



**Regular Meeting  
ZONING & PLATTING COMMISSION  
Tuesday, September 7<sup>th</sup>, 2021**

The Zoning & Platting Commission convened in a regular meeting on Thursday, September 7, 2021 in the Council Chambers of City Hall, 301 W. 2nd Street, Austin, Texas and via videoconference.

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Vice-Chair Kiolbassa called the Commission Meeting to order at 6:11 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  
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 17, 2021.

Motion to approve minutes from August 17, 2021, as amended, was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner Bray on a vote of 10-0. Chair Barrera-Ramirez off the dais.

## B. PUBLIC HEARINGS

- 1. Zoning:** [C14-2021-0040 - 1501 Crozier Lane Zoning; District 2](#)  
Location: 1501 Crozier Lane, Carson Creek Watershed; Colorado River Watershed  
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](mailto:wendy.rhoades@austintexas.gov)  
Housing and Planning Department

Public Hearing closed.

Motion to approve Staff's recommendation of CS-CO, combining district zoning, for C14-2021-0040 - 1501 Crozier Lane Zoning located at 1501 Crozier Lane was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner Bray on a vote of 10-0. Chair Barrera-Ramirez off the dais.

- 2. Rezoning:** [C14-2021-0120 - Rezoning Liquor Store; District 2](#)  
Location: 3131 East SH 71 Service Road Westbound, Suite 200, Colorado River Watershed  
Owner/Applicant: 3131 East 71 LLC (Najib F. Wehbe)  
Agent: Hector Avila  
Request: GR-CO to CS-1  
Staff Rec.: **Recommendation of CS-1-CO**  
Staff: Wendy Rhoades, 512-974-7719, [wendy.rhoades@austintexas.gov](mailto:wendy.rhoades@austintexas.gov)  
Housing and Planning Department

Motion to grant Staff's recommendation of CS-1-CO, including prohibiting adult oriented business, for C14-2021-0120 - Rezoning Liquor Store located at 3131 was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner Bray on a vote of 10-0. Chair Barrera-Ramirez off the dais.

3. **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](mailto:sherri.sirwaitis@austintexas.gov)  
Housing and Planning Department

Public Hearing closed.

Motion by Commissioner Denkler, seconded by Commissioner Bray to grant LI-PDA district zoning, , with 1:1 FAR and the following prohibited uses: Automotive Repair Services, Basic Industry, Building maintenance services, Campground, Commercial off-street parking, Construction sales and services, Convenience Storage, Custom Manufacturing, Drop-Off Recycling Collection Facility, Funeral Services, General Warehousing and Distribution, Kennels, Laundry Services, Light Manufacturing, Limited Warehousing and Distribution, Maintenance and Service Facilities, Outdoor Entertainment, Pedicab Storage and Dispatch, Recycling Center, Resource Extraction, Scrap and Salvage, Service Station, Theater, Transportation Terminal and Vehicle Storage for C14-2021-0012 - Research Park Rezoning located at 12455, 12501 Research Boulevard North Bound, 12489, 12515 ½, 12517 ½ Research Boulevard Service Road NB, 12220 ½ Riata Trace Parkway was approved on a vote of 10-0. Chair Barrera-Ramirez was off the dais.

4. **Rezoning:** [C14-2021-0117 - West Slaughter Lane Residences; District 5](#)  
Location: 1017 West Slaughter Lane, Slaughter Creek Watershed  
Owner/Applicant: Jamee F. & Charles Stewart  
Agent: Alice Glasco Consulting (Alice Glasco)  
Request: DR to GR-MU-V  
Staff Rec.: **Recommended**  
Staff: Mark Graham, 512-974-3574, [mark.graham@austintexas.gov](mailto:mark.graham@austintexas.gov)  
Housing and Planning Department

Public Hearing closed.

Motion by Commissioner Acosta, seconded by Commissioner Smith to grant Staff's recommendation of GR-MU-V combining district zoning for C14-2021-0117 - West Slaughter Lane Residences located at 1017 West Slaughter Lane was approved on a vote of 10-0. Commissioner Greenberg off the dais.

5. **Zoning:** [C14-2021-0104 - Acts Fellowship Church; District 1](#)  
Location: 9807 Dessau Road, Walnut Creek Watershed  
Owner/Applicant: Alpha Anchor Investments, LLC (Andrew Kim)  
Agent: Dunaway Associates (Meg Greenfield)  
Request: I-RR to GR  
Staff Rec.: **Recommendation of GR-CO**  
Staff: Mark Graham, 512-974-3574, [mark.graham@austintexas.gov](mailto:mark.graham@austintexas.gov)  
Housing and Planning Department

Public Hearing closed.

Motion to grant Staff's recommendation of GR-CO, combining district zoning for C14-2021-0106 - Dessau Wastewater Treatment Plant 9807 Dessau Road; located at 9807 Dessau Road was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner Bray on a vote of 10-0. Chair Barrera-Ramirez off the dais.

6. **Rezoning:** [C14-2021-0119 - McHeath 1.48; District 2](#)  
Location: 911 & 915 Dittmar Road, South Boggy Creek Watershed  
Owner/Applicant: McHeath Ventures, LLC (Chris McLearn)  
Agent: Bennett Consulting (Rodney Bennett)  
Request: DR; SF-2 to MF-2  
Staff Rec.: **Recommended**  
Staff: Mark Graham, 512-974-3574, mark.graham@austintexas.gov  
Housing and Planning Department

Motion to grant Neighborhood's request for postponement of this time to September 21, 2021 was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner Bray on a vote of 10-0. Chair Barrera-Ramirez off the dais.

7. **Rezoning:** [C14-2021-0108 - 8721 South 1st Street; District 2](#)  
Location: 8721 South 1st Street, Slaughter Creek Watershed  
Owner/Applicant: BRW Holdings, LLC (Barry and Robin Wurzel)  
Agent: Jackson Walker, L.L.P. (Katherine Loayza)  
Request: IP-CO to CS  
Staff Rec.: **Recommendation of CS-CO**  
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 C14-2021-0108 - 8721 South 1st Street located at 8721 South 1st Street was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner Bray on a vote of 10-0. Chair Barrera-Ramirez off the dais.

8. **Rezoning:** [C14-2021-0091 - The Rhett; District 1](#)  
Location: 1000 E. Yager Lane, Walnut Creek Watershed  
Owner/Applicant: Zydeco Development Corporation (Eric Marcella)  
Agent: Thrower Design, LLC (A. Ron Thrower)  
Request: LR-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 Applicant's request for postponement of this time to September 21, 2021 was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner Bray on a vote of 10-0. Chair Barrera-Ramirez off the dais.

9. **Rezoning:** [C14-2021-0106 - Dessau Wastewater Treatment Plant; District 1](#)  
Location: 1621 1/2 Fish Lane, Harris Branch Watershed  
Owner/Applicant: City of Austin Water Department (Shay Ralls Roalson, P.E.)  
Agent: City of Austin Water Department (Eric Sermenio)  
Request: DR to P  
Staff Rec.: **Recommended**  
Staff: Sherri Sirwaitis, 512-974-3057, [sherri.sirwaitis@austintexas.gov](mailto:sherri.sirwaitis@austintexas.gov)  
Housing and Planning Department

Public Hearing closed.

Motion to grant Staff's recommendation of P, district zoning for C14-2021-0106 - Dessau Wastewater Treatment Plant; located at 1621 1/2 Fish Lane was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner Bray on a vote of 10-0. Chair Barrera-Ramirez off the dais.

10. **Rezoning:** [C14-2021-0109 - 12530 Research Blvd; District 10](#)  
Location: 12530 Research Boulevard, Walnut Creek Watershed  
Owner/Applicant: Gyro Plus, LLC (Mohammed Arami)  
Request: GR, LO to GR-MU  
Staff Rec.: **Recommendation of GR-MU for Tract 1 and LO-MU for Tract 2**  
Staff: Sherri Sirwaitis, 512-974-3057, [sherri.sirwaitis@austintexas.gov](mailto:sherri.sirwaitis@austintexas.gov)  
Housing and Planning Department

Motion by Commissioner Thompson, seconded by Vice-Chair Kiolbassa to grant Staff's recommendation of GR-MU, combining district, for Tract 1 and LO-MU, combining district, for Tract 2 for C14-2021-0109 - 12530 Research Blvd located at 12530 Research Boulevard was approved on a vote of 10-0. Commissioner Greenberg off the dais.

11. **Rezoning:** [C14-2021-0118 - 11586 Jollyville Rd; District 10](#)  
Location: 11586 Jollyville Road, Bull Creek Watershed  
Owner/Applicant: FUQUA Stover LTD (David Foor)  
Agent: Kimley-Horn and Associates, Inc. (Amanda Brown)  
Request: GO-CO to GO-MU-CO  
Staff Rec.: **Recommended**  
Staff: Sherri Sirwaitis, 512-974-3057, [sherri.sirwaitis@austintexas.gov](mailto:sherri.sirwaitis@austintexas.gov)  
Housing and Planning Department

Motion to grant Staff's recommendation of GO-MU-CO, combining district zoning for C14-2021-0118 - 11586 Jollyville Rd located at 11586 Jollyville Road was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner Bray on a vote of 10-0. Chair Barrera-Ramirez off the dais.

- 12. Preliminary Plan:** [C8J-2018-0213 - Longview \(Small Lot\) Preliminary Plan](#)  
Location: 6001 Kellam Road, Dry Creek East Watershed  
Owner/Applicant: WLH Communities-Texas, LLC (Michael Slack)  
Agent: Peloton Land Solutions (Justin Lange, P.E.)  
Request: Approval of a small lot preliminary plan consisting of 1,591 single family lots on 430.71 acres.  
Staff Rec.: **Recommended**  
Staff: Jose Luis Arriaga, 512-854-7562, joe.arriaga@traviscountytexas.gov  
Single Office: Travis County/City of Austin

Motion to grant Staff's recommendation for C8J-2018-0213 - Longview (Small Lot) Preliminary Plan located at 6001 Kellam Road was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner Bray on a vote of 10-0. Chair Barrera-Ramirez off the dais.

- 13. 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.: **Recommended with conditions per Exhibit C off the Staff Report**  
Staff: Jennifer Bennett, 512-974-9002, jennifer.bennett-reumuth@austintexas.gov  
Development Services Department

Motion to grant Staff's recommendation, with conditions per Exhibit C off the 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 Smith, seconded by Commissioner Bray on a vote of 10-0. Chair Barrera-Ramirez off the dais.

## **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. Discussion regarding Zoning and Platting Commission Hybrid meetings. (Sponsors: Chair Barrera-Ramirez and Vice-Chair Kiolbassa)

Item disposed without 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.*

## **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.

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.

**Vice-Chair Barrera Kiolbassa adjourned the meeting without objection on Tuesday, September 7, 2021 at 8:33 p.m.**