



## ZONING & PLATTING COMMISSION AGENDA

**Tuesday, February 1, 2022**

The Zoning and Platting Commission will convene at 6:00 PM on Tuesday, February 1, 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 18, 2021

## B. PUBLIC HEARINGS

- 1. 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
- 2. 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
- 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:** [C14-2021-0189 - 4833 Spicewood Springs, District 10](#)  
Location: 4833 Spicewood Springs Road, Bull Creek Watershed  
Owner/Applicant: Spicewood Canyon, LP (Juan Creixell)  
Agent: Keepers Land Planning (Ricca Keepers)  
Request: LO, SF-3 to LO-MU  
Staff Rec.: **Recommended**  
Staff: Sherri Sirwaitis, 512-294-0246, sherri.sirwaitis@austintexas.gov  
Housing and Planning Department

5. **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.: **Recommendation Pending**  
 Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov  
 Housing and Planning Department  
**Postponement Request** **Staff postponement to February 15, 2022**
6. **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.: **Recommendation Pending**  
 Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov  
 Housing and Planning Department  
**Postponement Request** **Staff postponement to February 15, 2022**
7. **Rezoning:** [C14-2021-0195 - Howard Lane Residences Two, District 7](#)  
 Location: 1421 East Howard Lane, Harris Branch Watershed  
 Owner/Applicant: John Colbert Fish & Oana H Fish  
 Agent: Alice Glasco Consulting (Alice Glasco)  
 Request: GR-MU, MF-3 to MF-4  
 Staff Rec.: **Recommended**  
 Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov  
 Housing and Planning Department
8. **Rezoning:** [C14H-2021-0164 - Chrysler Air-Temp House; District 7](#)  
 Location: 2502 Park View Drive, Shoal Creek Watershed  
 Owner/Applicant: Historic Landmark Commission  
 Agent: Coats|Rose (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

9. **Final Plat out of Preliminary Plan:** [C8J-2018-0213.1A - Longview, Phase 1](#)  
 Location: Kellam Road, Dry Creek East Watershed  
 Agent: Peloton Land Solutions (Justin Lange)  
 Request: Approval of a final plat consisting of 186 total lots on 64.887 acres.  
 Staff Rec.: **Recommended**  
 Staff: Jose Luis Arriaga, 512-854-7562, joe.arriaga@traviscountytexas.gov  
 Single Office: Travis County/COA
10. **Preliminary Plan:** [C8-2020-0141 - Velocity Preliminary Plan; District 2](#)  
 Location: 3848 1/2 E SH 71 Service Road, Onion Creek Watershed  
 Owner/Applicant: Kimley-Horn (Justin Kramer)  
 Agent: Market Place Real Estate Group (Karl Koebel)  
 Request: Approval with Conditions of Preliminary Plan  
 Staff Rec.: **Disapproval for Reasons**  
 Staff: Amy Combs, (512) 974-2786, Amy.Combs@austintexas.gov  
 Development Services Department
11. **Preliminary Plan:** [C8-2020-0112 - Braker Valley Subdivision Preliminary Plan; District 1](#)  
 Location: 4806 Blue Goose Road, Walnut Creek Watershed  
 Owner/Applicant: Ranch Road Braker Valley, LLC (Daniel E. Gilpin)  
 Agent: BGE, Inc. (Chris Rawls)  
 Request: Approval of a 597 lot, single family subdivision on 164.96 acres.  
 Staff Rec.: **Disapproval for Reasons**  
 Staff: Joey de la Garza, 512-974-2664, joey.delagarza@austintexas.gov  
 Development Services Department
12. **Final Plat:** [C8-2021-0179.0A - Cadence Country Ranch Final Plat](#)  
 Location: 200-715 Chaparral Road (HCAD R174872), Little Bear Creek Watershed  
 Owner/Applicant: Curtis Austin Investments, LLC (Curtis Davidson)  
 Agent: LJA Engineering, Inc.(Brian Faltsek)  
 Request: Approval of a final plat consisting of 5 lots on 205.81 acres.  
 Staff Rec.: **Recommended with Conditions**  
 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)

## 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.*

Attorney: Patricia Link, 512-974-2173  
 Commission Liaison: [Andrew Rivera](#), 512-974-6508

## **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

All participants wishing to address the commission must register to speak. Public participation is available by teleconference or in-person.

### Teleconference Registration

Registration for participation by teleconference closes on Monday, January 31, 2022 at noon. Teleconference code and additional information to be provided after the closing of teleconference registration.

### In-Person Registration

While in-person registrants are encouraged to register in advance of the meeting, in-person registration closes at 6:00 p.m. the day of the meeting utilizing a mobile device to scan the below 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.

**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>



Please contact Andrew Rivera, Commission Liaison, for questions regarding speaker registration at [Andrew.rivera@austintexas.gov](mailto:Andrew.rivera@austintexas.gov) or by phone 512-974-6508.

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.

### **Speakers Testimony Time Allocation**

<b>Speaker</b>	<b>Number</b>	<b>Time Allocated</b>
<b>Applicant / Agent</b>	1	6 min. and 3min. rebuttal
<b>Primary Speaker Opposed</b>	1	6 min.
<b>All other Speakers</b>	unlimited	3 min.

**Donation of time is not an option.**

## **Zoning and Platting Commission 2022 Meeting Schedule**

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