



**Regular Meeting
ZONING & PLATTING COMMISSION
Tuesday, January 4, 2022**

The Zoning & Platting Commission convened in a meeting on Tuesday, January 4, 2022
@ <http://www.austintexas.gov/page/watch-atxn-live>

Vice- Chair Kiolbassa called the Commission Meeting to order at 6:01 p.m.

Commission Members in Attendance:

Cesar Acosta
Scott Boone
Timothy Bray
Ann Denkler – Parliamentarian
Betsy Greenberg
David King
Jolene Kiolbassa – Vice-Chair
Nadia Barrera-Ramirez – Chair
Hank Smith
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

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 December 21, 2021

Motion to approve minutes from December 21, 2021 was approved on the consent agenda on the motion by Commissioner Denkler, seconded by Commissioner Smith on a vote of 10-0. Commissioner Bray off the dais.

B. PUBLIC HEARINGS

- 1. 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.: **Pending**
Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov
Housing and Planning Department
Postponement Request: **Staff postponement to January 18, 2022**

Motion to grant Staff request for postponement of this item to January 18, 2022 was approved on the consent agenda on the motion by Commissioner Denkler, seconded by Commissioner Smith was approved on a vote of 10-0. Commissioner Bray off the dais.

- 2. Rezoning:** **C814-90-0003.21 - Harris Branch PUD Amendment 21; District 1**
Location: US Highway 290 and Harris Branch Parkway, Gilleland, Harris Branch, and Decker Creek Watersheds
Owner/Applicant: Austin HB Residential Properties, Ltd.
Agent: Coats Rose PC (John M. Joseph)
Request: PUD to PUD, to modify a condition of zoning
Staff Rec.: **Recommended**
Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov
Housing and Planning Department

Public Hearing closed.

Motion to grant Staff's recommendation of PUD district zoning, to modify a condition of zoning for C814-90-0003.21 - Harris Branch PUD Amendment 21 located at US Highway 290 and Harris Branch Parkway was approved on the consent agenda on the motion by Commissioner Denkler, seconded by Commissioner Smith on a vote of 10-0. Commissioner Bray off the dais.

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

Motion to grant Staff request for postponement of this item to January 18, 2022 was approved on the consent agenda on the motion by Commissioner Denkler, seconded by Commissioner Smith on a vote of 10-0. Commissioner Bray off the dais.

4. **Rezoning:** **C14-2021-0145 - Rogers ADU; District 1**
Location: 5210 Rogers Lane, Walnut Creek Watershed
Owner/Applicant: Capital River Group, LLC - Series 24
Agent: Stuart Carr
Request: SF-2 to SF-3
Staff Rec.: **Recommended**
Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov
Housing and Planning Department

Public Hearing closed.

Motion to grant Staff's recommendation of SF-3 district zoning for C14-2021-0145 - Rogers ADU located at 5210 Rogers Lane was approved on a vote of 8-3. Vice-Chair Kiolbassa and Commissioners Denkler and Greenberg voted nay.

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 CS-MU
Staff Rec.: **Recommendation of GR-MU-CO**
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov
Housing and Planning Department

Motion to grant Applicant's request for postponement of this item to January 18, 2022 was approved on the consent agenda on the motion by Commissioner Denkler, seconded by Commissioner Smith was approved on a vote of 10-0. Commissioner Bray off the dais.

6. **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

Motion to grant Neighborhood's request for postponement of this item to January 18, 2022 was approved on the consent agenda on the motion by Commissioner Denkler, seconded by Commissioner Smith on a vote of 10-0. Commissioner Bray off the dais.

7. **Rezoning:** **C14H-2021-0165 - Dr. Sidney, Jr. and Helen White House; District 10**
Location: 8601 Azalea Trail, Shoal Creek Watershed
Owner/Applicant: MRR Investments, LLC (Lamont and Alta Alexander, owner)
Request: SF-3 to SF-3-H
Staff Rec.: **Recommended**
Staff: Elizabeth Brummett, 512-974-1264, elizabeth.brummett@austintexas.gov
Housing and Planning Department

Public Hearing closed.

Motion to grant Staff's recommendation of SF-3-H combining district zoning for C14H-2021-0165 - Dr. Sidney, Jr. and Helen White House located at 8601 Azalea Trail was approved on the consent agenda on the motion by Commissioner Denkler, seconded by Commissioner Smith on a vote of 10-0. Commissioner Bray off the dais.

8. **Site Plan - Extension:** **SPC-2007-0497C(XT3) - The Offices at Ribelin Ranch - Phase 1; District 10**
Location: 7016 Ribelin Ranch Drive, Bull Creek Watershed
Owner/Applicant: Austin Baptist Church (Tom Stacy)
Agent: Armbrust & Brown, PLLC (Richard T. Suttle)
Request: The applicant is requesting a 15 year extension to a previously approved site plan.
Staff Rec.: **Not recommended. Staff recommends a 10 year extension.**
Staff: Rosemary Avila, 512-974-2784, rosemary.avila@austintexas.gov
Development Services Department

Public Hearing closed.

Motion to grant Staff's recommendation of a 10 year extension to a previously approved site plan for SPC-2007-0497C(XT3) - The Offices at Ribelin Ranch - Phase 1 located at 7016 Ribelin Ranch Drive was approved on a vote of 11-0.

9. **Site Plan - Extension:** **SP-2007-0549B(XT3) - Kallestad Laboratories, Inc. - PRA Site Plan; District 10**
Location: 10010 FM 2222 Road, Bull Creek Watershed
Owner/Applicant: Austin Baptist Church (Tom Stacy)
Agent: Armbrust & Brown, PLLC (Richard T. Suttle)
Request: The applicant is requesting a 15 year extension to a previously approved site plan.
Staff Rec.: **Not recommended. Staff recommends a 10 year extension.**
Staff: Rosemary Avila, 512-974-2784, rosemary.avila@austintexas.gov
Development Services Department

Public Hearing closed.

Motion to grant Staff's recommendation of a 10 year extension to a previously approved site plan for SP-2007-0549B(XT3) - Kallestad Laboratories, Inc. - PRA Site Plan located at 10010 FM 2222 Road was approved on a vote of 11-0.

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)

Item disposed without discussion or action.

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)

No report provided.

Comprehensive Plan Joint Committee
(Commissioners: Acosta, Bray and Smith)

No report provided.

Small Area Planning Joint Committee
(Commissioners: Acosta, King and Greenberg)

No report provided.

Onion Creek and Localized Flooding Working Group
(Commissioners: King, Denkler and Smith)

No report provided.

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.

Vice-Chair Kiolbassa adjourned the meeting without objection on Tuesday, January 4, 2022 at 6:44 p.m.