

Regular Meeting of the Zoning and Platting Commission April 20, 2021

Zoning and Platting Commission to be held April 20 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, April 19 2021 by noon.)**

To speak remotely at the April 20 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 April 19, 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 April 20 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, April 19, 2021

Reunión de la Comisión de Zoning and Platting

Fecha 20 de abril de 2021

La Comisión de Zoning and Platting se reunirá el 20 de abril de 2021 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, 19 de abril 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 19 de abril de 2021 , 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 20 de abril 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 19 de abril de 2021 de 2021



ZONING & PLATTING COMMISSION AGENDA

Tuesday, April 20, 2021

The Zoning and Platting Commission will convene at 6:00 PM on
Tuesday, April 20, 2021
via Videoconference <http://www.austintexas.gov/page/watch-atxn-live>

[Cesar Acosta](#)
[Nadia Barrera-Ramirez](#) – Vice-Chair
[Timothy Bray](#)
[Ann Denkler](#) – Parliamentarian
[David King](#) - Secretary
[Jolene Kiolbassa](#) – Chair

[Ellen Ray](#)
[Hank Smith](#)
[Carrie Thompson](#)
[Roy Woody](#)
Vacancy District 6

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 March 16, 2021 and April 6, 2021.

B. PUBLIC HEARINGS

1. **Rezoning:** [C14-2020-0151 - 8401 - 8407 South 1st Street; District 2](#)
Location: 8401, 8403, 8405, and 8407 South 1st Street; South Boggy Creek Watershed
Owner/Applicant: 8401 Venture LP (Herman Cardenas); Harvey Kronberg
Agent: Smith Robertson L.L.P. (David Hartman)
Request: DR; SF-2; SF-6-CO; LR-MU-CO to MF-4
Staff Rec.: **Recommendation of MF-4-CO**
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov
Housing and Planning Department
2. **Zoning:** [C14-2021-0016 - Northwind Apartments; District 1](#)
Location: 11122, 11204, 11208 & 11216 Cameron Rd; Walnut Creek Watershed
Owner/Applicant: Schroeder Family Trust, Esther Schroeder, Kim N. Nguyen, Hai Nguyen, and DADMK, Inc. (Kittle Property Group, Inc.)
Agent: Alice Glasco Consulting (Alice Glasco)
Request: Unzoned to MF-3
Staff Rec.: **Recommended**
Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov
Housing and Planning Department
3. **Rezoning:** [C14-2020-0078 - High Pointe 620 at 2222; District 6](#)
Location: 6701 N. Ranch Road 620; Lake Travis, Panther Hollow Watersheds
Owner/Applicant: New Corridor Development LP
Agent: Drenner Group, PC (Amanda Swor)
Request: GR-CO to GR-MU
Staff Rec.: **Recommended**
Staff: Mark Graham, 512-974-3574, mark.graham@austintexas.gov
Housing and Planning Department
4. **Rezoning:** [C14-2020-0146 - 11705 Research Blvd Zoning; District 6](#)
Location: 11705 Research Boulevard; Walnut Creek Watershed
Owner/Applicant: 3M Company
Agent: Drenner Group, PC (Amanda Swor)
Request: LI-CO to LI
Staff Rec.: **Recommended; Staff Postponement Request to May 4, 2021**
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov
Housing and Planning Department

5. **Rezoning:** [C14-2021-0002.SH - Juniper Creek; District 7](#)
Location: 11630 North Lamar Boulevard; Walnut Creek Watershed
Owner/Applicant: FC Austin Twelve Housing Corp. (Walter Moreau)
Agent: Civilitude, LLC (Aisling Riley)
Request: LO, MH to GR-MU
Staff Rec.: **Recommendation of GR-MU-CO for Tract 1 and LO-MU for Tract 2**
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov
Housing and Planning Department
6. **Rezoning:** [C14-2021-0024 - Tech Ridge Liquor Store; District 7](#)
Location: 12401 Tech Ridge Boulevard; Walnut Creek Watershed
Owner/Applicant: Factor Real Estate LLC (Alvin Morin)
Agent: Permit Solutions LLC (Jennifer Smith)
Request: GR to CS-1
Staff Rec.: **Recommended**
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov
Housing and Planning Department
7. **Site Plan - Boat Dock:** [SP-2020-0274D - 3336 Mount Bonnell Road; District 10](#)
Location: 3336 Mount Bonnell Road; Lake Austin Watershed; Huck's Slough Watershed
Owner/Applicant: Meg Clark
Agent: Janis Smith
Request: Variance request from LDC 25-8-281(C)(2)(b) - to allow construction within 150 feet of a Spring Critical Environmental Feature (CEF).
Staff Rec.: **Recommended, with conditions**
Staff: Radmon Rice, 512-974-3429, radmon.rice@austintexas.gov
Watershed Protection Department
8. **Preliminary Plan:** [C8-2020-0037 - Marshall Ranch Preliminary Plan; District 8](#)
Location: 1300 Lost Creek Boulevard; Eanes Creek Watershed; Barton Creek Watershed-Barton Springs Zone
Owner/Applicant: Eanes Marshall Ranch, LP (Linda K. Haines)
Agent: Jonathan Fleming (KT Civil)
Request: Approval of Marshall Ranch Preliminary Plan composed of 54 lots on 37.23 acres.
Staff Rec.: **Approve with conditions**
Staff: Joey de la Garza, 512-974-2664, joey.delagarza@austintexas.gov
Development Services Department

9. **Final Plat out of approved Preliminary Plan:** [C8-2018-0122.4A - EastVillage Single Family Phase 4 Final Plat; District 1](#)
- Location: 4605 East Howard Lane; Harris Branch Watershed
- Owner/Applicant: RH Pioneer North, LLC (Annie Atkinson)
- Agent: T. Walter Hoysa, P.E. (LJA Engineering, Inc.)
- Request: Approval of EastVillage Single Family Phase 4 Final Plat which is comprised of 63 lots on 10.69 acres.
- Staff Rec.: **Disapproval for reasons**
- Staff: Joey de la Garza, (512)974-2664, joey.delagarza@austintexas.gov
Development Services Department

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 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
(Chair Kiolbassa, Vice-Chair Barrera-Ramirez; Commissioner Denkler)

Comprehensive Plan Joint Committee
(Commissioners: Acosta, Bray and Smith)

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

Onion Creek and Localized Flooding Working Group
(Commissioners: 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