



**Regular Meeting
ZONING & PLATTING COMMISSION
Tuesday, July 6, 2021**

The Zoning & Platting Commission convened in a meeting on Tuesday, July 6, 2021
@ <http://www.austintexas.gov/page/watch-atxn-live>

Vice-Chair Kiolbassa called the Commission Meeting to order at 6:05 p.m.

Commission Members in Attendance:

Timothy Bray
Ann Denkler – Parliamentarian
Betsy Greenberg
David King
Jolene Kiolbassa – Vice-Chair
Ellen Ray
Carrie Thompson
Roy Woody

Absent:
Nadia Barrera-Ramirez – Chair
Cesar Acosta
Hank Smith

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 June 15, 2021.

Motion to approve minutes from June 15, 2021 was approved on the consent agenda on the motion by Commissioner Bray, seconded by Commissioner Woody on a vote of 8-0. Chair Barrera-Ramirez and Commissioners Acosta and Smith absent.

B. PUBLIC HEARINGS

- 1. Rezoning:** [C14-2020-0146 - 11705 Research Blvd Zoning; District 6](#)
Location: 11705 Research Boulevard, Walnut Creek Watershed
Owner/Applicant: 3M Company
Agent: Drenner Group, PC (Amanda Swor)
Request: LI-CO to LI
Staff Rec.: **Recommendation of LI-CO**
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov
Housing and Planning Department

Public hearing closed.

Motion by Commissioner Greenberg, seconded by Commissioner King to deny Applicant's request of LI-CO combining district zoning for C14-2020-0146 - 11705 Research Blvd Zoning failed on a vote of 5-2. Commissioners Bray and Ray voted nay. Commissioner Thompson abstained. Chair Barrera-Ramirez and Commissioners Acosta and Smith absent.

Forwarded to Council without a recommendation, due to lack of an affirmative vote.

- 2. Rezoning:** [C14-2020-0090 - 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

Motion to grant Staff's request for postponement of this item to July 20, 2021 was approved on the consent agenda on the motion by Commissioner Bray, seconded by Commissioner Woody on a vote of 8-0. Chair Barrera-Ramirez and Commissioners Acosta and Smith absent.

3. **Rezoning:** [C14-2020-0143 - 12121 N. IH 35 Rezoning; District 1](#)
Location: 12121 North IH 35, Walnut Creek Watershed
Owner/Applicant: Dupius Investments, Ltd. (Daniel McCormack)
Agent: Coats Rose (John M. Joseph)
Request: GR-CO to MF-4
Staff Rec.: **Recommended**
Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov
Housing and Planning Department

Public hearing closed.

Motion to grant Staff's recommendation of MF-4 district zoning for C14-2020-0143 - 12121 N. IH 35 Rezoning located at 12121 North IH 35 was approved on a vote of 7-0. Vice-Chair Kiolbassa off the dais. Chair Barrera-Ramirez and Commissioners Acosta and Smith absent.

4. **Rezoning:** [C14-2021-0087 - CKB Johnny Morris; District 1](#)
Location: 6402 Johnny Morris Road, Walnut Creek Watershed
Owner/Applicant: LSIR, Ltd. (Carey Legett III)
Agent: Drenner Group, PC (Dave Anderson)
Request: LI-CO to GR-MU-CO
Staff Rec.: **Recommended**
Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov
Housing and Planning Department

Public hearing closed.

Motion to grant Staff's recommendation of GR-MU-CO combining district zoning for C14-2021-0087 - CKB Johnny Morris located at 6402 Johnny Morris Road was approved on the consent agenda on the motion by Commissioner Bray, seconded by Commissioner Woody on a vote of 8-0. Chair Barrera-Ramirez and Commissioners Acosta and Smith absent.

5. **Restrictive Covenant Termination:** [C14-88-0137\(RCT\) - Johnny Morris Multi-Family; District 1](#)
Location: 6402 Johnny Morris Road, Walnut Creek Watershed
Owner/Applicant: LSIR, Ltd. (Carey Legett III)
Agent: Mahoney Engineering (Daniel Mahoney)
Request: To terminate a restrictive covenant
Staff Rec.: **Recommended**
Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov
Housing and Planning Department

Public hearing closed.

Motion to grant Staff's recommendation to terminate a restrictive covenant for C14-88-0137(RCT) - Johnny Morris Multi-Family located at 6402 Johnny Morris Road was approved on the consent agenda on the motion by Commissioner Bray, seconded by Commissioner Woody on a vote of 8-0. Chair Barrera-Ramirez and Commissioners Acosta and Smith absent.

6. **Site Plan:** [SP-2019-0141C - Howard Plaza; District 1](#)
Location: 3127 East Howard Lane, Harris Branch Watershed
Owner/Applicant: Peter Pham and Ha Vu
Agent: Way Consulting Engineers, Inc. (Way Atmadja, PE)
Request: Approval of a Conditional Use Permit for Community Recreation (Private) use in the W/LO Zone and waiver to reduce the compatibility setback from 25 feet to 5 feet to permit construction of parking and a drive aisle.

Staff Rec.: **Recommended**
Staff: Randall Rouda, 512-974-3338, randall.rouda@austintexas.gov
Development Services Department

Public hearing closed.

Motion to grant Staff's recommendation including condition, for SP-2019-0141C - Howard Plaza located at 3127 East Howard Lane was approved on the consent agenda on the motion by Commissioner Bray, seconded by Commissioner Woody on a vote of 8-0. Chair Barrera-Ramirez and Commissioners Acosta and Smith absent.

Condition:

All remaining informal administrative comments are cleared prior to site plan approval.

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)

Disposed without discussion or action.

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.

Commissioners King and Denkler – Budget recommendations

E. COMMITTEE REPORTS & WORKING GROUPS

Codes and Ordinances Joint Committee
(Chair Barrera-Ramirez, Vice-Chair Kiolbassa, Commissioner Denkler)

No report provided.

Comprehensive Plan Joint Committee
(Commissioners: Acosta, Bray and Smith)

No report provided.

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

No report provided.

Onion Creek and Localized Flooding Working Group
(Commissioners: King, Denkler and Smith)

No report provided.

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.

Commissioner King adjourned the meeting without objection on Tuesday, July 6, 2021 at 9:35 p.m.