



**Regular Meeting
ZONING & PLATTING COMMISSION
Tuesday, November 16, 2021**

The Zoning & Platting Commission convened in a regular meeting on Thursday, November 16, 2021 in the Council Chambers of City Hall, 301 W. 2nd Street, Austin, Texas and via videoconference.

@ <http://www.austintexas.gov/page/watch-atxn-live>

Vice-Chair Kiolbassa called the Commission Meeting to order at 6:08 p.m.

Commission Members in Attendance:

**Timothy Bray
Ann Denkler – Parliamentarian
Betsy Greenberg
David King
Jolene Kiolbassa – Vice-Chair
Nadia Barrera-Ramirez – Chair
Hank Smith
Carrie Thompson
Roy Woody**

Absent

**Cesar Acosta
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 November 2, 2021.

Approval of minutes from November 2, 2021 postponed to a future meeting date was approved by unanimous consent. Vote 9-0. Commissioners Boone and Acosta absent.

B. PUBLIC HEARINGS

- 1. Rezoning:** [C14-2021-0150 - Menchaca South; District 5](#)
Location: 1902 Keilbar Lane, 7603 and 7515 Menchaca Road, Williamson Creek Watershed
Owner/Applicant: Menchaca South, LLC (Laura Burkhart)
Agent: RubyAnne Designs (Michael Winningham)
Request: SF-3 to MF-2
Staff Rec.: **Recommended**
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov
Housing and Planning Department

Public Hearing closed.

Motion by Commissioner Greenberg, seconded by Commissioner Denkler to grant SF-6 district zoning for C14-2021-0150 - Menchaca South located at 1902 Keilbar Lane, 7603 and 7515 Menchaca Road was approved on a vote of 6-3. Chair Barrera-Ramirez, and Commissioners Bray and Smith voted nay. Commissioners Boone and Acosta absent.

- 2. 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

Motion to grant Applicant's request for postponement of this item to January 4, 2022 was approved on the consent agenda on the motion by Commissioner Smith, seconded by Chair Barrera-Ramirez on a vote of 9-0. Commissioners Boone and Acosta absent.

3. **Rezoning:** [C14H-2021-0164 - Dr. Sidney, Jr. and Helen White House; District 10](#)
Location: 8601 Azalea Trail, Shoal Creek Watershed
Owner/Applicant: Alta Alexander
Request: SF-2 to SF-2-H
Staff Rec.: **Recommended**
Staff: Steve Sadowsky, 512-974-6454, steve.sadowsky@austintexas.gov
Housing and Planning Department

No action required, notification error.

4. **Zoning:** [C14-2021-0146 - 146 East Slaughter Lane; District 5](#)
Location: 127 East Slaughter Lane, Onion Creek Watershed
Owner/Applicant: UH Storage Limited Partnership (Stuart Shoen)
Agent: Kimley-Horn and Associates, Inc. (Amanda C. Brown)
Request: I-RR 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 C14-2021-0146 – 146 East Slaughter Lane located at 127 East Slaughter Lane was approved on the consent agenda on the motion by Commissioner Smith, seconded by Chair Barrera-Ramirez on a vote of 9-0. Commissioners Boone and Acosta absent.

5. **Site Plan:** [SPC-2021-0017A - The Training Kitchen; District 5](#)
Location: 1901 Matthews Lane, Williamson Creek Watershed
Owner/Applicant: Amanda Longtain
Agent: Blayne Stansberry (512) 292-8000
Request: Approve Food Preparation as an allowable land use within GR Zoning District, which is a conditional use.
Staff Rec.: **Recommended**
Staff: Robert Anderson, (512) 974-3026, robert.anderson@austintexas.gov
Development Services Department

Public Hearing closed.

Motion to grant Staff's recommendation for SPC-2021-0017A - The Training Kitchen located at 1901 Matthews Lane was approved on the consent agenda on the motion by Commissioner Smith, seconded by Chair Barrera-Ramirez on a vote of 9-0. Commissioners Boone and Acosta absent.

6. Subdivision out of approved [C8-2020-0037.1A - Marshall Ranch Subdivision; District 8](#)

Preliminary Plan:

Location: 1300 Lost Creek Blvd, Barton Creek Watershed-Barton Springs Zone; Eanes Creek Watershed
Owner/Applicant: Eanes Marshall Ranch, LP (Linda K. Haines)
Agent: Jonathan Fleming (KT Civil)
Request: Approval of Marshall Ranch Subdivision, a subdivision out of the approved Marshall Ranch Subdivision preliminary plan, comprised of 55 lots (49 single-family) on 37.23 acres.
Staff: Joey de la Garza, (512) 974-2664, joey.delagarza@austintexas.gov
Development Services Department

Public Hearing closed.

Motion to grant approval with conditions, per Exhibit C, for C8-2020-0037.1A - Marshall Ranch Subdivision located at 1300 Lost Creek Blvd was approved on the consent agenda on the motion by Commissioner Smith, seconded by Chair Barrera-Ramirez on a vote of 9-0. Commissioners Boone and Acosta absent.

7. Subdivision out of approved [C8J-2008-0168.01.4A - Entrada Phase 3, A Small Lot Subdivision](#)

Preliminary Plan:

Location: Entrada Tranquila Way, Gilleland Creek Watershed
Owner/Applicant: Lennar Homes of Texas Land and Construction, Ltd. (Kevin Pape)
Agent: Carlson, Brigance & Doering, Inc. (Brendan McEntee)
Request: Approval with conditions of Entrada Phase 3 A Small Lot Subdivision consisting of 91 lots on 18.306 acres. Water and wastewater will be provided by the City of Austin.
Staff Rec.: **Recommended**
Staff: Sarah Sumner, 512-854-7687, sarah.sumner@traviscountytexas.gov
Single Office

Public Hearing closed.

Motion to grant approval with conditions, per Exhibit C, for C8J-2008-0168.01.4A - Entrada Phase 3, A Small Lot Subdivision located at Entrada Tranquila Way was approved on the consent agenda on the motion by Commissioner Smith, seconded by Chair Barrera-Ramirez on a vote of 9-0. Commissioners Boone and Acosta absent.

C. BRIEFING

1. Watershed Protection Department's Environmental and Floodplain Review Process.

Presenters Liz Johnston, Deputy Environmental Officer, 512-974-2619 and Rebeka McKay, P.E., Engineer, 512-974-3353 Watershed Protection Department.

Briefing conducted and presented by Liz Johnston, Deputy Environmental Officer, and Rebeka McKay, P.E., Engineer, Watershed Protection Department.

D. ITEMS FROM THE COMMISSION

1. Discussion and possible action to include location of Austin City Hall, 301 W 2nd St, Austin, TX 78701 in the Zoning and Platting Commission 2022 meeting schedule. (Co-Sponsors Vice-Chair Kiolbassa and Commissioner King)

Motion by Chair Barrera-Ramirez, seconded by Commissioner Greenberg to include location of Austin City Hall, 301 W 2nd St, Austin, TX 78701 in the Zoning and Platting Commission 2022 meeting schedule was approved on a vote of 9-0. Commissioners Boone and Acosta absent.

2. Discussion and possible action to select members to speak on behalf of the Zoning and Platting Commission at the Audit and Finance Committee meeting regarding Bylaws. (Co-Sponsors Chair Barrera-Ramirez and Vice-Chair Kiolbassa)

Vice-Chair Kiolbassa selected to speak on behalf of the Zoning and Platting Commission at Audit and Finance Committee regarding Bylaws was approved on the motion by Commissioner Denkler, seconded by Chair Barrera-Ramirez on a vote of 9-0. Commissioners Boone and Acosta absent.

3. 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)

Proposed recommendation by Commissioner King postponed on a vote of 9-0. Commissioners Boone and Acosta absent.

E. 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.

F. 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 Greenberg)

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 Kiolbassa adjourned the meeting without objection on Tuesday, November 16, 2021 at 7:55 p.m.