



ZONING & PLATTING COMMISSION AGENDA

Tuesday, February 15, 2022

The Zoning and Platting Commission will convene at 6:00 PM on Tuesday, February 15, 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
[Ann Denkler](#) – Parliamentarian
[Betsy Greenberg](#)
[David King](#) – Secretary
[Jolene Kiolbassa](#) – Vice-Chair

[Hank Smith](#)
[Carrie Thompson](#)
[Roy Woody](#)
[Scott Boone](#)
Vacancy - District 3

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 February 1, 2021

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.: **Recommended with conditions**
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov
Housing and Planning Department
- 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.: **Recommended**
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov
Housing and Planning Department
- 3. 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
- 4. Rezoning:** [C14-2022-0002 - 12151 Hunters Chase Rezoning, District 6](#)
Location: 12151 Hunters Chase Drive, Lake Creek Watershed
Owner/Applicant: 12151 Hunters Chase Drive, LP (Josh Rosen)
Agent: Armbrust & Brown, PLLC (Richard T. Suttle)
Request: GR to GR-MU
Staff Rec.: **Recommended**
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov
Housing and Planning Department

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 GR-MU
Staff Rec.: **Recommendation of GR-MU-CO**
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov
Housing and Planning Department
6. **Zoning:** [C14-2021-0182 - Burleson Rd. 78744; District 2](#)
Location: 7051 Burleson Road, Onion Creek Watershed
Owner/Applicant: Southeastern Freight Lines Inc. (Ryan Smigiel)
Agent: Drenner Group, PC (Charley Dorsaneo)
Request: I-RR to LI
Staff Rec.: **Recommended**
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov
Housing and Planning Department
7. **Rezoning:** [C14-2021-0003 - Sun Auto; District 6](#)
Location: 2610-½ South Lakeline Boulevard, Buttercup Creek Watershed
Owner/Applicant: Ozone Technology Inc. (Thomas J. Wolf, Jr.)
Agent: Pohl Partners (Jennie Braasch)
Request: LR to GR-MU-CO
Staff Rec.: **Recommended**
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov
Housing and Planning Department
8. **Rezoning:** [C14-2021-0188 - 10817 Old San Antonio Road; District 5](#)
Location: 10817 Old San Antonio Road, Onion Creek Watershed
Owner/Applicant: Caroline Riley
Agent: Keepers Land Planning (Ricca Keepers)
Request: SF-2 to CS
Staff Rec.: **Recommendation of LR-CO**
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov
Housing and Planning Department
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. 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

11. Site Plan: [SPC-2020-0244C - Dessau Wastewater Treatment Plant Expansion to 0.99MGD, District 7](#)
Location: 1621 1/2 Fish Lane, Harris Branch Watershed
Owner/Applicant: Austin Water (Joanette Aird)
Agent: K Friese & Associates (Jennifer Sullivan)
Request: Conditional Use permit and extension of application's expiration date
Staff Rec.: **Recommended**
Staff: Renee Johns, 512-871-2711, renee.johns@austintexas.gov
Development Services Department

12. Final Plat: [C8-2020-0188.0A - 1940 Webberville Road Subdivision; District 1](#)
Location: 1940 Webberville Road, Fort Branch Watershed
Owner/Applicant: 1940 Webberville Road, LLC (Enge Xing)
Agent: Southwest Engineers, Inc. (Alberto Gutierrez)
Request: Approval of the plat consisting of 6 lots on 1.008 acres
Staff Rec.: **Pending**
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.

E. NOMINATIONS

1. Nominate a member for consideration by Council for the purpose of serving on the Comprehensive Plan Joint Committee.

F. COMMITTEE REPORTS & WORKING GROUPS

Codes and Ordinances Joint Committee
(Chair Barrera-Ramirez, Vice-Chair Kiolbassa, Commissioner Denkler)

Comprehensive Plan Joint Committee
(Commissioners: Acosta 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, February 14, 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 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 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

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