



**Regular Meeting
ZONING & PLATTING COMMISSION
Tuesday, July 20, 2021**

The Zoning & Platting Commission convened in a meeting on Tuesday, July 20, 2021
@ <http://www.austintexas.gov/page/watch-atxn-live>

Chair Barrera-Ramirez called the Commission Meeting to order at 6:01 p.m.

Commission Members in Attendance:

Cesar Acosta
Nadia Barrera-Ramirez – Chair
Timothy Bray
Ann Denkler – Parliamentarian
Betsy Greenberg
David King
Hank Smith
Carrie Thompson
Roy Woody

Absent:

Jolene Kiolbassa – Vice-Chair
Ellen Ray

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 July 6, 2021.

Motion to approve minutes from July 6, 2021 was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner Acosta on vote of 9-0. Vice-Chair Kiolbassa and Commissioner Ray absent.

B. PUBLIC HEARINGS

- 1. Rezoning:** [C14-2021-0089 - Drew Lane Residential; District 5](#)
Location: 2414 Drew Lane, Slaughter Creek Watershed
Owner/Applicant: Walton Homes, LLC (Brenda Walton)
Agent: Thrower Design, LLC (Victoria Haase)
Request: DR to SF-3
Staff Rec.: **Recommended**
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov
Housing and Planning Department

Public Hearing closed.

Motion by Commissioner Smith, seconded by Commissioner Acosta to grant Staff's recommendation of SF-3 district zoning for C14-2021-0089 - Drew Lane Residential located at 2414 Drew Lane was approved on a vote of 9-0. Vice-Chair Kiolbassa and Commissioner Ray absent.

- 2. Zoning:** [C14-2021-0094 - Fox Hollow Multifamily; District 5](#)
Location: 2117 Brandt Road, Onion Creek Watershed
Owner/Applicant: Jesus Turullols
Agent: Dunaway Associates, Meg Greenfield
Request: I-RR to MF-4
Staff Rec.: **Recommendation Pending; Postponement request by Staff to August 3, 2021**
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov
Housing and Planning Department

Motion to grant Staff's request for postponement of this item to August 3, 2021 was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner Acosta on vote of 9-0. Vice-Chair Kiolbassa and Commissioner Ray absent.

3. **Rezoning:** [C14-2021-0095 - Westgate / Davis CS-1; District 5](#)
Location: 8801 West Gate Boulevard; 3008 Davis Lane, South Boggy Creek Watershed
Owner/Applicant: Westgate / Davis Inc. (Sufian Emmar)
Agent: Bennett Consulting (Rodney Bennett)
Request: LR-CO to CS-1
Staff Rec.: **Recommended**
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov
Housing and Planning Department

Public Hearing closed.

Motion to grant Staff's recommendation of CS-1 district zoning for C14-2021-0095 - Westgate / Davis CS-1 located at 8801 West Gate Boulevard was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner Acosta on vote of 9-0. Vice-Chair Kiolbassa and Commissioner Ray absent.

4. **Rezoning:** [C14-2021-0090 - 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 Neighborhood's request for postponement of this item to August 17, 2021 was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner Acosta on vote of 9-0. Vice-Chair Kiolbassa and Commissioner Ray absent.

5. **Rezoning:** [C14-2021-0080 - Tech Ridge 2; District 7](#)
Location: 13100 1/2 -1 3200 1/2 Mc Callen Pass; 13200-13300 Center Lake Drive, Walnut Creek Watershed
Owner/Applicant: Centerstate 99, Ltd., TECHRIDGE PLD 2019 LP
Agent: Armbrust & Brown, L.L.P. (Amanda Morrow)
Request: LI-PDA to LI-PDA, to change a condition of zoning
Staff Rec.: **Pending; Postponement request by Staff to August 3, 2021**
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 August 3, 2021 was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner Acosta on vote of 9-0. Vice-Chair Kiolbassa and Commissioner Ray absent.

6. **Rezoning:** [C14-2021-0096 - Rezoning of 8500 Bluegrass Drive - City Initiated; District 10](#)
- Location: 8500 Bluegrass Drive, Bull Creek Watershed
Owner/Applicant: Ken Schiller and Steve and Ivete Stowers
Agent: City of Austin - Housing and Planning Department (Sherri Sirwaitis)
Request: LR to SF-2
Staff Rec.: **Recommended**
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov
Housing and Planning Department

Public Hearing closed.

Motion to grant Staff's recommendation of SF-2 district zoning for C14-2021-0096 - Rezoning of 8500 Bluegrass Drive - City Initiated located at 8500 Bluegrass Drive was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner Acosta on vote of 9-0. Vice-Chair Kiolbassa and Commissioner Ray absent.

7. **Site Plan (Environmental Variance only):** [SP-2021-0015D - Crossroads Logistics Center](#)
- Location: 8400 East Parmer Lane, Gilleland Creek Watershed
Owner/Applicant: Edward Butler
Agent: Jamison Civil Engineering (Stephen Jamison)
Request: Request to vary from LDC 25-8-341 to allow cut up to 14.3 feet within the Desired Development Zone.
Request to vary from LDC 25-8-342 to allow fill up to 16.5 feet within the Desired Development Zone
Staff Rec.: **Recommended, with conditions**
Staff: Robert Anderson, 512-974-3026, robert.anderson@austintexas.gov
Development Services Department

Public Hearing closed.

Motion to grant Staff's recommendation for SP-2021-0015D - Crossroads Logistics Center located at 8400 East Parmer Lane was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner Acosta on vote of 9-0. Vice-Chair Kiolbassa and Commissioner Ray absent.

8. **Site Plan Extension Only:** [SP-2015-0430C.SH\(XT2\) - Westgate Grove Phase II; District 5](#)
- Location: 8601 West Gate Boulevard, South Boggy Creek Watershed
Owner/Applicant: Westgate Momark LLC
Agent: WGI (Baily Harrington)
Request: Extending the application expiration date 3 years to July 24, 2024
Staff Rec.: **Recommended**
Staff: Clarissa Davis, 512-974-1423, clarissa.davis@austintexas.gov
Development Services Department

Public Hearing closed.

Motion to grant Staff's recommendation for SP-2015-0430C.SH(XT2) - Westgate Grove Phase II located at 601 West Gate Boulevard was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner Acosta on vote of 9-0. Vice-Chair Kiolbassa and Commissioner Ray absent.

**9. Site Plan
(Environmental
Variance only):**

[SP-2021-0021D - 3800 Island Way; District 10](#)

Location: 3800 Island Way, Lake Austin Watershed
Owner/Applicant: Christopher Hester
Agent: Janis Smith Consulting LLC (Janis Smith)
Request: Requesting a variance from LDC 25-8-281(C)(2)(B) to allow construction within 150 feet of Critical Environmental Feature (rimrock).

Staff Rec.: **Recommended with conditions**
Staff: Eric Brown, 512-978-1539, Eric.Brown@austintexas.gov
Clarissa Davis, 512-974-1423 , Clarissa.Davis@austintexas.gov
Development Services Department

Public Hearing closed.

Motion to grant Staff's recommendation, with conditions, for SP-2021-0021D - 3800 Island Way located at 3800 Island Way was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner Acosta on vote of 9-0. Vice-Chair Kiolbassa and Commissioner Ray absent.

**10. Final plat out of a
preliminary plan:**

[C8J-2018-0208.1A - Live Oaks Springs](#)

Location: 9406 Morninghill Drive, Slaughter Creek Watershed
Owner/Applicant: Artek Investments (David Knapp)
Agent: Civil Insite, LLC (Gregg Andrulis)
Request: Approval of a final plat out of an approved preliminary plan, consisting of 30 single-family lots on 50.99 acres

Staff Rec.: **Recommended with conditions**
Staff: Jennifer Bennett, 512-974-9002, jennifer.bennett-reumuth@austintexas.gov
Development Services Department

Public Hearing closed.

Motion to grant Staff's recommendation, with conditions per Exhibit C of the Staff Report, for C8J-2018-0208.1A - Live Oaks Springs located at 9406 Morninghill Drive was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner Acosta on vote of 9-0. Vice-Chair Kiolbassa and Commissioner Ray absent.

- 11. Final Plat from Approved Preliminary Plan:** [C8-2018-0165.3A - Cascades at Onion Creek East, Phase Three Final Plat; District 5](#)
- Location: 2333 Cascades Avenue, Onion Creek Watershed
Owner/Applicant: M/I Homes of Austin, LLC (William G. Peckman)
Agent: LJA Engineering (Russell Kotara)
Request: Approval of the final plat composed of 120 lots on 23.1107 acres.
Staff Rec.: **Disapproval for Reasons**
Staff: Cesar Zavala, 512-974-3403, cesar.zavala@austintexas.gov
Development Services Department

Public Hearing closed.

Motion to Disapprove for Reason, per Exhibit C of the Staff Report, for C8-2018-0165.3A - Cascades at Onion Creek East, Phase Three Final Plat located at 2333 Cascades Avenue was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner Acosta on vote of 9-0. Vice-Chair Kiolbassa and Commissioner Ray absent.

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).

Item disposed without discussion or action.

2. Discuss and consider recommendations for Budget Fiscal Year 2021-2022. (Sponsors: Commissioners Denkler and King).

Motion by Commissioner Denkler, seconded by Commissioner King to approve recommendations for Budget Fiscal Year 2021-2022, as amended, was approved on a vote of 9-0. Vice-Chair Kiolbassa and Commissioner Ray absent.

Recommendation:

<http://www.austintexas.gov/edims/document.cfm?id=364168>

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)

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.

Chair Barrera-Ramirez adjourned the meeting without objection on Tuesday, July 20, 2021 at 7:07 p.m.