



## ZONING & PLATTING COMMISSION AGENDA

**Tuesday, January 18, 2022**

The Zoning and Platting Commission will convene at 6:00 PM on Tuesday, January 18, 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 January 4, 2022.

## B. PUBLIC HEARINGS

- 1. 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:** **Postponement request to February 1, 2022 by Staff**
- 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:** **Postponement request to February 1, 2022 by Staff**
- 3. Zoning:** [C14-2021-0186 - Howard Lane Residences, District 7](#)  
Location: 1208 East Howard Lane, Harris Branch Watershed  
Owner/Applicant: 1208 Howard Lane, LLC (Saeed Minhas)  
Agent: Alice Glasco Consulting (Alice Glasco)  
Request: I-RR to MF-4  
Staff Rec.: **Recommended**  
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov  
Housing and Planning Department

4. **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](mailto:sherri.sirwaitis@austintexas.gov)  
 Housing and Planning Department
5. **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](mailto:sherri.sirwaitis@austintexas.gov)  
 Housing and Planning Department
6. **Rezoning:** [C14-2020-0079 - RBI Austin, Tract 2; District 1](#)  
 Location: 7401-1/2 Loyola Lane, Walnut Creek Watershed  
 Owner/Applicant: Home Plate Properties (Matthew Price)  
 Agent: Drenner Group, PC (Amanda Swor)  
 Request: SF-2 to GR  
 Staff Rec.: **Pending**  
 Staff: Wendy Rhoades, 512-974-7719, [wendy.rhoades@austintexas.gov](mailto:wendy.rhoades@austintexas.gov)  
 Housing and Planning Department  
**Postponement Request: Indefinite Postponement request by Staff**
7. **Rezoning:** [C14-2020-0080 - RBI Austin, Tract 1; District 1](#)  
 Location: 7401-1/2 Loyola Lane, Walnut Creek Watershed  
 Owner/Applicant: Home Plate Properties (Matthew Price)  
 Agent: Drenner Group, PC (Amanda Swor)  
 Request: SF-2 to GR  
 Staff Rec.: **Pending**  
 Staff: Wendy Rhoades, 512-974-7719, [wendy.rhoades@austintexas.gov](mailto:wendy.rhoades@austintexas.gov)  
 Housing and Planning Department  
**Postponement Request: Indefinite Postponement request by Staff**

8. **Rezoning:** [C814-2009-0139.03 - Bull Creek PUD Amendment #3; District 10](#)  
Location: 5305, 5400, 5404, 5408, 5505 Paradox Cove; 4909, 4915-1/2, 4929 FM 2222 Road, Bull Creek Watershed; Lake Austin Watershed  
Owner/Applicant: David G. Booth, Trustee for the David Booth Revocable Trust  
Agent: Armbrust & Brown, PLLC (David Armbrust)  
Request: PUD to PUD, to change conditions of zoning  
Staff Rec.: **Pending**  
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov  
Housing and Planning Department  
**Postponement Request: Postponement request by Staff to March 1, 2022**
9. **Zoning:** [C14-2021-0184 - 7201 FM Road 2222; District 10](#)  
Location: 7201 FM Road 2222, West Bull Creek Watershed  
Owner/Applicant: West Lake Vistas LLC (Kimberly de la Fuente)  
Agent: Metcalfe Wolff Stuart & Williams, LLP (Michele Rogerson Lynch)  
Request: I-RR to MF-4-CO  
Staff Rec.: **Recommended**  
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov  
Housing and Planning Department
10. **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
11. **Rezoning:** [C14H-2021-0164 - Chrysler Air-Temp House; District 7](#)  
Location: 2502 Park View Drive, Shoal Creek Watershed  
Owner/Applicant: Historic Landmark Commission  
Agent: CoatsRose (Racy L. Haddad), agent for owner  
Request: SF-2 to SF-2-H  
Staff Rec.: **Recommended**  
Staff: Elizabeth Brummett, 512-974-1264, elizabeth.brummett@austintexas.gov  
Housing and Planning Department

- 12. 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.: **Recommended**  
 Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov  
 Housing and Planning Department
- 13. Zoning:** [C14-2021-0159 - Vaught Ranch Rezoning; District 10](#)  
 Location: 6529 Vaught Ranch Road, West Bull Creek Watershed  
 Owner/Applicant: Michael Hart  
 Agent: Dunaway (Meg Greenfield)  
 Request: I-RR to GO-MU  
 Staff Rec.: **Recommended**  
 Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov  
 Housing and Planning Department
- 14. Resubdivision:** [C8-2019-0124.0A - Raviva Price Tract; District 1](#)  
 Location: 7651 Delwau Lane, Boggy Creek Watershed  
 Owner/Applicant: Everett Charles Price, Jr.  
 Agent: Dunaway (J Segura)  
 Request: Approval of the resubdivision of an existing lot and unplatted property into a 5 lot subdivision on 9.559 acres.  
 Staff Rec.: **Recommended**  
 Staff: Cesar Zavala, 512-974-3404, cesar.zavala@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)
2. Discuss and consider establishing a Working Group tasked with representing the Commissions actions, and keeping the Commission abreast on matters related to the future location of Zoning and Platting Commission meetings. (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.

## **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](mailto: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**

<b>Speaker</b>	<b>Number</b>	<b>Time Allocated</b>	<b>Total Time Allocated</b>
<b>Applicant / Agent</b>	1	6 min.	12 min. (w/ donated time; including 3 min. rebuttal)
<b>Primary Speaker Opposed</b>	1	6 min.	9 min. (w/ donated time)
<b>All other Speakers</b>	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  |