



ZONING & PLATTING COMMISSION AGENDA

Tuesday, May 3, 2022

The Zoning and Platting Commission will convene at 6:00 PM on Tuesday, May 3, 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 April 19, 2022.

B. PUBLIC HEARINGS

1. **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.: **Pending**
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov
Housing and Planning Department
Postponement Request: **Postponement request by the Staff to June 7, 2022**

2. **Rezoning:** [C14-2022-0033 - 7603 Cooper; District 2](#)
Location: 7603 Cooper Lane, South Boggy Creek Watershed
Owner/Applicant: Michael Anthony Perez
Agent: Mathias Company (Richard Mathias)
Request: DR to MF-2
Staff Rec.: **Recommendation of SF-6**
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov
Housing and Planning Department

3. **Environmental variance:** [SP-2020-0255DS - Travis County ESD #4 Fire Station Parking Lot Improvements; ETJ](#)
Location: 4200 City Park Road, Turkey Creek Watershed
Owner/Applicant: Travis County ESD #4 (David Bailey)
Agent: KSA Engineers, Inc. (Grayson Cox, P.E.)
Request: Request to vary from LDC 25-8-301 (driveway on slopes over 15%); 25-8-302 (parking on slopes over 15%); 25-8-342 (fill over 4 feet); and 25-8-453 (impervious cover of 27.5% net site area)
Staff Rec.: **Recommended by Environmental Commission**
Staff: Mike McDougal, 512-974-6380, mike.mcdougal@ausintexas.gov
Development Services Department; Christine Barton-Holmes, 512-974-2788, christine.barton-holmes@austintexas.gov

4. **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: Dunway/UDG (John Noell)
Request: Approval of the 5 lot subdivision on 85.22 acres.
Staff Rec.: **Recommended with Conditions, per Exhibit C**
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

5. **Replat:** [C8J-2021-0080.0A - Hidden Oaks Estates Subdivision; ETJ](#)
 Location: 315 N Tumbleweed Trail, Cuernavaca Creek Watershed
 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.: **Recommended with Conditions, per Exhibit C**
 Staff: Jennifer Bennett, 512-974-9002, jennifer.bennett@austintexas.gov
 Development Services Department
6. **Plat vacation:** [C8S-77-136\(VAC\) - Larry Jameson Subdivision plat vacation; ETJ](#)
 Location: 315 N Tumbleweed Trail, Cuernavaca Creek Watershed
 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.: **Recommended**
 Staff: Jennifer Bennett, 512-974-9002, jennifer.bennett@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. 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)

Attorney: Patricia Link, 512-974-2173
 Commission Liaison: [Andrew Rivera](#), 512-974-6508

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.

Attorney: Patricia Link, 512-974-2173

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

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 May 3, 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 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

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