



## ZONING & PLATTING COMMISSION AGENDA

**Tuesday, October 19, 2021**

The Zoning and Platting Commission will convene at 6:00 PM on Tuesday, October 19, 2021 at Austin City Hall, Council Chambers, Room 1001 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  
[Hank Smith](#)  
[Carrie Thompson](#)  
[Roy Woody](#)  
District 1 - Vacant

### **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 October 5, 2021.

## B. PUBLIC HEARINGS

- 1. Rezoning:** [C14-2021-0136 - 2609 and 2611 Davis Lane; District 5](#)  
Location: 2609 and 2611 Davis Lane, South Boggy Creek Watershed  
Owner/Applicant: Doors Development Gold LLC c/o Jeffery Davis (Prashant Vank)  
Agent: Land Answers, Inc. (Jim Wittliff)  
Request: SF-2 to SF-3  
Staff Rec.: **Recommended**  
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov  
Housing and Planning Department
- 2. 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
- 3. Rezoning:** [C14-2021-0003 - Sun Auto; District 6](#)  
Location: 2610-½ South Lakeline Boulevard, Buttercup Creek Watershed  
Owner/Applicant: Ozone Technology Inc. (Thomas J. Wolf, Jr.)  
Agent: Pohl Partners (Jennie Braasch)  
Request: LR to GR  
Staff Rec.: **Recommended**  
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov  
Housing and Planning Department
- 4. Rezoning:** [C14-2021-0143 - 13497 Research Rezoning; District 10](#)  
Location: 13497 Research Boulevard, Lake Creek Watershed  
Owner/Applicant: Austin Horizon LLC & Horizon Ventures LLC (James L. Lloyd)  
Agent: Thrower Design LLC (A. Ron Thrower)  
Request: GR-CO to CS-1  
Staff Rec.: **Recommended**  
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov  
Housing and Planning Department

5. **Rezoning:** [C14-2021-0119 - McHeath 1.48; District 2](#)  
 Location: 911 and 915 Dittmar Road, South Boggy Creek Watershed  
 Owner/Applicant: McHeath Ventures, LLC (Chris McClearin)  
 Agent: Bennett Consulting (Rodney Bennett)  
 Request: DR & SF-2 (Tract 1) & DR (Tract 2) to MF-2  
 Staff Rec.: **Recommended**  
 Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov  
 Housing and Planning Department
6. **Site Plan:** [SP-2020-0063C - Affinity at Tech Ridge; District 1](#)  
 Location: 1601 Scottsdale Lane, Little Walnut Creek Watershed  
 Owner/Applicant: MMI Development (Ross Barkley)  
 Agent: Pape-Dawson (Shelly Mitchell)  
 Request: Reduce Compatibility Setback from 25 feet to 5 feet for parking and driveways.  
 Staff Rec.: **Recommended**  
 Staff: Randall Rouda, 512-974-3338, randall.rouda@austintexas.gov  
 Development Services Department
7. **Final Plat With Preliminary Plan:** [C8J-2019-0141.2A - Skyline Phase 2 Final Plat](#)  
 Location: 8321 Thaxton Road, Cottonmouth Creek Watershed  
 Owner/Applicant: Carma Easton LLC  
 Agent: Carlson, Brigance, and Doering, Inc. (Brett Pasquarella)  
 Request: Approval of a final plat consisting of 104 lots on 16.613 acres, subject to conditions in comment report.  
 Staff Rec.: **Approved with Conditions**  
 Staff: Sue Welch, 512-854-7637, sue.welch@traviscountytexas.gov  
 Single Office: Travis County / COA
8. **Final Plat With Preliminary Plan:** [C8J-2019-0141.3A - Skyline Phase 3 Final Plat](#)  
 Location: 8321 Thaxton Road, Cottonmouth Creek Watershed  
 Owner/Applicant: Carma Easton LLC  
 Agent: Carlson, Brigance, and Doering, Inc. (Brett Pasquarella)  
 Request: Approval of a final plat consisting of 104 lots on 23.129 acres, subject to conditions in comment report.  
 Staff Rec.: **Approved with Conditions**  
 Staff: Sue Welch, 512-854-7637, sue.welch@traviscountytexas.gov  
 Single Office: Travis County / COA

9. **Final Plat With Preliminary Plan:** [C8-2018-0171.2A.SH - Goodnight Ranch Phase 2 East Section 2 - Final Plat; District 2](#)  
 Location: 9308 Capitol View Drive, Onion Creek Watershed  
 Owner/Applicant: Austin Goodnight Ranch, LP (Myra Goepp)  
 Agent: LandDev Consulting LLC (Greg Fortman)  
 Request: Approval of a final plat consisting of 118 total lots on 23.4 acres, subject to conditions in the comment report.  
 Staff Rec.: **Disapproval for Reasons**  
 Staff: Juan Enriquez, 512-974-2767, [juan.enriquez@austintexas.gov](mailto:juan.enriquez@austintexas.gov)  
 Development Services Department
10. **Final Plat from Approved Preliminary Plan:** [C8-2019-0112.1A - Twilight Gardens; District 8](#)  
 Location: 8316 Twilight Terrace Drive, Williamson Creek Watershed-Barton Springs Zone  
 Owner/Applicant: Twilight Estates LLC  
 Agent: Perales Land Development LLC (Jerry Perales)  
 Request: Approval of the final plat composed of 12 lots on 17.92 acres.  
 Staff Rec.: **Disapproval for Reasons**  
 Staff: Cesar Zavala, 512-974-3404, [cesar.zavala@austintexas.gov](mailto:cesar.zavala@austintexas.gov)  
 Development Services Department
11. **Subdivision Vacation:** [C8-76-023\(VAC\) - Ralph White Addition](#)  
 Location: Rock Bluff Place / Agarita Rd., Lake Travis Watershed  
 Owner/Applicant: Commanders Point Estates Ltd.  
 Agent: Carlson, Brigance, and Doering, Inc. (Geoff Guerrero)  
 Request: Approval of the partial subdivision vacation to remove two lots.  
 Staff Rec.: **Recommended**  
 Staff: Cesar Zavala, 512-974-3404, [cesar.zavala@austintexas.gov](mailto:cesar.zavala@austintexas.gov)  
 Development Services Department
12. **Subdivision Vacation:** [C8-72-039\(VAC\) - Commanders Point](#)  
 Location: Agarita / Limestone Place / Rock Bluff Place, Lake Travis Watershed  
 Owner/Applicant: Commanders Point Estates Ltd.  
 Agent: Carlson, Brigance, and Doering, Inc. (Geoff Guerrero)  
 Request: Approval of the partial subdivision vacation to remove 32 lots and portions of a road.  
 Staff Rec.: **Recommended**  
 Staff: Cesar Zavala, 512-974-3404, [cesar.zavala@austintexas.gov](mailto:cesar.zavala@austintexas.gov)  
 Development Services Department

## C. BRIEFING

1. Briefing on Austin Demographics & Housing Blueprint Progress to Date.

Attorney: Patricia Link 512-974-2173

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

## **D. ITEMS FROM THE COMMISSION**

1. Discussion and possible action adopting a resolution affirming meeting location and legally required public notice for in-person Public Hearings for the Zoning and Platting Commission shall reflect the address of Austin City Hall, 301 W. Second Street, Austin, Texas, 78701. (Sponsors: Vice-Chair Kiolbassa, Commissioners Greenberg and King)
2. Discussion regarding 2022 Zoning and Platting Commission meeting dates. (Sponsors: Chair Barrera-Ramirez and Vice-Chair Kiolbassa)
3. 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)

## **E. 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.*

## **F. ELECTIONS AND RECOMMENDATIONS**

1. Discussion and possible action recommending a member to Council for the purpose of serving on the Small Area Planning Joint Committee.

## **G. 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)

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,

Attorney: Patricia Link 512-974-2173

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

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.

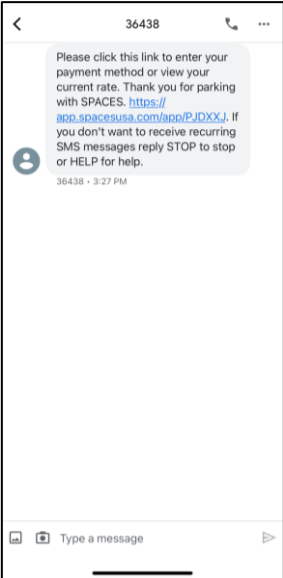
A second option will be to use a new touch-free parking process which allows drivers to enter the garage and park using their smartphones. This technology is phone number based, allowing drivers to call phone numbers that will be posted in the lanes to enter or exit. No app download is required. This [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.

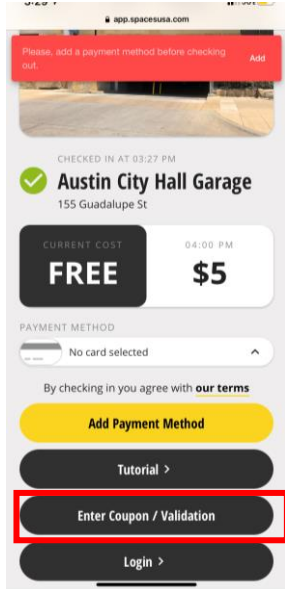


# SPACES Parking Validation Process – QR Code

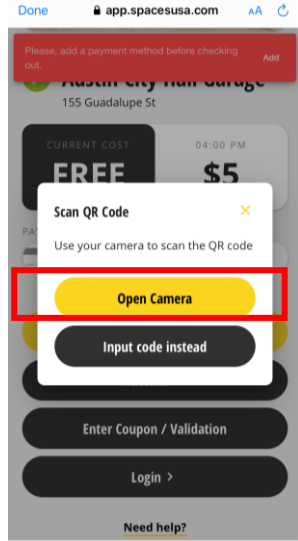
1. Click link in text message that SPACES sent.



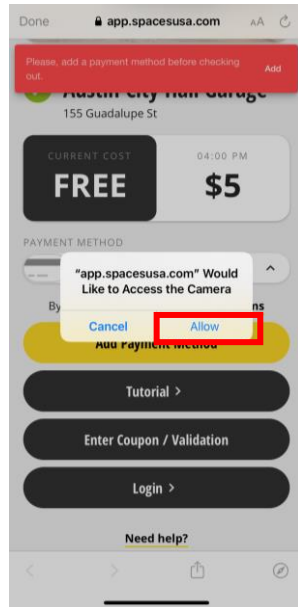
2. Click "Enter Coupon/Validation."



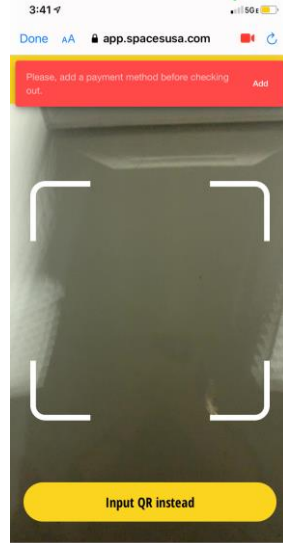
3. Click "Open Camera" from box that pops up.



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.

**Parking Validation Instructions**

1 Use your SPACES text link to access your parking tab

2 Tap the "Enter Coupon/Validation" button to open the scan window

3 Use the camera to scan the validation QR Code to your parking tab

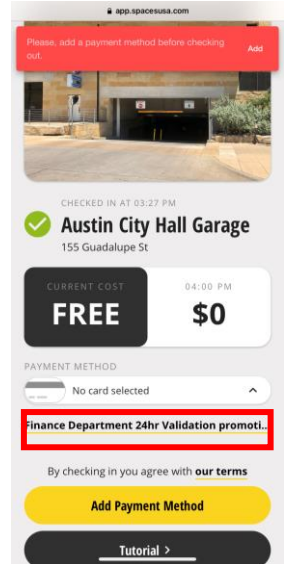
Validation 24 hrs Free



123456

**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