



ZONING & PLATTING COMMISSION AGENDA

Tuesday, November 16, 2021

The Zoning and Platting Commission will convene at 6:00 PM on Tuesday, November 16, 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](#)
Scott Boone

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 November 2, 2021.

B. PUBLIC HEARINGS

- 1. 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 Burkhart)
Agent: RubyAnne Designs (Michael Winningham)
Request: SF-3 to MF-2
Staff Rec.: **Recommended**
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov
Housing and Planning Department
- 2. Zoning and Rezoning:** [C14-2021-0155 - Lyndhurst Rezoning; District 6](#)
Location: 13424 Lyndhurst Street, 13443 N FM 620 Road North Bound, Lake Creek Watershed
Owner/Applicant: Naiser Holdings, LLC
Agent: Thrower Design LLC (A. Ron Thrower)
Request: GR-CO and I-SF-2 to CS-MU
Staff Rec.: **Recommendation of GR-MU-CO**
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov
Housing and Planning Department
- 3. Rezoning:** [C14H-2021-0164 - Dr. Sidney, Jr. and Helen White House; District 10](#)
Location: 8601 Azalea Trail, Shoal Creek Watershed
Owner/Applicant: Alta Alexander
Request: SF-2 to SF-2-H
Staff Rec.: **Recommended**
Staff: Steve Sadowsky, 512-974-6454, steve.sadowsky@austintexas.gov
Housing and Planning Department
- 4. Zoning:** [C14-2021-0146 - 146 East Slaughter Lane; District 5](#)
Location: 127 East Slaughter Lane, Onion Creek Watershed
Owner/Applicant: UH Storage Limited Partnership (Stuart Shoen)
Agent: Kimley-Horn and Associates, Inc. (Amanda C. Brown)
Request: I-RR to CS-CO
Staff Rec.: **Recommended**
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov
Housing and Planning Department

5. **Site Plan:** [SPC-2021-0017A - The Training Kitchen; District 5](#)
 Location: 1901 Matthews Lane, Williamson Creek Watershed
 Owner/Applicant: Amanda Longtain
 Agent: Blayne Stansberry (512) 292-8000
 Request: Approve Food Preparation as an allowable land use within GR Zoning District, which is a conditional use.
 Staff Rec.: **Recommended**
 Staff: Robert Anderson, (512) 974-3026, robert.anderson@austintexas.gov
 Development Services Department
6. **Subdivision out of approved Preliminary Plan:** [C8-2020-0037.1A - Marshall Ranch Subdivision; District 8](#)
 Location: 1300 Lost Creek Blvd, Barton Creek Watershed-Barton Springs Zone; Eanes Creek Watershed
 Owner/Applicant: Eanes Marshall Ranch, LP (Linda K. Haines)
 Agent: Jonathan Fleming (KT Civil)
 Request: Approval of Marshall Ranch Subdivision, a subdivision out of the approved Marshall Ranch Subdivision preliminary plan, comprised of 55 lots (49 single-family) on 37.23 acres.
 Staff: Joey de la Garza, (512) 974-2664, joey.delagarza@austintexas.gov
 Development Services Department
7. **Subdivision out of approved Preliminary Plan:** [C8J-2008-0168.01.4A - Entrada Phase 3, A Small Lot Subdivision](#)
 Location: Entrada Tranquila Way, Gilleland Creek Watershed
 Owner/Applicant: Lennar Homes of Texas Land and Construction, Ltd. (Kevin Pape)
 Agent: Carlson, Brigance & Doering, Inc. (Brendan McEntee)
 Request: Approval with conditions of Entrada Phase 3 A Small Lot Subdivision consisting of 91 lots on 18.306 acres. Water and wastewater will be provided by the City of Austin.
 Staff Rec.: **Recommended**
 Staff: Sarah Sumner, 512-854-7687, sarah.sumner@traviscountytexas.gov
 Single Office

C. BRIEFING

1. **Watershed Protection Department's Environmental and Floodplain Review Process.**
 Presenters Liz Johnston, Deputy Environmental Officer, 512- 974-2619 and Rebeka McKay, P.E., Engineer, 512- 974-3353 Watershed Protection Department.

D. ITEMS FROM THE COMMISSION

1. Discussion and possible action to include location of Austin City Hall, 301 W 2nd St , Austin, TX 78701 in the Zoning and Platting Commission 2022 meeting schedule. (Co-Sponsors Vice-Chair Kiolbassa and Commissioner King)
2. Discussion and possible action to select members to speak on behalf of the Zoning and Platting Commission at the Audit and Finance Committee meeting regarding Bylaws. (Co-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. 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 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-rCcM0VJ45NoBmTPGEWfEdURjvJU0RZND3WE1TMEhHTFk1N1RBSDiCVi4u>



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 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.

Zoning and Platting Commission

PUBLIC HEARING

Speakers Testimony Time Allocation

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