

Regular Meeting of the Zoning and Platting Commission August 17, 2021

Zoning and Platting Commission to be held August 17, 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, August 16, 2021 by noon.)**

To speak remotely at the August 17, 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 August 16, 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 August 17, 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, August 16, 2021.

Reunión de la Comisión de Zoning and Platting

Fecha 17 de agosto de 2021

La Comisión de Zoning and Platting se reunirá el 17 de agosto 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, 16 de agosto 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 16 de agosto , 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 17 de agosto 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 16 de agosto de 2021



ZONING & PLATTING COMMISSION AGENDA

Tuesday, August 17, 2021

The Zoning and Platting Commission will convene at 6:00 PM on
Tuesday, August 17, 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 August 3, 2021.

B. PUBLIC HEARINGS

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

2. **Rezoning:** [C14-2021-0100 - Luby's Site; District 10](#)
Location: 8176 North MoPac Expressway, Shoal Creek Watershed
Owner/Applicant: Luby's Fuddruckers Restaurants, LLC
Agent: Armbrust & Brown, PLLC (Michael Whellan)
Request: LR to MF-6
Staff Rec.: **Recommended**
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov
Housing and Planning Department

3. **Zoning:** [C14-2021-0040 - 1501 Crozier Lane Zoning; District 2](#)
Location: 1501 Crozier Lane, Carson Creek and Colorado River Watersheds
Owner/Applicant: Old Man City, LLC (Lauren Carson)
Agent: Kimley-Horn and Associates, Inc. (Amanda Brown)
Request: I-RR to CS-CO
Staff Rec.: **Recommended**
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov
Housing and Planning Department

4. **Zoning and Rezoning:** [C14-2021-0093 - HoltCAT Site Improvements; District 5](#)
Location: 9601 South IH 35 Service Road Northbound, Onion Creek Watershed
Owner/Applicant: Holt Machinery Company (A.J. Shedrock Jr.)
Agent: Kimley-Horn and Associates, Inc. (Luke Caraway)
Request: I-RR; I-SF-2; LI-CO to CS-CO
Staff Rec.: **Recommended**
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov
Housing and Planning Department

5. **Zoning:** [C14-2021-0107 - Parkside Apartments; District 2](#)
Location: 5200 McKinney Falls Parkway, Onion Creek Watershed
Owner/Applicant: PAP Realty Partnership / MVE Venture & The WP & AP Ltd. (C. Dean Goodnight)
Agent: Husch Blackwell LLP (Nikelle Meade)
Request: I-RR to MF-4
Staff Rec.: **Recommended**
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov
Housing and Planning Department
6. **Zoning and 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
7. **Rezoning:** [C14-2021-0012 - Research Park Rezoning; District 6](#)
Location: 12455, 12501 Research Boulevard North Bound, 12489, 12515 ½, 12517 ½ Research Boulevard Service Road NB, 12220 ½ Riata Trace Parkway, Walnut Creek and Rattan Creek Watersheds
Owner/Applicant: Karlin Research Park Development, LLC; Karlin Research Park, LLC (Matthew Schwab)
Agent: Armbrust & Brown, PLLC (Richard T. Suttle)
Request: LI to LI-PDA
Staff Rec.: **Recommended**
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov
Housing and Planning Department
8. **Rezoning:** [C14-2021-0114 - 12183 Windy Ridge Road; District 6](#)
Location: 12183 Windy Ridge Road, Lake Travis Watershed
Owner/Applicant: Penny Leppin
Request: DR to SF-1
Staff Rec.: **Recommended**
Staff: Mark Graham, 512-974-3574, mark.graham@austintexas.gov
Housing and Planning Department

9. **Rezoning:** [C14-2021-0092 - Rezoning of 1901 W. William Cannon Dr.; District 5](#)
Location: 1901 West William Cannon Drive, Williamson Creek Watershed
Owner/Applicant: Owner: Field Realty Partners (James Grady Field); Applicant: Betsy Dees
Agent: Keepers Land Planning (Ricca Keepers)
Request: GR to CS-1
Staff Rec.: **Recommended**
Staff: Mark Graham, 512-974-3574, mark.graham@austintexas.gov
Housing and Planning Department
10. **Site Plan (Environmental Variance only):** [SP-2020-0223DS - Norris Boat Dock; District 10](#)
Location: 1875 Westlake Drive, Bee Cave Watershed
Owner/Applicant: Bud Norris
Agent: Aqua Permits (Stephen Hawkins)
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.: **Recommend with conditions**
Staff: Lindsey Sydow, 974-2746, Lindsey.Sydow@austintexas.gov
Watershed Protection Department
Clarissa Davis, 974-1423, Clarissa.Davis@austintexas.gov
Development Services Department
11. **Final Plat out of an approved Preliminary Plan:** [C8J-2017-0277.1A - Barton Creek Sections K, L, and O Phase 1 Final Plat](#)
Location: 3101 Lost Creek Boulevard, Barton Creek Watershed-Barton Springs Zone
Owner/Applicant: Stratus Properties (Erin D. Pickens)
Agent: LJA Engineering (John Clark, P.E.)
Request: Approval of a final plat out of an approved preliminary plan, consisting of 23 lots on 341.51 acres
Staff Rec.: **Disapproval for Reasons per Exhibit C of Staff Report**
Staff: Jennifer Bennett, 512-974-9002, jennifer.bennett-reumuth@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)

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.