



## ZONING & PLATTING COMMISSION AGENDA

**Tuesday, November 2, 2021**

The Zoning and Platting Commission will convene at 6:00 PM on Tuesday, November 2, 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 19, 2021.

## B. PUBLIC HEARINGS

- 1. Rezoning:** [C14-2021-0147 - 12117 Jekel Circle; District 6](#)  
Location: 12117 Jekel Circle, Rattan Creek Watershed  
Owner/Applicant: Three-A SAC Self Storage Limited Partnership  
Agent: Kimley-Horn and Associates, Inc. (Amanda C. Brown)  
Request: SF-3 to CS  
Staff Rec.: **Recommended**  
Staff: Sherri Sirwaitis, 512-974-3057, [sherri.sirwaitis@austintexas.gov](mailto:sherri.sirwaitis@austintexas.gov)  
Housing and Planning Department
- 2. Rezoning:** [C14-2021-0148 - Mesa Plaza Rezone; District 10](#)  
Location: 8012, 8014, 8016, 8018, 8020, 8022, 8024, 8028 and 8038 Mesa Drive, Shoal Creek Watershed  
Owner/Applicant: Mesa Plaza Ltd. (Rip Miller)  
Agent: Masterplan (Karen Wunsch)  
Request: LR, GR, GR-CO  
Staff Rec.: **Recommended**  
Staff: Wendy Rhoades, 512-974-7719, [wendy.rhoades@austintexas.gov](mailto:wendy.rhoades@austintexas.gov)  
Housing and Planning Department
- 3. Rezoning:** [C14-2021-0150 - Menchaca South; District 5](#)  
Location: 1902 Keilbar Lane, 7603 and 7515 Menchaca Road, Williamson Creek Watershed  
Owner/Applicant: Menchaca South, LLC (Laura Burkhardt)  
Agent: RubyAnne Designs (Michael Winningham)  
Request: SF-3 to MF-2  
Staff Rec.: **Recommended**  
Staff: Wendy Rhoades, 512-974-7719, [wendy.rhoades@austintexas.gov](mailto:wendy.rhoades@austintexas.gov)  
Housing and Planning Department
- 4. Rezoning:** [C14-2021-0156 - West Slaughter Lane Residences Two; District 5](#)  
Location: 1009 and 1013 West Slaughter Lane, Slaughter Creek Watershed  
Owner/Applicant: Nathan J. Kosta-Rodriguez; Howard and Cathy Jean Papke  
Agent: Alice Glasco Consulting (Alice Glasco)  
Request: DR; LO-MU-CO; LR-MU-CO to GR-MU-V  
Staff Rec.: **Recommended**  
Staff: Wendy Rhoades, 512-974-7719, [wendy.rhoades@austintexas.gov](mailto:wendy.rhoades@austintexas.gov)  
Housing and Planning Department

Attorney: Steven Maddoux 512- 974-6080

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

5. **Rezoning:** [C14H-2021-0164 - Chrysler Air-Temp House; District 7](#)  
 Location: 2502 Park View Drive, Shoal Creek Watershed  
 Owner: Dominique Levesque  
 Applicant: Historic Landmark Commission  
 Request: SF-2 to SF-2-H  
 Staff Rec.: **Recommended; Owner Postponement Request to December 7, 2021**  
 Staff: Steve Sadowsky, 512-974-6454, steve.sadowsky@austintexas.gov  
 Housing and Planning Department
6. **Rezoning:** [C14-2021-0127 - Rogers Lane Residential; District 1](#)  
 Location: 5417 Rogers Lane, Walnut Creek Watershed  
 Owner/Applicant: 5417 Rogers Lane, LLC (Stuart Carr)  
 Agent: Thrower Design (A. Ron Thrower)  
 Request: SF-2 to SF-6  
 Staff Rec.: **Recommended**  
 Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov  
 Housing and Planning Department
7. **Preliminary Plan:** [C8-2021-0078 - Cearley Community Subdivision Preliminary Plan; District 7](#)  
 Location: 1601 Cedar Bend Drive, Walnut Creek Watershed  
 Owner/Applicant: Cearley Tract Development, Inc. (Garrett Martin)  
 Agent: Atwell, LLC (Connor Overby, P.E.)  
 Request: Approval of a preliminary plan consisting of 123 single-family lots on 29.17 acres.  
 Staff Rec.: **Disapproval for Reason listed in Exhibit C**  
 Staff: Joey de la Garza, 512-974-2664, joey.delagarza@austintexas.gov  
 Development Services Department
8. **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 33 lots and portions of a roads.  
 Staff Rec.: **Recommended**  
 Staff: Cesar Zavala, 512-974-3404, cesar.zavala@austintexas.gov  
 Development Services Department
9. **Final Plat:** [C8-2020-0021.0A - Fort Branch Creek Subdivision; District 1](#)  
 Location: 5016 E. Martin Luther King Jr. Blvd., Fort Branch Watershed  
 Owner/Applicant: Robert Penta  
 Agent: Perales Land Development, LLC (Jerome Perales)  
 Request: Approval of 8 lot subdivision on 2.9 acres.  
 Staff Rec.: **Disapproval for Reasons listed in Exhibit C**  
 Staff: Cesar Zavala, 52-974-3404, cesar.zavala@austintexas.gov  
 Development Services Department

**10. Site Plan** [SP-2021-0121D - COA Fire & EMS Station - Davenport Ranch; ETJ](#)  
**(Environmental Variance only):**

Location: 4601 Westlake Drive, St. Stephens Creek  
Owner/Applicant: City of Austin  
Agent: Garza EMC, LLC (Anna Merryman)  
Request: Variances from LDC 25-8-341 to allow cut over four feet to 17 feet, and from LDC 25-8-302(A)(2) to allow construction of a parking area on a slope with a gradient of more than 15 percent.  
  
Staff Rec.: **Recommended**  
Staff: Pamela Abee-Taulli, 974-1879, [pamela.abee-taulli@austintexas.gov](mailto:pamela.abee-taulli@austintexas.gov)  
Christine Barton-Holmes, 974-2788, [christine.barton-holmes@austintexas.gov](mailto:christine.barton-holmes@austintexas.gov)  
Development Services Department

**C. NEW BUSINESS**

1. Discussion and possible action setting the Zoning and Platting Commission meeting schedule for calendar year 2022.

**D. ITEMS FROM THE COMMISSION**

1. Discussion and possible action regarding Rules of Procedure, Article 4 Meetings. (Chair Barrera-Ramirez and Vice-Chair Kiolbassa)
2. Discussion and possible action regarding Bylaws, Article 7 Meetings. (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. 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)

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

Small Area Planning Joint Committee  
(Commissioners: Acosta, King and Greenberg)

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.

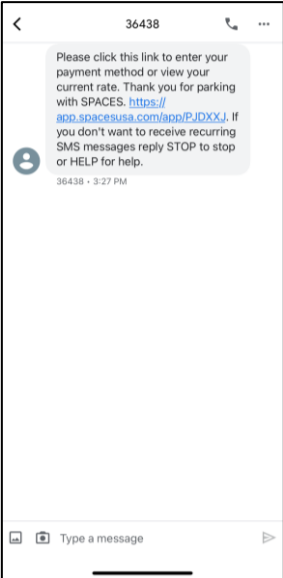
A stamp machine will be available to manually stamp the parking ticket.

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.

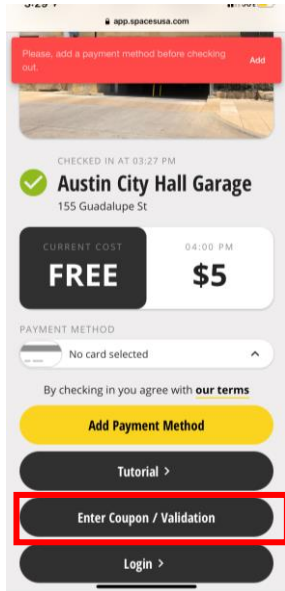
See additional information below.

# SPACES Parking Validation Process – QR Code

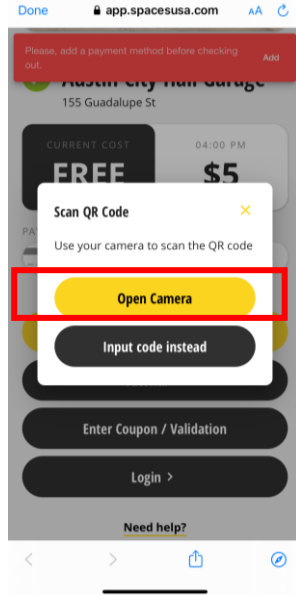
1. Click link in text message that SPACES sent.



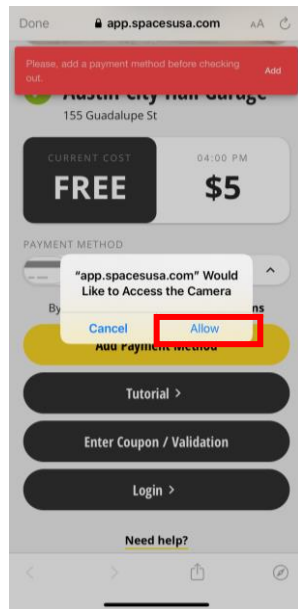
2. Click "Enter Coupon/Validation."



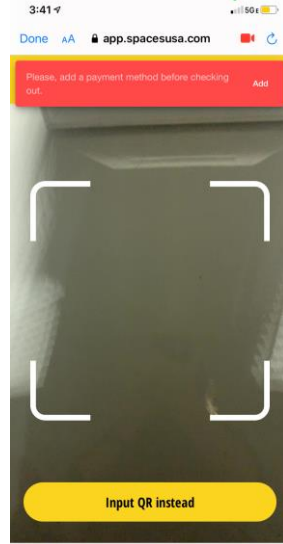
3. Click "Open Camera" from box that pops up.



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.

**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

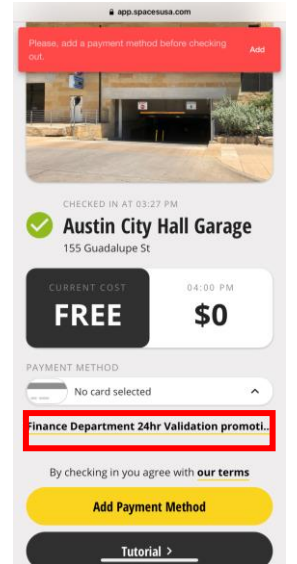
3 Use the camera to scan the validation QR Code to your parking tab

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 it 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