

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

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

To speak remotely at the July 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 July 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 July 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, July 19, 2021.

Reunión de la Comisión de Zoning and Platting

Fecha 20 de julio de 2021

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



ZONING & PLATTING COMMISSION AGENDA

Tuesday, July 20, 2021

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

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

[Jolene Kiolbassa](#) – Vice-Chair
[Ellen Ray](#)
[Hank Smith](#)
[Carrie Thompson](#)
[Roy Woody](#)

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 July 6, 2021.

B. PUBLIC HEARINGS

1. **Rezoning:** [C14-2021-0089 - Drew Lane Residential; District 5](#)
Location: 2414 Drew Lane, Slaughter Creek Watershed
Owner/Applicant: Walton Homes, LLC (Brenda Walton)
Agent: Thrower Design, LLC (Victoria Haase)
Request: DR to SF-3
Staff Rec.: **Recommended**
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov
Housing and Planning Department

2. **Zoning:** [C14-2021-0094 - Fox Hollow Multifamily; District 5](#)
Location: 2117 Brandt Road, Onion Creek Watershed
Owner/Applicant: Jesus Turullols
Agent: Dunaway Associates, Meg Greenfield
Request: I-RR to MF-4
Staff Rec.: **Recommendation Pending; Postponement request by Staff to August 3, 2021**
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov
Housing and Planning Department

3. **Rezoning:** [C14-2021-0095 - Westgate / Davis CS-1; District 5](#)
Location: 8801 West Gate Boulevard; 3008 Davis Lane, South Boggy Creek Watershed
Owner/Applicant: Westgate / Davis Inc. (Sufian Emmar)
Agent: Bennett Consulting (Rodney Bennett)
Request: LR-CO to CS-1
Staff Rec.: **Recommended**
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov
Housing and Planning Department

4. **Rezoning:** [C14-2021-0090 - 620 Hill Country Center; District 6](#)
Location: 11405, 11409 and 11411 North FM 620 Road, Lake Creek and Bull Creek Watersheds
Owner/Applicant: Magna Properties, LTD (Elias Sarkas)
Agent: Mathias Company (Richard Mathias)
Request: I-RR, LO-CO, LR-CO, GR-CO to GR-MU
Staff Rec.: **Recommendation of GR-MU-CO**
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov
Housing and Planning Department

5. **Rezoning:** [C14-2021-0080 - Tech Ridge 2; District 7](#)
Location: 13100 1/2 -1 3200 1/2 Mc Callen Pass; 13200-13300 Center Lake Drive, Walnut Creek Watershed
Owner/Applicant: Centerstate 99, Ltd., TECHRIDGE PLD 2019 LP
Agent: Armbrust & Brown, L.L.P. (Amanda Morrow)
Request: LI-PDA to LI-PDA, to change a condition of zoning
Staff Rec.: **Pending; Postponement request by Staff to August 3, 2021**
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov
Housing and Planning Department
6. **Rezoning:** [C14-2021-0096 - Rezoning of 8500 Bluegrass Drive - City Initiated; District 10](#)
Location: 8500 Bluegrass Drive, Bull Creek Watershed
Owner/Applicant: Ken Schiller and Steve and Ivete Stowers
Agent: City of Austin - Housing and Planning Department (Sherri Sirwaitis)
Request: LR to SF-2
Staff Rec.: **Recommended**
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov
Housing and Planning Department
7. **Site Plan (Environmental Variance only):** [SP-2021-0015D - Crossroads Logistics Center](#)
Location: 8400 East Parmer Lane, Gilleland Creek Watershed
Owner/Applicant: Edward Butler
Agent: Jamison Civil Engineering (Stephen Jamison)
Request: Request to vary from LDC 25-8-341 to allow cut up to 14.3 feet within the Desired Development Zone.
Request to vary from LDC 25-8-342 to allow fill up to 16.5 feet within the Desired Development Zone
Staff Rec.: **Recommended, with conditions**
Staff: Robert Anderson, 512-974-3026, robert.anderson@austintexas.gov
Development Services Department
8. **Site Plan Extension Only:** [SP-2015-0430C.SH\(XT2\) - Westgate Grove Phase II; District 5](#)
Location: 8601 West Gate Boulevard, South Boggy Creek Watershed
Owner/Applicant: Westgate Momark LLC
Agent: WGI (Baily Harrington)
Request: Extending the application expiration date 3 years to July 24, 2024
Staff Rec.: **Recommended**
Staff: Clarissa Davis, 512-974-1423, clarissa.davis@austintexas.gov
Development Services Department

9. **Site Plan (Environmental Variance only):** [SP-2021-0021D - 3800 Island Way; District 10](#)
Location: 3800 Island Way, Lake Austin Watershed
Owner/Applicant: Christopher Hester
Agent: Janis Smith Consulting LLC (Janis Smith)
Request: Requesting a variance from LDC 25-8-281(C)(2)(B) to allow construction within 150 feet of Critical Environmental Feature (rimrock).
Staff Rec.: **Recommended with conditions**
Staff: Eric Brown, 512-978-1539, Eric.Brown@austintexas.gov
Clarissa Davis, 512-974-1423 , Clarissa.Davie@austintexas.gov
Development Services Department
10. **Final plat out of a preliminary plan:** [C8J-2018-0208.1A - Live Oaks Springs](#)
Location: 9406 Morninghill Drive, Slaughter Creek Watershed
Owner/Applicant: Artek Investments (David Knapp)
Agent: Civil Insite, LLC (Gregg Andrulis)
Request: Approval of a final plat out of an approved preliminary plan, consisting of 30 single-family lots on 50.99 acres
Staff Rec.: **Recommended with conditions**
Staff: Jennifer Bennett, 512-974-9002, jennifer.bennett-reumuth@austintexas.gov
Development Services Department
11. **Final Plat from Approved Preliminary Plan:** [C8-2018-0165.3A - Cascades at Onion Creek East, Phase Three Final Plat; District 5](#)
Location: 2333 Cascades Avenue, Onion Creek Watershed
Owner/Applicant: M/I Homes of Austin, LLC (William G. Peckman)
Agent: LJA Engineering (Russell Kotara)
Request: Approval of the final plat composed of 120 lots on 23.1107 acres.
Staff Rec.: **Disapproval for Reasons**
Staff: Cesar Zavala, 512-974-3403, cesar.zavala@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 Barrera-Ramirez and Vice-Chair Kiolbassa).
2. Discuss and consider recommendations for Budget Fiscal Year 2021-2022. (Sponsors: Commissioners Denkler and King).

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.