



**Regular Meeting
ZONING & PLATTING COMMISSION
Tuesday, April 20, 2021**

**The Zoning & Platting Commission convened in a meeting on Tuesday, April 20, 2021
@ <http://www.austintexas.gov/page/watch-atxn-live>**

Vice-Chair Barrera-Ramirez called the Commission Meeting to order at 6:01 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 16, 2021 and April 6, 2021.

Motion to approve the minutes of March 16, 2021, as amended, and April 6, 2021 was approved on the motion by Commissioner Denkler, seconded by Commissioner King on a vote of 9-0. Chair Kiolbassa absent. One vacancy on the Commission.

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

Motion to grant Neighborhood's request for postponement of this item to May 18, 2021 was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner King on a vote of 9-0. Chair Kiolbassa absent. One vacancy on the Commission.

- 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

Public Hearing closed.

Motion to grant Staff's recommendation of MF-3 district zoning for C14-2021-0016 - Northwind Apartments, located at 11122, 11204, 11208 & 11216 Cameron Rd. was approved on the consent agenda by Commissioner Smith, seconded by Commissioner Ray on a vote of 8-0. Commissioner King abstained. Chair Kiolbassa absent. One vacancy on the Commission.

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

Public Hearing closed.

Motion to grant Staff's recommendation of GR-MU combining district zoning for C14-2020-0078 - High Pointe 620 at 2222, located at 6701 N. Ranch Road 620 was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner King on a vote of 9-0. Chair Kiolbassa absent. One vacancy on the Commission.

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

Motion to grant Staff's request for postponement of this item to May 4, 2021 was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner King on a vote of 9-0. Chair Kiolbassa absent. One vacancy on the Commission.

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: Civiltude, 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

Public Hearing closed.

Motion to grant Staff's recommendation of GR-MU-CO combining district zoning for Tract 1 and LO-MU combining district zoning for Tract 2 for C14-2021-0002.SH - Juniper Creek, located at 11630 North Lamar Boulevard was approved on the consent agenda by Commissioner Smith, seconded by Commissioner Ray on a vote of 8-0. Commissioner King abstained. Chair Kiolbassa absent. One vacancy on the Commission.

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

Public Hearing closed.

Motion to grant Staff's recommendation of CS-1 district zoning for C14-2021-0024 - Tech Ridge Liquor Store, located at 2401 Tech Ridge Boulevard was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner King on a vote of 9-0. Chair Kiolbassa absent. One vacancy on the Commission.

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

Public Hearing closed.

Motion to grant Staff's and Environmental Commission's recommendations, with conditions, for SP-2020-0274D - 3336 Mount Bonnell Road, located at 3336 Mount Bonnell Road was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner King on a vote of 9-0. Chair Kiolbassa absent. One vacancy on the Commission.

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

Public Hearing closed.

Motion by Commissioner Smith, seconded Commissioner Denkler to grant Staff's recommendation with conditions based on the review comments in the Master Comment Report for C8-2020-0037 - Marshall Ranch Preliminary Plan, located at 1300 Lost Creek Boulevard was approved on a vote of 7-

2. Commissioners King and Woody voted nay. Chair Kiolbassa absent. One vacancy on the Commission.

9. Final Plat out of approved **[C8-2018-0122.4A - EastVillage Single Family Phase 4 Final Plat; District 1](#)**

Preliminary Plan:

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

Public Hearing closed.

Motion to grant Staff's recommendation to Disapprove for Reasons, per Exhibit C of the Staff report, for C8-2018-0122.4A - EastVillage Single Family Phase 4 Final Plat, located at 4605 East Howard Lane was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner King on a vote of 9-0. Chair Kiolbassa absent. One vacancy on the Commission.

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)

Disposed without discussion or action.

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)

No report provided.

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

No report provided.

Small Area Planning Joint Committee

(Commissioners: Acosta, King and Ray)

Commissioner Ray stated the Committee reviewed the following projects: 300 and 301 Pressler Street and 1409, 1501, and 1505 W. 3rd Street, and 404 E. Riverside – Rezoning in Waterfront Overlay

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, April 20, 2021 at 6:41 p.m.