



**Regular Meeting
ZONING & PLATTING COMMISSION
Tuesday, January 18, 2022**

The Zoning & Platting Commission convened in a meeting on Tuesday, January 18, 2022
@ <http://www.austintexas.gov/page/watch-atxn-live>

Chair Barrera-Ramirez called the Commission Meeting to order at 6:05 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

Absent

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 January 4, 2022

Motion to approve minutes from January 4, 2022 was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner Acosta on a vote of 10-0. Commissioner Woody absent.

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.: **Pending**
 Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov
 Housing and Planning Department

Postponement Request:	Postponement request to February 1, 2022 by Staff
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Motion to grant Staff’s request for postponement of this item to February 1, 2022 was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner Acosta on a vote of 10-0. Commissioner Woody absent.

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.: **Pending**
 Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov
 Housing and Planning Department
Postponement Request: **Postponement request to February 1, 2022 by Staff**

Motion to grant Staff’s request for postponement of this item to February 1, 2022 was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner Acosta on a vote of 10-0. Commissioner Woody absent.

- 3. Zoning: C14-2021-0186 - Howard Lane Residences, District 7**
Location: 1208 East Howard Lane, Harris Branch Watershed
Owner/Applicant: 1208 Howard Lane, LLC (Saeed Minhas)
Agent: Alice Glasco Consulting (Alice Glasco)
Request: I-RR to MF-4
Staff Rec.: **Recommended**
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov
Housing and Planning Department

Public Hearing closed.

Motion to grant Staff's recommendation of MF-4 district zoning for C14-2021-0186 - Howard Lane Residences located at 1208 East Howard Lane was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner Acosta on a vote of 10-0. Commissioner Woody absent.

- 4. 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 postpone this item by Zoning and Platting Commission to February 15, 2022 was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner Acosta on a vote of 10-0. Commissioner Woody absent.

- 5. 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 postpone this item by Zoning and Platting Commission to February 1, 2022 was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner Acosta on a vote of 10-0. Commissioner Woody absent.

6. **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.: **Pending; Request for Indefinite Postponement by the Staff**
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov
Housing and Planning Department

Motion to grant Staff's request for Indefinite Postponement of this item was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner Acosta on a vote of 10-0. Commissioner Woody absent.

7. **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.: **Pending**
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov
Housing and Planning Department
Postponement Request: Indefinite Postponement request by Staff

Motion to grant Staff's request for Indefinite Postponement of this item was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner Acosta on a vote of 10-0. Commissioner Woody absent.

8. **Rezoning:** **C814-2009-0139.03 - Bull Creek PUD Amendment #3; District 10**
Location: 5305, 5400, 5404, 5408, 5505 Paradox Cove; 4909, 4915-1/2, 4929 FM 2222 Road, Bull Creek Watershed; Lake Austin Watershed
Owner/Applicant: David G. Booth, Trustee for the David Booth Revocable Trust
Agent: Armbrust & Brown, PLLC (David Armbrust)
Request: PUD to PUD, to change conditions of zoning
Staff Rec.: **Pending**
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov
Housing and Planning Department
Postponement Request: Postponement request by Staff to March 1, 2022

Motion to grant Staff's request for postponement of this item to March 1, 2022 was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner Acosta on a vote of 10-0. Commissioner Woody absent.

- 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

Motion to postpone this item by Zoning and Platting Commission to February 1, 2022 was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner Acosta on a vote of 10-0. Commissioner Woody absent.

- 10. 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 postpone this item by Zoning and Platting Commission to February 1, 2022 was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner Acosta on a vote of 10-0. Commissioner Woody absent.

- 11. Rezoning: C14H-2021-0164 - Chrysler Air-Temp House; District 7**
Location: 2502 Park View Drive, Shoal Creek Watershed
Owner/Applicant: Historic Landmark Commission
Agent: CoatsRose (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

Motion to postpone this item by Zoning and Platting Commission to February 1, 2022 was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner Acosta on a vote of 10-0. Commissioner Woody absent.

- 12. 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.: **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 CS-MU combining district zoning for C14-2021-0171 - Harris Branch & Howard Lane located at 12704 and 12706 Harris Branch Parkway was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner Acosta on a vote of 10-0. Commissioner Woody absent.

- 13. 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

Motion to postpone this item by Zoning and Platting Commission to February 15, 2022 was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner Acosta on a vote of 10-0. Commissioner Woody absent.

- 14. Resubdivision: C8-2019-0124.0A - Raviva Price Tract; District 1**
Location: 7651 Delwau Lane, Boggy Creek Watershed
Owner/Applicant: Everett Charles Price, Jr.
Agent: Dunaway (J Segura)
Request: Approval of the resubdivision of an existing lot and unplatted property into a 5 lot subdivision on 9.559 acres.
Staff Rec.: **Recommended**
Staff: Cesar Zavala, 512-974-3404, cesar.zavala@austintexas.gov
Development Services Department

Motion to grant Staff's recommendation for C8-2019-0124.0A - Raviva Price Tract located at 7651 Delwau Lane was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner Acosta on a vote of 10-0. Commissioner Woody absent.

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.

2. Discuss and consider establishing a Working Group tasked with representing the Commission's actions and keeping the Commission abreast on matters related to the future location of Zoning and Platting Commission meetings. (Sponsors: Chair Barrera-Ramirez and Vice-Chair Kiolbassa)

Item withdrawn; no 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.

Chair Barrera-Ramirez adjourned the meeting without objection on Tuesday, January 18, 2022 at 6:12 p.m.