



**Regular Meeting
ZONING & PLATTING COMMISSION
Tuesday, August 17, 2021**

The Zoning & Platting Commission convened in a meeting on Tuesday, August 17, 2021
@ <http://www.austintexas.gov/page/watch-atxn-live>

Chair Barrera-Ramirez called the Commission Meeting to order at 6:05 p.m.

Commission Members in Attendance:

**Cesar Acosta
Timothy Bray
Ann Denkler – Parliamentarian
Betsy Greenberg
David King
Jolene Kiolbassa – Vice-Chair
Nadia Barrera-Ramirez – Chair
Ellen Ray
Hank Smith
Carrie Thompson**

Absent:

Roy Woody

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 August 3, 2021.

Motion to approve the minutes from August 3, 2021 as approved on the consent agenda, as amended, on the motion by Commissioner Ray, seconded by Commissioner Denkler on a vote of 10-0. Commissioner Woody absent.

B. PUBLIC HEARINGS

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

Public Hearing closed.

There was a motion by Commissioner Smith, seconded by Commissioner Bray to grant MF-4-CO combining district zoning, with the Conditional Overlay for 60% impervious cover and limited to 54 units per acre, with conditions of the Neighborhood Traffic Analysis, for C14-2021-0094 - Fox Hollow Multifamily, located at 2117 Brandt Road failed on a vote of 5-5. Chair Barrera-Ramirez and Commissioners Ray, Smith, Acosta and Bray voted aye. Vice-Chair Kiolbassa and Commissioners Greenberg, Denkler, Thompson and King voted nay. Commissioner Woody absent.

There was a motion by Commissioner Smith, seconded by Commissioner Acosta to grant Staff's recommendation of MF-2 district zoning, with conditions of the Neighborhood Traffic Analysis, for C14-2021-0094 - Fox Hollow Multifamily, located at 2117 Brandt Road failed on a vote of 5-5. Chair Barrera-Ramirez and Commissioners Ray, Smith, Acosta and Bray voted aye. Vice-Chair Kiolbassa and Commissioners Greenberg, Denkler, Thompson and King voted nay. Commissioner Woody absent.

Item is forwarded to Council without a recommendation due to lack of an affirmative vote.

2. **Rezoning:** [C14-2021-0100 - Luby's Site; District 10](#)
Location: 8176 North MoPac Expressway, Shoal Creek Watershed
Owner/Applicant: Luby's Fuddruckers Restaurants, LLC
Agent: Armbrust & Brown, PLLC (Michael Whellan)
Request: LR to MF-6
Staff Rec.: **Recommended**
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov
Housing and Planning Department

Public Hearing closed.

Motion by Commissioner Bray, seconded by Commissioner Smith to grant Staff's recommendation of MF-6 district zoning failed on a vote of 5-2. Chair Barrera-Ramirez and Commissioners Ray, Smith, Acosta and Bray voted aye. Commissioners Denkler and King voted nay. Vice-Chair Kiolbassa and Commissioners Thompson and Greenberg abstained. Commissioner Woody absent.

Item is forwarded to Council without a recommendation due to lack of an affirmative vote.

3. **Zoning:** [C14-2021-0040 - 1501 Crozier Lane Zoning; District 2](#)
Location: 1501 Crozier Lane, Carson Creek and Colorado River Watersheds
Owner/Applicant: Old Man City, LLC (Lauren Carson)
Agent: Kimley-Horn and Associates, Inc. (Amanda Brown)
Request: I-RR to CS-CO
Staff Rec.: **Recommended**
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov
Housing and Planning Department

Motion by Commissioner Denkler, seconded by Commissioner King to postpone this item to September 7, 2021 was approved on a vote of 8-1. Commissioner Smith voted nay. Commissioner Acosta abstained. Commissioner Woody absent.

4. **Zoning and Rezoning:** [C14-2021-0093 - HoltCAT Site Improvements; District 5](#)
Location: 9601 South IH 35 Service Road Northbound, Onion Creek Watershed
Owner/Applicant: Holt Machinery Company (A.J. Shedrock Jr.)
Agent: Kimley-Horn and Associates, Inc. (Luke Caraway)
Request: I-RR; I-SF-2; LI-CO to CS-CO
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-CO combining district zoning for C14-2021-0093 - HoltCAT Site Improvements located at 9601 South IH 35 Service Road Northbound was approved on the consent agenda on the motion by Commissioner Ray, seconded by Commissioner Denkler on a vote of 10-0. Commissioner Woody absent.

5. **Zoning:** [C14-2021-0107 - Parkside Apartments; District 2](#)
Location: 5200 McKinney Falls Parkway, Onion Creek Watershed
Owner/Applicant: PAP Realty Partnership / MVE Venture & The WP & AP Ltd. (C. Dean Goodnight)
Agent: Husch Blackwell LLP (Nikelle Meade)
Request: I-RR to MF-4
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 MF-4 district zoning for C14-2021-0107 - Parkside Apartments, located at 9601 South IH 35 Service Road Northbound was approved on the consent agenda on the motion by Commissioner Ray, seconded by Commissioner Denkler on a vote of 10-0. Commissioner Woody absent.

6. **Zoning and 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

Public Hearing closed.

Motion by Commissioner Greenberg, seconded by Vice-Chair Kiolbassa to grant GR-CO combining district zoning, with the exception of excluding automotive washing from the prohibited use list, for C14-2021-0090 - 620 Hill Country Center located at 11405, 11409 and 11411 North FM 620 Road was approved on a vote of 10-0. Commissioner Woody absent.

7. **Rezoning:** [C14-2021-0012 - Research Park Rezoning; District 6](#)
Location: 12455, 12501 Research Boulevard North Bound, 12489, 12515 ½, 12517 ½ Research Boulevard Service Road NB, 12220 ½ Riata Trace Parkway, Walnut Creek and Rattan Creek Watersheds
Owner/Applicant: Karlin Research Park Development, LLC; Karlin Research Park, LLC (Matthew Schwab)
Agent: Armbrust & Brown, PLLC (Richard T. Suttle)
Request: LI to LI-PDA
Staff Rec.: **Recommended**
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov
Housing and Planning Department

Motion to grant a postponement request by the Neighborhood to September 7, 2021 was approved on the consent agenda on the motion by Commissioner Ray, seconded by Commissioner Denkler on a vote of 10-0. Commissioner Woody absent.

8. **Rezoning:** [C14-2021-0114 - 12183 Windy Ridge Road; District 6](#)
Location: 12183 Windy Ridge Road, Lake Travis Watershed
Owner/Applicant: Penny Leppin
Request: DR to SF-1
Staff Rec.: **Recommended**
Staff: Mark Graham, 512-974-3574, mark.graham@austintexas.gov
Housing and Planning Department

Public Hearing closed.

Motion to grant Staff's recommendation of SF-1 district zoning for C14-2021-0114 - 12183 Windy Ridge Road located at 12183 Windy Ridge Road was approved on the consent agenda on the motion by Commissioner Ray, seconded by Commissioner Denkler on a vote of 10-0. Commissioner Woody absent.

9. **Rezoning:** [C14-2021-0092 - Rezoning of 1901 W. William Cannon Dr.; District 5](#)
Location: 1901 West William Cannon Drive, Williamson Creek Watershed
Owner/Applicant: Owner: Field Realty Partners (James Grady Field); Applicant: Betsy Dees
Agent: Keepers Land Planning (Ricca Keepers)
Request: GR to CS-1
Staff Rec.: **Recommended**
Staff: Mark Graham, 512-974-3574, mark.graham@austintexas.gov
Housing and Planning Department

Public Hearing closed.

Motion to grant Staff's recommendation of CS-1 district zoning for C14-2021-0092 - Rezoning of 1901 W. William Cannon Dr located at 1901 West William Cannon Drive was approved on the consent agenda on the motion by Commissioner Ray, seconded by Commissioner Denkler on a vote of 10-0. Commissioner Woody absent.

10. **Site Plan
(Environmental
Variance only):** [SP-2020-0223DS - Norris Boat Dock; District 10](#)
Location: 1875 Westlake Drive, Bee Cave Watershed
Owner/Applicant: Bud Norris
Agent: Aqua Permits (Stephen Hawkins)
Request: Variance request from LDC 25-8-281(C)(2)(b) - to allow construction within 150 feet of a Spring Critical Environmental Feature (CEF).
Staff Rec.: **Recommend with conditions**
Staff: Lindsey Sydow, 974-2746, Lindsey.Sydow@austintexas.gov
Watershed Protection Department
Clarissa Davis, 974-1423, Clarissa.Davis@austintexas.gov
Development Services Department

Public Hearing closed.

Motion to grant Staff's recommendation with conditions for SP-2020-0223DS - Norris Boat Dock located at 1875 Westlake Drive was approved on the consent agenda on the motion by Commissioner Ray, seconded by Commissioner Denkler on a vote of 10-0. Commissioner Woody absent.

- 11. Final Plat out of an approved Preliminary Plan:** [C8J-2017-0277.1A - Barton Creek Sections K, L, and O Phase 1 Final Plat](#)
- Location: 3101 Lost Creek Boulevard, Barton Creek Watershed-Barton Springs Zone
- Owner/Applicant: Stratus Properties (Erin D. Pickens)
- Agent: LJA Engineering (John Clark, P.E.)
- Request: Approval of a final plat out of an approved preliminary plan, consisting of 23 lots on 341.51 acres
- Staff Rec.: **Disapproval for Reasons per Exhibit C of Staff Report**
- Staff: Jennifer Bennett, 512-974-9002, jennifer.bennett-reumuth@austintexas.gov
Development Services Department

Public Hearing closed.

Motion to disapprove for reasons, per Exhibit C of Staff Report for C8J-2017-0277.1A - Barton Creek Sections K, L, and O Phase 1 Final Plat located at 3101 Lost Creek Boulevard was approved on the consent agenda on the motion by Commissioner Ray, seconded by Commissioner Denkler on a vote of 10-0. Commissioner Woody 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.

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.

Commissioner Bray / Chair Barrera-Ramirez – Texas Open Meetings Act (TOMA) engagement meeting with Staff

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)

Commissioner King stated the Committee reviewed and approved a recommendation for 300 and 301 Pressler Street, and 1505 West 3rd Street, Parcels 1, 2, 3 – Rezoning cases in the Waterfront Overlay (C14-2021-0111; C14-2021-0112; C14-2021-0113)

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

No report provided.

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Chair Barrera-Ramirez adjourned the meeting without objection on Tuesday, August 17, 2021 at 10:10 p.m.