



**Regular Meeting
ZONING & PLATTING COMMISSION
Tuesday, December 21, 2021**

**The Zoning & Platting Commission convened in a meeting on Tuesday, December 21, 2021
@ <http://www.austintexas.gov/page/watch-atxn-live>**

Vice-Chair Kiolbassa called the Commission Meeting to order at 6:02 p.m.

Commission Members in Attendance:

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

Absent:

Jolene Kiolbassa – Vice-Chair

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 November 16, 2021.
2. Approval of minutes from Special Called Meeting November 29, 2021.
3. Approval of minutes from Joint Special Called Meeting November 29, 2021.

Motion to approve minutes from November 16, 2021, Special Called Meeting November 29, 2021, and Joint Special Called Meeting November 29, 2021 was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner Woody on a vote of 9-0. Commissioner Thompson off the dais. Chair Kiolbassa absent.

B. PUBLIC HEARINGS

- 1. Zoning:** [C14-2021-0168 - Texas Cat Doctor; District 6](#)
Location: 13264 Pond Springs Road, Lake Creek Watershed
Owner/Applicant: Texas Cat Hospital, Inc. (Kim Percival)
Agent: HB Construction (Josh McKay)
Request: I-RR to GR
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 GR district zoning for C14-2021-0168 - Texas Cat Doctor located at 13264 Pond Springs Road was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner Woody on a vote of 9-0. Commissioner Thompson off the dais. Chair Kiolbassa absent.

- 2. Restrictive Covenant Termination:** [C14-2016-0124\(RCT\) - Parmer Business Park RCT, District 1](#)
Location: 13000, 13100 and 13106 1/2 Harris Ridge Boulevard, Harris Branch Watershed
Owner/Applicant: Karlin McCallen Pass, LLC (Matthew Schwab)
Agent: Armbrust & Brown, PLLC (Richard T. Suttle)
Request: The applicant is requesting a termination of the restrictive covenant conditions for this property.
Staff Rec.: **Pending**
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov
Housing and Planning Department
Postponement Request: **Request by Applicant for postponement to January 18, 2022**

Motion to grant Applicant's request for postponement of this item to January 18, 2022 was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner Woody on a vote of 9-0. Commissioner Thompson off the dais. Chair Kiolbassa absent.

3. **Rezoning:** [C14-2019-0166 - Parmer Business Park, District 1](#)
Location: 13000, 13100 and 13106 1/2 Harris Ridge Boulevard, Harris Branch Watershed
Owner/Applicant: Karlin McCallen Pass, LLC (Matthew Schwab)
Agent: Armbrust & Brown, PLLC (Richard T. Suttle)
Request: LI-PDA to LI-PDA, to change a condition of zoning
Staff Rec.: **Pending**
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov
Housing and Planning Department
Postponement **Request by Applicant for postponement to January 18, 2022**
Request:

Motion to grant Applicant's request for postponement of this item to January 18, 2022 was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner Woody on a vote of 9-0. Commissioner Thompson off the dais. Chair Kiolbassa absent.

4. **Zoning:** [C14-2021-0151 - AR - JR .85; District 5](#)
Location: 11501 Menchaca Road, Slaughter Creek Watershed
Owner/Applicant: AR & JR Real Estate Holdings (Charles Norris)
Agent: Bennett Consulting (Rodney Bennett)
Request: I-SF-2 to CS
Staff Rec.: **Recommendation of GR-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 GR-CO district zoning, with additional prohibited uses, for C14-2021-0151 - AR - JR .85 located at 11501 Menchaca Road was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner Woody on a vote of 9-0. Commissioner Thompson off the dais. Chair Kiolbassa absent.

Additional prohibited uses:

Alternative Financial Services
Hotel-Motel
Funeral Services
Pedicab Storage and Dispatch

5. **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

Motion to postpone this item to January 4, 2022 by Zoning and Platting Commission was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner Woody on a vote of 9-0. Commissioner Thompson off the dais. Chair Kiolbassa absent.

6. **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

Motion to postpone this item to January 4, 2022 by Zoning and Platting Commission was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner Woody on a vote of 9-0. Commissioner Thompson off the dais. Chair Kiolbassa absent.

7. **Rezoning:** [C814-96-0003.18 - Pioneer Crossing PUD Amendment #18; District 1](#)
Location: 3124 East Parmer Lane, Harris Branch Watershed
Owner/Applicant: RH Pioneer North, LLC (Annie Atkinson)
Agent: LJA Engineering Inc. (T. Walter Hoysa)
Request: PUD to PUD, to change a condition of zoning
Staff Rec.: **Pending**
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov
Housing and Planning Department
Postponement **Request for Indefinite Postponement by Staff**
Request:

Motion to grant Staff's request for indefinite postponement of this item was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner Woody on a vote of 9-0. Commissioner Thompson off the dais. Chair Kiolbassa absent.

8. **Site Plan - EV variance:** [SP-2021-0072C - Park 183 Buildings 6 & 7; District 2](#)
Location: 4800 Distribution Drive and 7900 Industrial Way, Onion Creek Watershed
Owner/Applicant: Park 183 Land LLC
Agent: LandDev Consulting (Nick Brown)
Request: Environmental variance to allow fill up to 17 feet. LDC 25-8-342
Staff Rec.: **Recommended with conditions**
Staff: Tunde Daramola, 512-974-6316, babatunde.daramola@austintexas.gov
Rosemary Avila, 512-974-2784, rosemary.avila@austintexas.gov
Development Services Department

Public Hearing closed.

Motion to grant Staff's recommendation with conditions for SP-2021-0072C - Park 183 Buildings 6 & 7 located at 4800 Distribution Drive and 7900 Industrial Way was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner Woody on a vote of 9-0. Commissioner Thompson off the dais. Chair Kiolbassa absent.

9. **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 10 year extension to a previously approved site plan.
Staff Rec.: **Recommended**
Staff: Rosemary Avila, 512-974-2784, rosemary.avila@austintexas.gov
Development Services Department

Motion to postpone this item to January 4, 2022 by Zoning and Platting Commission was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner Woody on a vote of 9-0. Commissioner Thompson off the dais. Chair Kiolbassa absent.

10. **Site Plan - Commission:** [SPC-2019-0394C - 620 Volvo; District 6](#)
Location: 10600 FM 620 North, Lake Travis Watershed
Owner/Applicant: Budget Leasing, Inc. (David Stein)
Agent: LandDev Consulting (Keith Parkan)
Request: The applicant is requesting to build an auto sales facility within the Moderate Intensity Zone of the RM 620 Hill Country Roadway Corridor.
Staff Rec.: **Recommended**
Staff: Christine Barton-Holmes, 512-974-2788, christine.barton-holmes@austintexas.gov
Development Services Department

Public Hearing closed.

Motion to grant Staff's recommendation for SPC-2019-0394C - 620 Volvo located 10600 FM 620 North was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner Woody on a vote of 9-0. Commissioner Thompson off the dais. Chair Kiolbassa absent.

11. **Final Plat:** [C8-2021-0090.0A - Maxwell Subdivision; District 3](#)
Location: 2114 Maxwell Lane, Carson Creek Watershed
Owner/Applicant: Real Holdings LLC (Lynn Yuan)
Agent: LOC Consultants Civil Division (Sergio Lozano-Sanchez, P.E.)
Request: Approval of a Final Plat consisting of 5 total lots on 0.59 acres, subject to conditions in the comment report.
Staff Rec.: **Disapproval for Reasons per Exhibit C**
Staff: Juan Enriquez, 512-974-2767, juan.enriquez@austintexas.gov
Development Services Department

Motion to disapprove for reasons per Exhibit C for C8-2021-0090.0A - Maxwell Subdivision located 10600 FM 620 North was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner Woody on a vote of 9-0. Commissioner Thompson off the dais. Chair Kiolbassa absent.

- 12. 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 10 year extension to a previously approved site plan.
Staff Rec.: **Recommended**
Staff: Rosemary Avila, 512-974-2784, rosemary.avila@austintexas.gov
Development Services Department

Motion to postpone this item to January 4, 2022 by Zoning and Platting Commission was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner Woody on a vote of 9-0. Commissioner Thompson off the dais. Chair Kiolbassa absent.

- 13. Final Plat from Approved Preliminary Plan:** [C8-2019-0112.1A - Twilight Gardens; District 8](#)
Location: 8316 Twilight Terrace Drive, Williamson Creek Watershed-Barton Springs Zone
Owner/Applicant: Twilight Estates LLC
Agent: Perales Land Development LLC (Jerry Perales)
Request: Approval of the final plat composed of 12 lots on 17.92 acres.
Staff Rec.: **Approve with conditions per Exhibit C**
Staff: Cesar Zavala, 512-974-3404, cesar.zavala@austintexas.gov
Development Services Department

Motion to approve with conditions per Exhibit C for C8-2021-0090.0A - Maxwell Subdivision located at 10600 FM 620 North was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner Woody on a vote of 9-0. Commissioner Thompson off the dais. Chair Kiolbassa absent.

- 14. Preliminary Plan:** [C8-2020-0501 - Mountain Crest; District 8](#)
Location: 8722 W. Highway 71, Williamson Creek Watershed-Barton Springs Zone
Owner/Applicant: LMC Sky Mountain, LLC (Ben Breunig)
Agent: LJA Engineering Inc. (Reese Hurley, P.E)
Request: Approval of the preliminary plan composed of 1 lot on 5.53 acres.
Staff Rec.: **Approve with conditions per Exhibit C**
Staff: Cesar Zavala, 512-974-3404, cesar.zavala@austintexas.gov

Motion to approve with conditions per Exhibit C for C8-2020-0501 - Mountain Crest located at 8722 W. Highway 71 was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner Woody on a vote of 8-0. Commissioner Thompson off the dais. Chair Kiolbassa absent. Commissioner Denkler abstained.

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.

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)

Commissioner Smith stated he was appointed as Vice-Chair of the Committee.

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

Commissioner King stated the Committee reviewed the Austin-American Statesman PUD amendment case and Commissioner Greenberg stated staff provided a briefing on E-TODs.

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.

Chair Barrera-Ramirez adjourned the meeting without objection on Tuesday, December 21, 2021 at 6:14 p.m.