

Regular Meeting of the Zoning and Platting Commission May 18, 2021

Zoning and Platting Commission to be held May 18, 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, May 17, 2021 by noon.)**

To speak remotely at the May 18, 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 May 17, 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 May 18, 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, May 17 2021

Reunión de la Comisión de Zoning and Platting

Fecha 18 de mayo de 2021

La Comisión de Zoning and Platting se reunirá el 18 de mayo 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, 17 de mayo 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 17 de mayo 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 día 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 18 de mayo 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 17 de mayo de 2021 de 2021



ZONING & PLATTING COMMISSION AGENDA

Tuesday, May 18, 2021

The Zoning and Platting Commission will convene at 6:00 PM on
Tuesday, May 18, 2021
via Videoconference <http://www.austintexas.gov/page/watch-atxn-live>

[Cesar Acosta](#)
[Nadia Barrera-Ramirez](#) –Chair
[Timothy Bray](#)
[Ann Denkler](#) – Parliamentarian
[David King](#) - Secretary
[Jolene Kiolbassa](#) – Vice-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 May 4, 2021.

B. PUBLIC HEARINGS

- 1. Rezoning:** [C14-2021-0056 - 1609 Matthews Lane Rezoning; District 5](#)
Location: 1609 Matthews Lane, Williamson Creek Watershed
Owner/Applicant: CMCBH2, LLC (Ben Heimsath)
Agent: Thrower Design (Victoria Haase)
Request: SF-2 to MF-3
Staff Rec.: **Recommendation of MF-2**
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov
Housing and Planning Department
- 2. 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.: **Recommended, with conditions**
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov
Housing and Planning Department
- 3. 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
- 4. Rezoning:** [C14-2021-0035 - McLaurin Rezone; District 5](#)
Location: 1512 Damon Road, Williamson Creek Watershed
Owner/Applicant: Erich Daniel McLaurin and Olivia Ann McLaurin
Agent: Masterplan (Karen Wunsch)
Request: DR to SF-3
Staff Rec.: **Recommended**
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov
Housing and Planning Department

5. **Rezoning:** [C14-2021-0021 - 7009 Ed Bluestein Blvd., District 1](#)
Location: 7009 Ed Bluestein Boulevard, Walnut Creek Watershed
Owner/Applicant: Hassan Rahimi and 726 LLC
Agent: Drenner Group, PC (Leah Bojo)
Request: SF-3 and GR to GR-MU
Staff Rec.: **Recommended**
Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov
Housing and Planning Department
6. **Restrictive Covenant Amendment:** [C14-76-083\(RCA\) - 7009 Ed Bluestein Blvd. RCA, District 1](#)
Location: 7009 Ed Bluestein Boulevard, Walnut Creek Watershed
Owner/Applicant: Hassan Rahimi and 726 LLC
Agent: Drenner Group, PC (Leah Bojo)
Request: To amend a restrictive covenant.
Staff Rec.: **Recommended**
Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov
Housing and Planning Department
7. **Rezoning:** [C14-2021-0032 - Shelton Road; District 1 and District 3](#)
Location: 6610 Shelton Road, Boggy Creek Watershed
Owner/Applicant: City of Austin (Jerry Rusthoven)
Agent: City of Austin (Heather Chaffin)
Request: SF-2 to P
Staff Rec.: **Postponement request by Staff to June 1, 2021**
Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov
Housing and Planning Department
8. **Rezoning:** [C14-2021-0003 - Sun Auto; District 6](#)
Location: 2610-½ South Lakeline Boulevard, Buttercup Creek Watershed
Owner/Applicant: Ozone Technology Inc. (Thomas J. Wolf, Jr.)
Agent: Pohl Partners (Jennie Braasch)
Request: LR to GR
Staff Rec.: **Recommended**
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov
Housing and Planning 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
10. **Final plat with variance:** [C8-2020-0160.0A - Sand Beach Overlook Subdivision; District 9](#)
Location: 1505 West 3rd Street, Lady Bird Lake Watershed
Owner/Applicant: Steve Ogden
Agent: LandDev (Nick Brown)
Request: Approval of a one-lot subdivision on 0.947 acres, with a variance from LDC § 25-4-171, which requires each lot in a subdivision abut a dedicated public street.
Staff Rec.: **Recommended with Conditions**
Staff: Jennifer Bennett-Reumuth, 512-974-9002, jennifer.bennett-reumuth@austintexas.gov
Development Services Department
11. **Resubdivision:** [C8-2019-0052.0A - Gibson's Grotto; District 5](#)
Location: 4703 Clawson Road, Williamson Creek Watershed
Owner/Applicant: Glenn A. Gibson
Agent: Perales Engineering LLC
Request: Approval of the resubdivision of Lot 18, Block A of Park Forrest, Section 6, comprised of two lots on 12,690 sf, with a flag lot variance.
Staff Rec.: **Recommended**
Staff: Steve Hopkins, 512-974-3175, steve.hopkins@austintexas.gov
Development Services Department

- 12. Plat Vacation:** [C8J-2008-0195.0A\(VAC\) - Stoneridge Estates Subdivision](#)
Location: 9820 Flintrock Circle, Slaughter Creek Watershed-Barton Springs Zone
Owner/Applicant: Alpha Invesco Corporation Profit Sharing Plan
Agent: FNF Cad Services
Request: Approval of the Stoneridge Estates Subdivision plat vacation. This property will be replatted as the Flintrock Subdivision (C8J-2018-0010.0A).

Staff Rec.: **Recommended**
Staff: Jennifer Bennett-Reumuth, 512-974-9002, jennifer.bennett-reumuth@austintexas.gov
Development Services Department
- 13. Final plat:** [C8J-2018-0010.0A - Flintrock Subdivision](#)
Location: 9820 Flintrock Circle, Slaughter Creek Watershed-Barton Springs Zone
Owner/Applicant: Alpha Invesco Corporation Profit Sharing Plan
Agent: Landmark Engineering, Inc. (Javier Barajas)
Request: Approval of the Flintrock Subdivision, consisting of 9 lots on 10.08 acres
Staff Rec.: **Recommended**
Staff: Jennifer Bennett-Reumuth, 512-974-9002, jennifer.bennett-reumuth@austintexas.gov
Development Services Department

C. ITEMS FROM THE COMMISSION

1. Briefing regarding resubdivisions. Staff: Steve Hopkins, 512-974-3175, steve.hopkins@austintexas.gov. Development Services Department. (Sponsors: Commissioner King and Vice-Chair Kiolbassa)
2. 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 Barrera-Ramirez and Vice-Chair Kiolbassa)

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. NOMINATIONS & RECOMMENDATIONS

1. Nomination and recommendation for Council consideration; members to serve on Codes and Ordinances Joint Committee.
2. Nomination and recommendation for Council consideration; members to serve on Comprehensive Plan Joint Committee.
3. Nomination and recommendation for Council consideration; members to serve on Small Area Planning Joint Committee.

Attorney: Erika Lopez (512) 974-3588

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

F. COMMITTEE REPORTS & WORKING GROUPS

Codes and Ordinances Joint Committee
(Chair Barrera-Ramirez, Vice-Chair Kiolbassa, 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.