



**Regular Meeting
ZONING & PLATTING COMMISSION
Tuesday, March 16, 2021**

**The Zoning & Platting Commission convened in a meeting on Tuesday, March 16, 2021
@ <http://www.austintexas.gov/page/watch-atxn-live>**

Vice-Chair Barrera-Ramirez called the Commission Meeting to order at 6:03 p.m.

Commission Members in Attendance:

**Cesar Acosta
Nadia Barrera-Ramirez – Vice-Chair
Timothy Bray
David King
Ann Denkler – Parliamentarian
Ellen Ray
Hank Smith
Carrie Thompson
Roy Woody**

**Absent:
Jolene Kiolbassa – Chair**

One vacancy on the dais.

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 2, 2021.

Motion to approve minutes from March 2, 2021 was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner Denkler on a vote of 9-0. Chair Kiolbassa absent; one vacancy on the Commission.

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

Public Hearing closed.

There was a motion by Commissioner King, seconded by Commissioner Woody to grant MF-2, with conditions. Those voting aye were Commissioners King, Woody, Denkler and Thompson. Those voting nay were Vice-Chair Barrera Ramirez, and Commissioners Acosta, Smith, Bray and Ray. Motion failed on a vote of 4-5. Chair Kiolbassa absent. One vacancy on the Commission.

Motion by Commissioner Acosta, seconded by Commissioner Smith to grant Staff's recommendation of MF-3 district zoning, with conditions failed on a vote of 5-3. Commissioners King, Thompson and Woody voted nay. Commissioner Denkler abstained. Chair Kiolbassa absent; one vacancy on the Commission.

Item is forwarded to Council without a recommendation due to lack of an affirmative vote.

- 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

Public Hearing closed.

Motion by Commissioner Smith, seconded by Commissioner Acosta to grant Staff's recommendation of LR-CO, to change a condition of zoning for C14-2020-0152 - Pearce Gardens Retail located at 12800 Pearce Lane was approved on a vote of 7-2. Commissioners King and Woody voted nay. Chair Kiolbassa absent; one vacancy on the Commission.

- 3. Rezoning:** [C14H-2021-0013 - Kenneth and Mildred Threadgill House; District 10](#)

Location: 4310 Rosedale Avenue, Shoal Creek Watershed
Owner/Applicant: Daniel Richards, owner; Historic Landmark Commission, applicant
Request: SF-3 to SF-3-H
Staff Rec.: **Recommended**
Staff: Steve Sadowsky, 512-974-6454, steve.sadowsky@austintexas.gov
Housing and Planning Department

Public Hearing closed.

Motion to grant Staff's recommendation of SF-3-H combining district zoning for C14H-2021-0013 - Kenneth and Mildred Threadgill House located at 4310 Rosedale Avenue was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner Denkler on a vote of 9-0. Chair Kiolbassa absent; one vacancy on the Commission.

4. **Consent Agreement:** **C12M-2020-0160 - SH130 MMD petition for consent; Extraterritorial jurisdiction**
Location: 1,138 acres of unaddressed land in Eastern Travis County, Gilliland Creek Watershed
Owner/Applicant: James Carpenter
Request: Consider a petition from the SH 130 Municipal Management District, created by the legislature in 2019, for the City of Austin's consent to issue bonds and assess various taxes on any area that is within the District or that the District may annex in the future.
Staff Rec.: **Recommended, with conditions**
Staff: Andrei Lubomudrov, 512-974-7659, andrei.lubomudrov@austintexas.gov
Housing and Planning Department

Item withdrawn; disposed without discussion or action.

5. **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

Public Hearing closed.

Motion by Commissioner Smith, seconded by Commissioner King to continue this item to April 6, 2021 was approved on a vote of 9-0. Chair Kiolbassa absent; one vacancy on the Commission.

6. **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

Public Hearing closed.

Motion to grant Staff's recommendation, with conditions, for SP-2019-0170C - Allegro Parmer located at 4001 West Parmer Lane was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner Denkler on a vote of 9-0. Chair Kiolbassa absent; one vacancy on the Commission.

7. **Site Plan** [SP-2012-0370C\(XT3\) - Riata Corporate Park Building 1](#)
Extension:
Location: 12301 Riata Trace Parkway, Walnut Creek Watershed
Owner/Applicant: BRI 1872 Riata I, LLC
Agent: Drenner Group, PC (Amanda Swor)
Request: 3-year extension of time to December 31, 2023
Staff Rec.: **Recommended**
Staff: Christine Barton-Holmes, 512-974-2788, christine.barton-holmes@austintexas.gov
Development Services Department

Public Hearing closed.

Motion to grant Staff's recommendation for SP-2012-0370C(XT3) - Riata Corporate Park Building 1 located at 12301 Riata Trace Parkway was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner Denkler on a vote of 9-0. Chair Kiolbassa absent; one vacancy on the Commission.

8. **Site Plan -** [SPC-2020-0168C - Amarra Multifamily; District 8](#)
Commission:
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

Public Hearing closed.

Motion to grant Staff's recommendation for SPC-2020-0168C - Amarra Multifamily SP-2012-0370C(XT3) - Riata Corporate Park Building 1 located at 5321 Barton Creek Boulevard was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner Denkler on a vote of 9-0. Chair Kiolbassa absent; one vacancy on the Commission.

C. PRESENTATION

1. Presentation on the [Austin Climate Equity Plan](#). Staff: Zach Baumer, Climate Program Manager, Office of Sustainability, 512-974-2836.

Presentation provided by Zach Baumer, Climate Program Manager, Office of Sustainability.

D. 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)

Item disposed without discussion or action.

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. NOMINATIONS

1. Nomination and recommendation for Council consideration; member to serve on Comprehensive Plan Joint Committee.

Item disposed without action.

G. COMMITTEE REPORTS & WORKING GROUPS

Codes and Ordinances Joint Committee
(Chair Kiolbassa, Vice-Chair Barrera-Ramirez; Commissioner Denkler)

No report provided.

Comprehensive Plan Joint Committee
(Commissioners: Bray and Smith)

No report provided.

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

No report provided.

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

No report provided.

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.

Vice-Chair Barrera-Ramirez adjourned the meeting without objection on Tuesday, March 16, 2021 at 9:52 p.m.