



ZONING & PLATTING COMMISSION AGENDA

Tuesday, April 5, 2022

The Zoning and Platting Commission will convene at 6:00 PM on Tuesday, April 5, 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 29, 2022.

B. PUBLIC HEARINGS

1. **Zoning:** [C14-2021-0103 - Marielle 2, District 6](#)
Location: 8600 Black Oak Street, Lake Creek Watershed
Owner/Applicant: The Warren Edward Kodowsky 1997 Trust
Agent: Mathias Company (Richard Mathias)
Request: I-RR to MF-2
Staff Rec.: **Recommendation of MF-2-CO**
Staff: Sherri Sirwaitis, 512-974-3057, sherr.sirwaitis@austintexas.gov
Housing and Planning Department

2. **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.: **Recommended, with conditions**
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov
Housing and Planning Department

3. **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.: **Recommended, with conditions**
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov
Housing and Planning Department

4. **Zoning:** [C14-2021-0187 - Manchaca Road - Calvo; District 5](#)
Location: 11530 Manchaca Road, Slaughter Creek Watershed
Owner/Applicant: Manchaca Holdings, LLC (Antonio Calvo)
Agent: Land Answers, Inc. (Jim Wittliff)
Request: CS-1 for Tract 1; CS for Tract 2
Staff Rec.: **Recommendation of CS-1-CO for Tract 1; CS-CO for Tract 2**
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov
Housing and Planning Department

5. **Rezoning:** [C14-2022-0012 - 7001 Circle S Road; District 2](#)
Location: 7001 Circle S Road, South Boggy Creek Watershed
Owner/Applicant: Paul Long
Agent: Land Answers, Inc. (Jim Wittliff)
Request: SF-2 to SF-3
Staff Rec.: **Recommended**
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov
Housing and Planning Department

Attorney: Patricia Link, 512-974-2173

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

6. **Rezoning:** [C14-2021-0141 - Agave Annex; District 1](#)
 Location: 7902 W Rogers Ln & 4708 Rogers Ln, Walnut and Elm Creek Watersheds
 Owner/Applicant: Agave Brown, Ltd. (by 1500 Oliver GP, LLC, its General Partner) (David Foor)
 Agent: Drenner Group PC (Leah Bojo)
 Request: SF-2 to SF-4A
 Staff Rec.: **Pending**
 Staff: Heather Chaffin, 512-974-2122, hchaffin@austintexas.gov
 Housing and Planning Department
Postponement Request: Postponement request by Staff and Applicant to May 17, 2022
7. **Site Plan - Conditional Use Permit:** [SPC-2021-0288A - Gemini-Helipad Striping; District 6](#)
 Location: 9010 North Lake Creek Parkway, Buttercup Creek Watershed
 Owner/Applicant: Ascension Seton
 Agent: GarzaEMC, LLC. (Joe M. Farias)
 Request: Request to approve a Conditional Use Permit for a Heli-pad.
 Staff Rec.: **Recommended**
 Staff: Rosemary Avila, 512-974-2784, rosemary.avila@austintexas.gov
 Development Services Department
8. **Site Plan - Extension:** [SP-2008-0324C\(XT3\) - Tech.Ridge Section One; District 7](#)
 Location: 13301 Center Lake Drive, Walnut Creek Watershed
 Owner/Applicant: Centerstate 99, Ltd. & VHRMR Austin Ltd.
 Agent: Civiltude Engineers & Planners (Nhat Ho)
 Request: Request to approve a three year extension to a previously approved site plan.
 Staff Rec.: **Recommended**
 Staff: Rosemary Avila, 512-974-2784, rosemary.avila@austintexas.gov
 Development Services Department
9. **Final plat from approved preliminary plan:** [C8-2017-0154.01.2A - Interport Section 2C; District 2](#)
 Location: 3101 Fallwell Lane (E. Highway 71 & Highway 130), Onion Creek Watershed
 Owner/Applicant: EP Austin Purchase Company, LLC / Stoneridge Capital Partners, LTD / Village Capital Corporation
 Agent: Dunaway/UDG (John Noell)
 Request: Approval of the 5 lot subdivision on 85.22 acres.
 Staff Rec.: **Disapproval for Reasons**
 Staff: Cesar Zavala, 512-974-3404, cesar.zavala@austintexas.gov
 Development Services Department

Attorney: Patricia Link, 512-974-2173

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

C. PRESENTATIONS

1. Presentation of Austin Strategic Mobility Plan Update and possible action forwarding recommendations to Council. Presenter: Dan Brooks, 512-974-6423, daniel.brooks@austintexas.gov Austin Transportation Department

D. ITEMS FROM THE COMMISSION

1. Discussion and possible action concerning rezoning case C14-2018-0124 - River Place and restrictive covenant for the property located on Milky Way Drive. (Sponsors: Commissioners Denkler, Greenberg and King)
2. 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)

E. NOMINATIONS AND ELECTIONS

1. Nomination and election of Zoning and Platting Commission officers.

F. 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.

G. COMMITTEE REPORTS & WORKING GROUPS

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

Comprehensive Plan Joint Committee
(Commissioners: Acosta, Boone 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 April 5, 2022 at 2:00 PM**. 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 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 or by phone 512-974-6508.

Presentations and handouts are requested to be e-mailed to Commission Liaison Andrew Rivera Andrew.rivera@austintexas.gov by 2:00 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

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. 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