



ZONING & PLATTING COMMISSION AGENDA

Tuesday, May 17, 2022

The Zoning and Platting Commission will convene at 6:00 PM on Tuesday, May 17, 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 May 3, 2022.

B. PUBLIC HEARINGS

1. **Rezoning:** [C14-2021-0003 - South Lakeline Residential-Mixed Use; District 6](#)
Location: 2610-½ South Lakeline Boulevard, Buttercup Creek Watershed
Owner/Applicant: Ozone Technology Inc. (Thomas J. Wolf, Jr.)
Agent: Thrower Design LLC (A. Ron Thrower)
Request: LR to GR-MU-CO
Staff Rec.: **Recommended**
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov
Housing and Planning Department

2. **Zoning:** [C14-2022-0041 - Elisa Zoning; District 6](#)
Location: 8863 Anderson Mill Road, Lake Creek Watershed
Owner/Applicant: Third NHP Holdings LP
Agent: Site Specifics (John Hussey)
Request: I-RR to GR
Staff Rec.: **Recommendation of GR-CO**
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov
Housing and Planning Department

Postponement Request: **Staff Postponement request to June 7, 2022**

3. **Zoning:** [C14-2022-0014 - Sprinkle Cutoff Rd Rezoning; District 1](#)
Location: 11000 Sprinkle Cutoff Road, 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

4. **Zoning:** [C14-2021-0194 - Evelyn; Contiguous to District 1](#)
Location: 6100 Blue Goose Road, Harris Branch, Decker Creek, and Walnut Creek Watersheds
Owner/Applicant: Evelyn J. Remmert, Alfred G. Wendland, and Jou Lee
Agent: McLean & Howard, LLP (Jeffrey Howard)
Request: Unzoned to SF-4A (Tract 1) and CS-MU (Tract 2)
Staff Rec.: **SF-4A for Tract 1 and GR-MU for Tract 2**
Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov
Housing and Planning Department

5. **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 June 21, 2022**
6. **Rezoning:** [C14-2021-0141 - Agave Annex; District 1](#)
 Location: 7902 W Rogers Ln & 4708 Rogers Ln, Walnut Creek and Elm Creek Watersheds
 Owner/Applicant: Agave Brown, Ltd. (by 1500 Oliver GP, LLC, its General Partner) (David Floor)
 Agent: Drenner Group PC (Leah Bojo)
 Request: SF-2 to SF-4A
 Staff Rec.: **Recommended with Conditions**
 Staff: Heather Chaffin, 512-974-2122, hchaffin@austintexas.gov
 Housing and Planning Department
7. **Rezoning:** [C14-2022-0020 - 2103 W Slaughter; District 5](#)
 Location: 2103 West Slaughter Lane, Slaughter Creek Watershed
 Owner/Applicant: Shokrollah Delaram
 Agent: Shokrollah Delaram
 Request: LR-MU-CO to GR
 Staff Rec.: **Recommendation of LR-MU-CO**
 Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov
 Housing and Planning Department
8. **Environmental Variance:** [SP-2020-0407D - Dalfen Industrial](#)
 Location: 6106 Ross Road, Onion Creek Watershed
 Owner/Applicant: Yisrael Realty (Bergstrom Logistics Center Austin) LP (Joseph Walker)
 Agent: Pacheco Koch Consulting Engineers, Inc. (Hollis Scheffler)
 Request: 1. Vary from LDC 25-8-341 to allow cut to 17 feet.
 2. Vary from LDC 25-8-342 to allow fill to 18 feet.
 3. Vary from LDC 25-8-301 to allow construction of a driveway on a slope with a gradient exceeding 15 percent.
 Staff Rec.: **Recommended with conditions outlined in Environmental Commission recommendation.**
 Staff: Pamela Abee-Taulli, 512-794-1879, pamelaaabee@austintexas.gov
 Kate Castles, (512) 978-4555, kate.castles@austintexas.gov
 Development Services Department

Attorney: Patricia Link, 512-974-2173

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

9. **Preliminary Plan:** [C8J-2019-0186 - Premier Logistics Park](#)
 Location: Extension of Feguson Lane, Walnut Creek Watershed
 Owner/Applicant: Hillwood, A Perot Company (Mike Jones)
 Agent: Parnell Engineering Inc. (Will Parnell)
 Request: Approval of a preliminary plan consisting of 7 commercial lots on 148.272 acres.
 Staff Rec.: **Recommended**
 Staff: Jose Luis Arriaga, 512-854-7562, joe.arriaga@traviscountytexas.gov
 Single Office, Travis County / COA
10. **Preliminary Plan:** [C8J-2022-0030 - Eastvillage Ryden Tract](#)
 Location: Hulsey Road, Harris Branch Watershed
 Owner/Applicant: Yager Hulsey LLC
 Agent: LJA Engineering Inc. (John Clark)
 Request: Approval of a preliminary plan consisting of 3 commercial lots on 40.83 acres.
 Staff Rec.: **Recommended with Conditions, Exhibit C**
 Staff: Jose Luis Arriaga, 512-854-7562, joe.arriaga@traviscountytexas.gov
 Single Office, Travis County / COA
11. **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)

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 May 17, 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