



## **ZONING & PLATTING COMMISSION AGENDA**

**Tuesday, September 7, 2021**

The Zoning and Platting Commission will convene at 6:00 PM on  
Tuesday, September 7, 2021 at Austin City Hall,  
301 W. Second Street, Austin, TX.

Some members of the Zoning and Platting Commission may be participating by videoconference. The meeting may be viewed online at: <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 registered prior to the start of the meeting will each be allowed a three-minute allotment of time to address their concerns regarding items not posted on the agenda.

#### **A. APPROVAL OF MINUTES**

1. Approval of minutes from August 17, 2021.

Attorney: Steven Maddoux 512- 974-6080  
Commission Liaison: [Andrew Rivera](#), 512-974-6508

## B. PUBLIC HEARINGS

1. **Zoning:** [C14-2021-0040 - 1501 Crozier Lane Zoning; District 2](#)  
Location: 1501 Crozier Lane, Carson Creek Watershed; Colorado River Watershed  
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](mailto:wendy.rhoades@austintexas.gov)  
Housing and Planning Department
  
2. **Rezoning:** [C14-2021-0120 - Rezoning Liquor Store; District 2](#)  
Location: 3131 East SH 71 Service Road Westbound, Suite 200, Colorado River Watershed  
Owner/Applicant: 3131 East 71 LLC (Najib F. Wehbe)  
Agent: Hector Avila  
Request: GR-CO to CS-1  
Staff Rec.: **Recommendation of CS-1-CO**  
Staff: Wendy Rhoades, 512-974-7719, [wendy.rhoades@austintexas.gov](mailto:wendy.rhoades@austintexas.gov)  
Housing and Planning Department
  
3. **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](mailto:sherri.sirwaitis@austintexas.gov)  
Housing and Planning Department
  
4. **Rezoning:** [C14-2021-0117 - West Slaughter Lane Residences; District 5](#)  
Location: 1017 West Slaughter Lane, Slaughter Creek Watershed  
Owner/Applicant: Jamee F. & Charles Stewart  
Agent: Alice Glasco Consulting (Alice Glasco)  
Request: DR to GR-MU-V  
Staff Rec.: **Recommended**  
Staff: Mark Graham, 512-974-3574, [mark.graham@austintexas.gov](mailto:mark.graham@austintexas.gov)  
Housing and Planning Department

Attorney: Steven Maddoux 512- 974-6080

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

5. **Zoning:** [C14-2021-0104 - Acts Fellowship Church; District 1](#)  
Location: 9807 Dessau Road, Walnut Creek Watershed  
Owner/Applicant: Alpha Anchor Investments, LLC (Andrew Kim)  
Agent: Dunaway Associates (Meg Greenfield)  
Request: I-RR to GR  
Staff Rec.: **Recommendation of GR-CO**  
Staff: Mark Graham, 512-974-3574, mark.graham@austintexas.gov  
Housing and Planning Department
6. **Rezoning:** [C14-2021-0119 - McHeath 1.48; District 2](#)  
Location: 911 & 915 Dittmar Road, South Boggy Creek Watershed  
Owner/Applicant: McHeath Ventures, LLC (Chris McLearn)  
Agent: Bennett Consulting (Rodney Bennett)  
Request: DR; SF-2 to MF-2  
Staff Rec.: **Recommended**  
Staff: Mark Graham, 512-974-3574, mark.graham@austintexas.gov  
Housing and Planning Department
7. **Rezoning:** [C14-2021-0108 - 8721 South 1st Street; District 2](#)  
Location: 8721 South 1st Street, Slaughter Creek Watershed  
Owner/Applicant: BRW Holdings, LLC (Barry and Robin Wurzel)  
Agent: Jackson Walker, L.L.P. (Katherine Loayza)  
Request: IP-CO to CS  
Staff Rec.: **Recommendation of CS-CO**  
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov  
Housing and Planning Department
8. **Rezoning:** [C14-2021-0091 - The Rhett; District 1](#)  
Location: 1000 E. Yager Lane, Walnut Creek Watershed  
Owner/Applicant: Zydeco Development Corporation (Eric Marcella)  
Agent: Thrower Design, LLC (A. Ron Thrower)  
Request: LR-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
9. **Rezoning:** [C14-2021-0106 - Dessau Wastewater Treatment Plant; District 1](#)  
Location: 1621 1/2 Fish Lane, Harris Branch Watershed  
Owner/Applicant: City of Austin Water Department (Shay Ralls Roalson, P.E.)  
Agent: City of Austin Water Department (Eric Sermenio)  
Request: DR to P  
Staff Rec.: **Recommended**  
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov  
Housing and Planning Department

10. **Rezoning:** [C14-2021-0109 - 12530 Research Blvd; District 10](#)  
Location: 12530 Research Boulevard, Walnut Creek Watershed  
Owner/Applicant: Gyro Plus, LLC (Mohammed Arami)  
  
Request: GR, LO to GR-MU  
Staff Rec.: **Recommendation of GR-MU for Tract 1 and LO-MU for Tract 2**  
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov  
Housing and Planning Department
11. **Rezoning:** [C14-2021-0118 - 11586 Jollyville Rd; District 10](#)  
Location: 11586 Jollyville Road, Bull Creek Watershed  
Owner/Applicant: FUQUA Stover LTD (David Foor)  
Agent: Kimley-Horn and Associates, Inc. (Amanda Brown)  
Request: GO-CO to GO-MU-CO  
Staff Rec.: **Recommended**  
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov  
Housing and Planning Department
12. **Preliminary Plan:** [C8J-2018-0213 - Longview \(Small Lot\) Preliminary Plan](#)  
Location: 6001 Kellam Road, Dry Creek East Watershed  
Owner/Applicant: WLH Communities-Texas, LLC (Michael Slack)  
Agent: Peloton Land Solutions (Justin Lange, P.E.)  
Request: Approval of a small lot preliminary plan consisting of 1,591 single family lots on 430.71 acres.  
  
Staff Rec.: **Recommended**  
Staff: Jose Luis Arriaga, 512-854-7562, joe.arriaga@traviscountytexas.gov  
Single Office: Travis County/City of Austin
13. **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.: **Recommended with conditions per Exhibit C of the 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)

2. Discussion regarding Zoning and Platting Commission Hybrid meetings. (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.

### **SPEAKER REGISTRATION**

Click on link below or scan the QR code and submit the form to register to speak. Speakers should submit a separate registration form for each item of interest.

<https://forms.office.com/Pages/ResponsePage.aspx?id=9hleXKumRUux0L5GCKmmf-rCcM0VJ45NoBmTPGEWfEdUODBJNzhaMVhNMlpPRU0yUENVRTBYWDJLRC4u>



Participants are encouraged to register in advance of the meeting however, speaker registration will be available at the meeting by utilizing a mobile device to scan the above QR code which will be displayed in chambers. Mobile devices will also be available at the meeting for public use for the purpose of speaker registration.

Presentations and handouts are requested to be e-mailed to Commission Liaison Andrew Rivera at [Andrew.rivera@austintexas.gov](mailto:Andrew.rivera@austintexas.gov) by 1:00 PM day of the meeting.

### **COVID 19 PROTOCOLS & REQUIREMENTS**

Participants are required to wear masks while on City property and should observe social distancing. Disposable masks will be provided to anyone who is not wearing proper face coverings. While the public is always welcome in chambers during the meeting, to allow for social distancing, participants are encouraged to only be in chambers during the item they are addressing. In between cases an announcement will be made to inform participants in the atrium that the next item is ready to be heard. Participants who have chosen to provide an e-mail address will also receive notification when the Commission is about 15 minutes away from taking up the item of interest.

### **PARKING & VALIDATION**

Parking is available at the City Hall parking garage and is free with validation.

A stamp machine will be available to manually stamp the parking ticket.

A second option will be to use a new touch-free parking process which allows drivers to enter the garage and park using their smartphones. This technology is phone number based, allowing drivers to call phone numbers that will be posted in the lanes to enter or exit. No app download is required. This [video](#) shows how the technology works. Note the video does not demonstrate the available coupon /code option, see attached document. Attached is a reference document that shows how a person can validate their parking using a QR code which will be displayed in chambers.

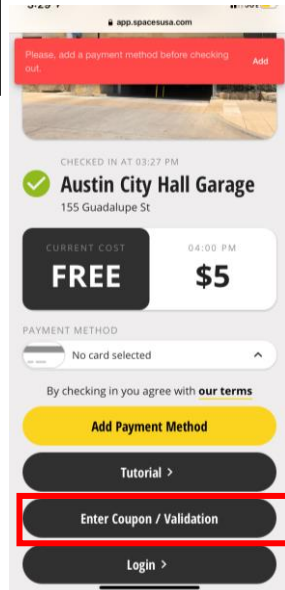
See additional information below.

# SPACES Parking Validation Process – QR Code

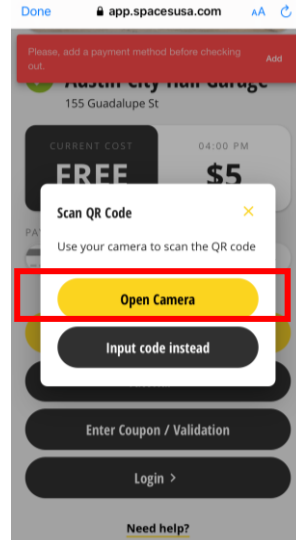
1. Click link in text message that SPACES sent.



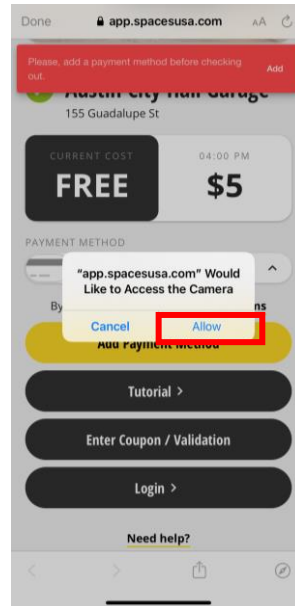
2. Click "Enter Coupon/Validation."



3. Click "Open Camera" from box that pops up.



4. Click "Allow."



5. Camera will open with box.

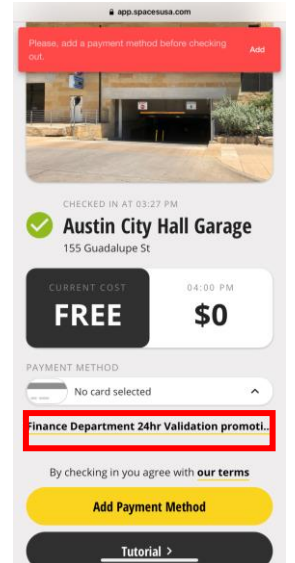


6. Point camera at QR code on display. It can take a few seconds to recognize. Parker may need to move their phone closer or farther away to get it to work.



**Note:** If QR code doesn't work, click "input QR instead" and type the number code that can be found below the QR code on the display.

7. Once the QR code is recognized, the camera will disappear. A 24-hour validation will appear on screen.



Validation is complete. Parker can head to garage and exit by calling the exit phone number. After exiting, they will get a text receipt.



**Zoning and Platting Commission**

**PUBLIC HEARING**

**Speakers Testimony Time Allocation**

<b>Speaker</b>	<b>Number</b>	<b>Time Allocated</b>	<b>Total Time Allocated</b>
<b>Applicant / Agent</b>	1	6 min.	12 min. (w/ donated time; including 3 min. rebuttal)
<b>Primary Speaker Opposed</b>	1	6 min.	9 min. (w/ donated time)
<b>All other Speakers</b>	unlimited	3 min.	6 min. (w/ donated time)

All speakers are allowed three (3) minutes of donated time from a speaker present during the Public Hearing.

**Future Meetings**

September 21, 2021

October 5, 2021

October 19, 2021

November 2, 2021

November 16, 2021

December 7, 2021

December 21, 2021