, la solicitud será nula y sin efecto.

Un orador registrado no puede registrar a otro orador. El registro anterior de un artículo no se transfiere automáticamente.

• Una vez que se haya llamado o enviado por correo electrónico una solicitud para hablar al enlace de la junta, los residentes recibirán un correo electrónico o una llamada telefónica con información adicional para llamar el dia la reunión.

• Los folletos u otra información debe enviarse por correo electrónico a andrew.rivera@austintexas.gov antes de la 1:00 p.m. de 16 de febrero de 2021 Esta información se proporcionará a los miembros de la Junta y la Comisión antes de la reunión.

• Si esta reunión se transmite en vivo, los residentes pueden ver la reunión aquí: http://www.austintexas.gov/page/watch-atxn-live

Las solicitudes de aplazamiento deben enviarse al administrador del caso y a Andrew Rivera antes de las 5 p.m. del lunes 15 de febrero de 2021

ZONING & PLATTING COMMISSION AGENDA

Tuesday, February 16, 2021

The Zoning and Platting Commission will convene at 6:00 PM on
Tuesday, February 16, 2021
via Videoconference http://www.austintexas.gov/page/watch-atxn-live

Cesar Acosta
Ana Aguirre (Secretary)
Nadia Barrera-Ramirez – Vice-Chair
Timothy Bray
Ann Denkler – Parliamentarian
Jim Duncan
Bruce Evans
David King
Jolene Kiolbassa – Chair
Ellen Ray
Hank Smith

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

CITIZEN COMMUNICATION

The first four (4) speakers signed up prior to the speaker registration deadline will each be allowed a three-minute allotment to address their concerns regarding items not posted on the agenda.

A. APPROVAL OF MINUTES

1. Approval of minutes from February 2, 2021.

Attorney: Steven Maddoux 512-974-6080
Commission Liaison: Andrew Rivera, 512-974-6508

B. PUBLIC HEARINGS

1. Rezoning: **C14-2020-0131 - FPT Apartments; District 5**

Location:	1434 Genoa Drive, Slaughter Creek Watershed
Owner/Applicant:	David Malone, Molly Denham, Jimmye Malone
Agent:	FPT Holdings, LLC (Saad Fidai)
Request:	DR to MF-5
Staff Rec.:	**Recommendation of MF-3, with conditions**
Staff:	Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov Housing and Planning Department

2. Rezoning: **C14-2020-0152 - Pearce Gardens Retail; District 2**

Location:	12800 Pearce Lane, Dry Creek East Watershed
Owner/Applicant:	GAB Partners, Inc. (Sufian Emmar)
Agent:	MADC, LLC (Carl McClendon)
Request:	LR-CO to LR-CO, to change a condition of zoning
Staff Rec.:	**Recommended**
Staff:	Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov Housing and Planning Department

3. Zoning and Rezoning: **C814-04-0187.02.SH - Goodnight Ranch PUD - 2nd Amendment; District 2**

Location:	East side of Old Lockhart Highway between Nuckols Crossing Road and Capitol View Drive, Onion Creek / Marble Creek Watersheds
Owner/Applicant:	Austin Goodnight Ranch, L.P.; MVE Venture, Ltd.; Benchmark Land Development, Inc. (Terry Mitchell)
Agent:	Austin Goodnight Ranch, L.P. (Myra Goepp); Alice Glasco Consulting (Alice Glasco)
Request:	I-SF-2; PUD to PUD, to change conditions of zoning
Staff Rec.:	**Postponement request by the Staff**
Staff:	Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov Housing and Planning Department

4. Site Plan Extension: **SP-2015-0507D(XT2) - Travaasa Improvements Phase 2**

Location:	13500 FM 2769 Road, Lake Travis Watershed
Owner/Applicant:	Solidago, LLC, (Mark Stebbings)
Agent:	Cunningham-Allen, Inc., Richard Couch
Request:	3-Year Extension of Time (to December 19, 2023).
Staff Rec.:	**Recommended**
Staff:	Randall Rouda, 512-974-3338, randall.rouda@austintexas.gov Development Services Department

Attorney: Steven Maddoux 512-974-6080
Commission Liaison: Andrew Rivera, 512-974-6508

5. Site Plan - Commission: **SPC-2020-0168C - Amarra Multifamily; District 8**

Location:	5321 Barton Creek Boulevard, Barton Creek Watershed-Barton Springs Zone
Owner/Applicant:	Stratus Properties Operating Company, LP
Agent:	LGA Engineering Inc.
Request:	Subject property is located within the Low Intensity Zone of the Southwest Parkway Hill Country Roadway Corridor and must be presented to the Zoning and Platting Commission for approval.
Staff Rec.:	**Recommended**
Staff:	Jeremy Siltala, 512-974-2945, jeremy.siltala@austintexas.gov Development Services Department

6. Partial Plat Vacation: **C8-2019-0041.1A(VAC) - Avery Lakeline Vacation; District 6**

Location:	14121 North US Highway 183, Buttercup Creek & South Brushy Creek Watersheds
Owner/Applicant:	Lakeline Avery Partners, LP (Sam Kumar)
Agent:	Jones-Carter, Inc. (John A. Alvarez, P.E.)
Request:	Approval of partial vacation of Avery Lakeline Final Plat (Travis Co. Doc. No. 2020023739)
Staff Rec.:	**Posted in Error; No Action Required**
Staff:	Joey de la Garza, 512-974-2664, Joey.delagarza@austintexas.gov Development Services Department

7. Site Plan: **SP-2019-0170C - Allegro Parmer; District 7**

Location:	4001 West Parmer Lane, Walnut Creek Watershed
Owner/Applicant:	Ellis Winstanley
Agent:	Metcalfe Wolff Stuart & Williams, LLP (Michele Rogerson Lynch)
Request:	Variance request to vary from LDC 25-8-261, construction in a critical water quality zone
Staff Rec.:	**Recommended with conditions**
Staff:	Kristy Nguyen, 512-293-3255, kristy.nguyen@austintexas.gov Development Services Department

8. Site Plan Extension: **SP-2012-0370C(XT3) - Riata Corporate Park Building 1; District 6**

Location:	12301 Riata Trace Parkway, Walnut Creek Watershed
Owner/Applicant:	BRI 1872 Riata I, LLC
Agent:	Drenner Group, PC (Amanda Swor)
Request:	2-year extension of time to March 6, 2022
Staff Rec.:	**Recommended**
Staff:	Christine Barton-Holmes, 512-974-2788, christine.barton-holmes@austintexas.gov Development Services Department

Attorney: Steven Maddoux 512-974-6080
Commission Liaison: Andrew Rivera, 512-974-6508

9. Final Plat with Preliminary Plan: **C8J-2018-0151.1A - Whisper Valley Village 1, Phase 3 Final Plat; District 1**

Location:	Petrichor Blvd and Sonoma Breeze Drive, Gilleland Creek Watershed
Owner/Applicant:	WVV1P3, LP
Agent:	Land Dev Consulting LLC (Judd Willmann)
Request:	Approval of final plat comprised of 268 lots on 79.67 acres
Staff Rec.:	**Recommended**
Staff:	Sue Welch, 512-854-7637, sue.welch@traviscountytx.gov Travis County TNR - Single Office

10. Final Plat with Preliminary Plan: **C8J-2018-0151.2A - Whisper Valley Village 1, Phase 4 Final Plat; District 1**

Location:	Petrichor Blvd and Sonoma Breeze Drive, Gilleland Creek Watershed
Owner/Applicant:	WVV1P4, LP
Agent:	Land Dev Consulting LLC (Judd Willmann)
Request:	Approval of final plat comprised of 116 lots on 32.60 acres
Staff Rec.:	**Recommended**
Staff:	Sue Welch, 512-854-7637, sue.welch@traviscountytx.gov Travis County TNR - Single Office

C. ITEMS FROM THE COMMISSION

1. 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. (Sponsors: Chair Kiolbassa and Commissioner Duncan)

2. Discussion and possible action in support of increased community flood protection and flood resiliency efforts in response to climate change. (Sponsors: Chair Kiolbassa and Commissioner Aguirre)

3. Thanking outgoing commissioners for their service. (Sponsors: Chair Kiolbassa, Vice-Chair Barrera Ramirez)

D. 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.

E. COMMITTEE REPORTS & WORKING GROUPS

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

Comprehensive Plan Joint Committee

Attorney: Steven Maddoux 512-974-6080
Commission Liaison: Andrew Rivera, 512-974-6508

(Commissioners: Aguirre, Evans and Smith)

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

Onion Creek and Localized Flooding Working Group
(Commissioners: Aguirre, King, Denkler and Smith)

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 Housing and Planning Department, at 512-974-6508, for additional information; TTY users route through Relay Texas at 711.

Attorney: Steven Maddoux 512-974-6080
Commission Liaison: Andrew Rivera, 512-974-6508