



## ZONING & PLATTING COMMISSION AGENDA

**Tuesday, March 29, 2022**

The Zoning and Platting Commission will convene at 6:00 PM on Tuesday, March 29, 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  
[Scott Boone](#)  
[Ann Denkler](#) – Parliamentarian  
[Betsy Greenberg](#)  
[David King](#) – Secretary

[Jolene Kiolbassa](#) – Vice-Chair  
[Hank Smith](#)  
[Lonny Stern](#)  
[Carrie Thompson](#)  
[Roy Woody](#)

### **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

### **PUBLIC 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 March 1, 2022.

## B. PUBLIC HEARINGS

1. **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
  
2. **Zoning:** [C14-2022-0014 - Sprinkle Cutoff Rd Rezoning; District 1](#)  
Location: 11000 Sprinkle Cutoff Rd, Walnut Creek Watershed  
Owner/Applicant: Sprinkle Creek Corporation (Glenn Bauries)  
Agent: Kimley-Horn and Associates (Amanda Brown)  
Request: I-RR to SF-6  
Staff Rec.: **Recommended**  
Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov  
Housing and Planning Department
  
3. **Rezoning:** [C14-2021-0193 - 7400 South Congress Avenue; District 2](#)  
Location: 7400 South Congress Avenue, South Boggy Creek Watershed  
Owner/Applicant: SL South Congress, LP (John Kiltz)  
Agent: Land Use Solutions (Michele Hausmann)  
Request: SF-2; GR to GR-MU-CO  
Staff Rec.: **Recommended**  
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov  
Housing and Planning Department
  
4. **Zoning:** [C14-2022-0007 - 10258 Old Lockhart Road; Contiguous to District 2](#)  
Location: 10258 Old Lockhart Road, Marble Creek / Rinard Creek Watersheds  
Owner/Applicant: Magdalena B. and Rogelio Neira  
Agent: Jackson Walker LLP (Pamela Madere)  
Request: Unzoned to MF-2  
Staff Rec.: **Recommendation Pending**  
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov  
Housing and Planning Department  
  
Postponement Request: **Postponement request by the Staff**

Attorney: Patricia Link, 512-974-2173

Commission Liaison: [Andrew Rivera](#), 512-974-6508

5. **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
6. **Environmental variance:** [SP-2019-0109C\(R1\) - Water Oak Apartments; District 5](#)  
 Location: 12234 Heatherly Drive, Onion Creek Watershed  
 Owner/Applicant: Journeyman (Ross Hamilton)  
 Agent: Jones Carter (Gemsong Ryan)  
 Request: Request to vary from LDC 25-8-342 to allow fill to 25 feet to construct a driveway.  
 Staff Rec.: **Recommended**  
 Staff: Pamela Abee-Taulli, 512-974-1879, pamelaaabee@austintexas.gov  
 Development Services Department
7. **Site Plan:** [SP-2020-0265C - South Austin Regional WWTP; District 2](#)  
 Location: 1017 Fallwell Lane, Onion Creek Watershed  
 Owner/Applicant: City of Austin - Public Works Department (John Wepryk)  
 Agent: CAS Consulting & Services (Michael Meriwether)  
 Request: Site is zoned P and over one acre; requires Commission approval for construction of new wastewater facilities.  
 Staff Rec.: **Recommended**  
 Staff: Christine Barton-Holmes, 512-974-2788, christine.barton-holmes@austintexas.gov  
 Development Services Department
8. **Subdivision out Preliminary Plan:** [C8-2021-0078.1A - Cearley Community Subdivision; District 7](#)  
 Location: 1601 Cedar Bend Drive, Walnut Creek Watershed  
 Owner/Applicant: Cearley Tract Development, Inc. (Garrett Martin)  
 Agent: Atwell, LLC (Connor J. Overby, P.E.)  
 Request: Approval of a 130 lot single-family subdivision on 29.17 acres with all associated improvements.  
 Staff Rec.: **Approve with Conditions**  
 Staff: Joey de la Garza, 512-974-2664, joey.delagarza@austintexas.gov  
 Development Services Department

9. **Subdivision out of Preliminary Plan:** [C8-2020-0033.1A - Saddle Ridge at Wildhorse Ranch Section 1](#)  
 Location: 10621 Blue Bluff Road, Gilleland Creek  
 Owner/Applicant: Heart of Manor, LP  
 Agent: Kimley-Horn and Associates (Kevin Burks, PE)  
 Request: Approval of a final plat out of an approved preliminary plan, consisting of 167 lots on 63.72 acres  
 Staff Rec.: **Disapprove for Reasons**  
 Staff: Jennifer Bennett, 512-974-9002, [jennifer.bennett@austintexas.gov](mailto:jennifer.bennett@austintexas.gov)  
 Development Services Department
10. **Plat vacation:** [C8S-77-136\(VAC\) - Larry Jameson Subdivision plat vacation; ETJ](#)  
 Location: 315 N Tumbleweed Trail, Cuernavaca Creek  
 Owner/Applicant: Nicholas Properties, LLC (Paul Christen)  
 Agent: Nicholas Properties, LLC (Paul Christen)  
 Request: Approval of the Larry Jameson Subdivision plat vacation. The Larry Jameson Subdivision is composed of 1 lot on approximately 7.66 acres  
 Staff Rec.: **Approve with Conditions**  
 Staff: Jennifer Bennett, 512-974-9002, [jennifer.bennett@austintexas.gov](mailto:jennifer.bennett@austintexas.gov)  
 Development Services Department
11. **Replat:** [C8J-2021-0080.0A - Hidden Oaks Estates Subdivision](#)  
 Location: 315 N Tumbleweed Trail, Cuernavaca Creek  
 Owner/Applicant: Nicholas Properties, LLC (Paul Christen)  
 Agent: Nicholas Properties, LLC (Paul Christen)  
 Request: Approval of the Hidden Oaks Estates Subdivision consisting of 5 single-family lots on approximately 7.66 acres in the City's ETJ.  
 Staff Rec.: **Disapprove for Reasons**  
 Staff: Jennifer Bennett, 512-974-9002, [jennifer.bennett@austintexas.gov](mailto:jennifer.bennett@austintexas.gov)  
 Development Services Department

## C. ITEMS FROM THE COMMISSION

1. Discussion and possible action concerning the restrictive covenant associated with rezoning case C14-2018-0124 - River Place for the property located on Milky Way Drive. (Sponsors: Commissioners Greenberg and Smith)
2. Discussion and possible action adopting recommendations for Budget Fiscal Year 2022-2023 to be forwarded to Council. (Sponsors: Chair Barrera-Ramirez and Commissioner Smith)
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 Kiobassa)

## **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, Boon 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 Tuesday March 29, 2022 at noon. Teleconference code and additional information to be provided after the closing of teleconference registration. If you have not received the code by 4:00 PM the day of the meeting contact Andrew Rivera at [andrew.rivera@austintexas.gov](mailto:andrew.rivera@austintexas.gov) or by calling, 512-974-6508.

### 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 [Andrew.rivera@austintexas.gov](mailto:Andrew.rivera@austintexas.gov) by 1:00 PM day of the meeting.

**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. January 18 2022@ Austin City Hall, 6PM
- Tues. February 1 2022@ Austin City Hall, 6PM
- Tues. February 15 2022@ Austin City Hall, 6PM
- Tues. March 1 2022@ Austin City Hall, 6PM
- Tues. March 29 2022@ Austin City Hall, 6PM
- Tues. April 5 2022@ Austin City Hall, 6PM
- Tues. April 19 2022@ Austin City Hall, 6PM
- Tues. May 3 2022@ Austin City Hall, 6PM
- Tues. May 17 2022@ Austin City Hall, 6PM
- Tues. June 7 2022@ Austin City Hall, 6PM
- Tues. June 21 2022@ Austin City Hall, 6PM
- Tues. July 5 2022@ Austin City Hall, 6PM
- Tues. July 19 2022@ Austin City Hall, 6PM
- Tues. August 2 2022@ Austin City Hall, 6PM
- Tues. August 16 2022@ Austin City Hall, 6PM
- Tues. September 6 2022@ Austin City Hall, 6PM
- Tues. September 20 2022@ Austin City Hall, 6PM
- Tues. October 4 2022@ Austin City Hall, 6PM
- Tues. October 18 2022@ Austin City Hall, 6PM
- Tues. November 1 2022@ Austin City Hall, 6PM
- Tues. November 15 2022@ Austin City Hall, 6PM
- Tues. December 6 2022@ Austin City Hall, 6PM
- Tues. December 20 2022@ Austin City Hall, 6PM