

Regular Meeting of the Zoning and Platting Commission June 1, 2021

Zoning and Platting Commission to be held June 1, 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 31, 2021 by noon.)**

To speak remotely at the June 1, 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 31, 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 June 1, 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 31, 2021

Reunión de la Comisión de Zoning and Platting

Fecha 1 de junio de 2021

La Comisión de Zoning and Platting se reunirá el 1 de junio 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, 31 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 31 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 1 de junio 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 Andrew Rivera antes de las 5 p.m. del lunes 31 de mayo de 2021



ZONING & PLATTING COMMISSION AGENDA

Tuesday, June 1, 2021

The Zoning and Platting Commission will convene at 6:00 PM on
Tuesday, June 1, 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 18, 2021.

B. PUBLIC HEARINGS

- 1. 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.: **Recommendation of LI-CO**
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov
Housing and Planning Department
- 2. 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
- 3. Rezoning:** [C14-2021-0060 - Albert Road Rezone; District 5](#)
Location: 7401 and 7407 Albert Road, Williamson Creek Watershed; South Boggy Creek Watershed
Owner/Applicant: Linda Fontaine and Stuart Bailey
Agent: Thrower Design (Victoria Haase)
Request: DR to SF-3
Staff Rec.: **Recommended**
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov
Housing and Planning Department
- 4. Zoning and Rezoning:** [C14-2019-0059 - SH 71 and FM 973; District 2](#)
Location: 3201, 3203, 3205, 3207, 3209, and 3211 East SH 71 Service Road Westbound; 3214 Bessie Avenue, 3174 and 3176 Eva Street, Colorado River Watershed
Owner/Applicant: Stripes LLC (Billy Arnette)
Agent: Metcalfe Wolff Stuart & Williams, LLP (Michele Rogerson Lynch)
Request: I-SF-2; GR-CO to GR-CO
Staff Rec.: **Recommended, with conditions**
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov
Housing and Planning Department

Attorney: Nicolas Parke, 512-974-6463

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

5. **Rezoning:** [C14-2021-0054 - 11700 North IH-35 SB; District 7](#)
Location: 11700 North Interstate Highway-35 Service Road Southbound, Walnut Creek Watershed
Owner/Applicant: SQ Development LLC (Dalia and Tony Ballard)
Agent: Tony's Jamaican Food, LLC (Kimberly Scott)
Request: LO to GR
Staff Rec.: **Recommendation of GR-CO**
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov
Housing and Planning Department
6. **Rezoning:** **C14-2021-0032 - Shelton Road; District 1 and District 3**
Location: 6610 Shelton Road, Boggy Creek Watershed
Owner/Applicant: City of Austin, Housing and Planning Department (Jerry Rusthoven)
Agent: City of Austin, Housing and Planning Department (Heather Chaffin)
Request: SF-2 to P
Pending; Postponement request by Staff to June 15, 2021
Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov
Housing and Planning Department
7. **Rezoning:** [C14-2020-0143 - 12121 N. IH 35 Rezoning; District 1](#)
Location: 12121 North IH 35, Walnut Creek Watershed
Owner/Applicant: Dupius Investments, Ltd. (Daniel McCormack)
Agent: Coats Rose (John M. Joseph)
Request: GR-CO to MF-4
Staff Rec.: **Recommended**
Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov
Housing and Planning Department
8. **Preliminary Plan:** [C8J-2019-0138 - Schwetman Tract - Preliminary Plan: Small Lot](#)
Location: FM 969 Road, Decker Creek Watershed
Owner/Applicant: Gilbert Schwetman (Herbert DeWitt, Trustee)
Agent: Carlson, Brigrance and Doering, Inc. (C. Brigrance)
Request: Approval of a preliminary plan small lot subdivision located in the 2-Mile ETJ for 513 lots on 103.93 acres.
Staff Rec.: **Recommended**
Staff: Joe L. Arriaga, 512-854-7562, joe.arriaga@traviscountytexas.gov
Single Office: Travis County / City of Austin
9. **Site Plan:** [SP-2019-0141C - Howard Plaza; District 1](#)
Location: 3127 East Howard Lane, Harris Branch Watershed
Owner/Applicant: Peter Pham and Ha Vu
Agent: Way Consulting Engineers, Inc. (Way Atmadja, PE)
Request: Approval of a waiver to reduce the compatibility setback from 25 feet to 5 feet to permit construction of parking and a drive aisle on an industrially zoned parcel.
Staff Rec.: **Pending; Applicant postponement request to July 6, 2021**
Staff: Randall Rouda, 512-974-3338, randall.rouda@austintexas.gov
Development Services Department

Attorney: Nicolas Parke, 512-974-6463

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

10. **Capital Improvement Projects:** [Austin Water Capital Improvement Projects located in the Drinking Water Protection Zone](#)
- Request: Recommendation of Austin Water Capital Improvement Projects located in the Drinking Water Protection Zone for approval to include in the 5-year Capital spending plan as required by Financial Policy #8
- Staff Rec.: **Recommended**
- Staff: Aurora Pizano, 512- 972-0331, Aurora.Pizano@austintexas.gov
Austin Water

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 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. 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.

Attorney: Nicolas Parke, 512-974-6463
Commission Liaison: [Andrew Rivera](#), 512-974-6508