



ZONING & PLATTING COMMISSION AGENDA

Tuesday, January 4, 2022

The Zoning and Platting Commission will convene at 6:00 PM on Tuesday, January 4, 2022 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 December 21, 2021

B. PUBLIC HEARINGS

- 1. Rezoning:** [C14-2021-0171 - Harris Branch & Howard Lane; District 1](#)
Location: 12704 and 12706 Harris Branch Parkway, Harris Branch and Gilleland Creek Watersheds
Owner/Applicant: Homer H. and Sue Rich Revocable Living Trust
Agent: Armbrust & Brown, PLLC (Michael J. Whellan)
Request: DR to CS-MU
Staff Rec.: **Pending**
Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov
Housing and Planning Department
Postponement Request: **Staff postponement to January 18, 2022**
- 2. Rezoning:** [C814-90-0003.21 - Harris Branch PUD Amendment 21; District 1](#)
Location: US Highway 290 and Harris Branch Parkway, Gilleland, Harris Branch, and Decker Creek Watersheds
Owner/Applicant: Austin HB Residential Properties, Ltd.
Agent: Coats Rose PC (John M. Joseph)
Request: PUD to PUD, to modify a condition of zoning
Staff Rec.: **Recommended**
Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov
Housing and Planning Department
- 3. Rezoning:** [C14-2021-0142 - Perfect Cuts Landscaping; District 6](#)
Location: 13561 Pond Springs Road, Lake Creek Watershed
Owner/Applicant: PC Land, LLC (Brandon Krause)
Agent: Husch Blackwell LLP (Nikelle Meade)
Request: GR-CO to CS-MU-CO
Staff Rec.: **Recommendation of GR-MU-CO**
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov
Housing and Planning Department
- 4. Rezoning:** [C14-2021-0145 - Rogers ADU; District 1](#)
Location: 5210 Rogers Lane, Walnut Creek Watershed
Owner/Applicant: Capital River Group, LLC - Series 24
Agent: Stuart Carr
Request: SF-2 to SF-3
Staff Rec.: **Recommended**
Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov
Housing and Planning Department

Attorney: Steven Maddoux 512-974-6080

Commission Liaison: [Andrew Rivera](#), 512-974-6508

5. **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
6. **Rezoning:** [C14-2021-0161 - West William Cannon Housing; District 5](#)
Location: 3101 West William Cannon Drive, Williamson Creek Watershed - Barton Springs Zone
Owner/Applicant: Jubilee Christian Center (Jimmy R. Seal)
Agent: Armbrust & Brown, PLLC (Michael J. Whellan)
Request: LO-CO to MF-4
Staff Rec.: **Recommended**
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov
Housing and Planning Department
7. **Rezoning:** [C14H-2021-0165 - Dr. Sidney, Jr. and Helen White House; District 10](#)
Location: 8601 Azalea Trail, Shoal Creek Watershed
Owner/Applicant: MRR Investments, LLC (Lamont and Alta Alexander, owner)
Request: SF-3 to SF-3-H
Staff Rec.: **Recommended**
Staff: Elizabeth Brummett, 512-974-1264, elizabeth.brummett@austintexas.gov
Housing and Planning Department
8. **Site Plan - Extension:** [SPC-2007-0497C\(XT3\) - The Offices at Ribelin Ranch - Phase 1; District 10](#)
Location: 7016 Ribelin Ranch Drive, Bull Creek Watershed
Owner/Applicant: Austin Baptist Church (Tom Stacy)
Agent: Armbrust & Brown, PLLC (Richard T. Suttle)
Request: The applicant is requesting a 15 year extension to a previously approved site plan.
Staff Rec.: **Not recommended. Staff recommends a 10 year extension.**
Staff: Rosemary Avila, 512-974-2784, rosemary.avila@austintexas.gov
Development Services Department

9. **Site Plan - Extension:** [SP-2007-0549B\(XT3\) - Kallestad Laboratories, Inc. - PRA Site Plan; District 10](#)
Location: 10010 FM 2222 Road, Bull Creek Watershed
Owner/Applicant: Austin Baptist Church (Tom Stacy)
Agent: Armbrust & Brown, PLLC (Richard T. Suttle)
Request: The applicant is requesting a 15 year extension to a previously approved site plan.
Staff Rec.: **Not recommended. Staff recommends a 10 year extension.**
Staff: Rosemary Avila, 512-974-2784, rosemary.avila@austintexas.gov
Development Services Department

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)

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)

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.

Attorney: Steven Maddoux 512-974-6080
Commission Liaison: [Andrew Rivera](#), 512-974-6508

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.

Zoning and Platting Commission 2022 Meeting Schedule

Per City Code Title 2 § 2-1-43 (A), approved on November 2, 2021

Except as otherwise provided by commission action, the commission will meet per the adopted schedule.

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| Tues. January 4 2022 @ Austin City Hall, 6PM | Tues. July 5 2022@ Austin City Hall, 6PM |
| Tues. January 18 2022@ Austin City Hall, 6PM | Tues. July 19 2022@ Austin City Hall, 6PM |
| Tues. February 1 2022@ Austin City Hall, 6PM | Tues. August 2 2022@ Austin City Hall, 6PM |
| Tues. February 15 2022@ Austin City Hall, 6PM | Tues. August 16 2022@ Austin City Hall, 6PM |
| Tues. March 1 2022@ Austin City Hall, 6PM | Tues. September 6 2022@ Austin City Hall, 6PM |
| Tues. March 29 2022@ Austin City Hall, 6PM | Tues. September 20 2022@ Austin City Hall, 6PM |
| Tues. April 5 2022@ Austin City Hall, 6PM | Tues. October 4 2022@ Austin City Hall, 6PM |
| Tues. April 19 2022@ Austin City Hall, 6PM | Tues. October 18 2022@ Austin City Hall, 6PM |
| Tues. May 3 2022@ Austin City Hall, 6PM | Tues. November 1 2022@ Austin City Hall, 6PM |
| Tues. May 17 2022@ Austin City Hall, 6PM | Tues. November 15 2022@ Austin City Hall, 6PM |
| Tues. June 7 2022@ Austin City Hall, 6PM | Tues. December 6 2022@ Austin City Hall, 6PM |
| Tues. June 21 2022@ Austin City Hall, 6PM | Tues. December 20 2022@ Austin City Hall, 6PM |