



ZONING & PLATTING COMMISSION AGENDA

Tuesday, June 7, 2022

The Zoning and Platting Commission will convene at 6:00 PM on Tuesday, June 7, 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 17, 2022.

B. PUBLIC HEARINGS

1. **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

2. **Rezoning:** [C14-2022-0044 - The Zimmerman; District 6](#)
Location: 11400 Zimmerman Lane, Bull Creek Watershed
Owner/Applicant: Udaya and Uma Kumar
Agent: Alice Glasco Consulting (Alice Glasco)
Request: DR to MF-3
Staff Rec.: **Recommendation of SF-6**
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov
Housing and Planning Department

3. **Rezoning:** [C14-2021-0193 - 7400 South Congress Avenue; District 2](#)
Location: 7400 South Congress Avenue, South Boggy Creek Watershed
Owner/Applicant: SL South Congress, LP (John Kiltz)
Agent: Land Use Solutions (Michele Haussmann)
Request: SF-2; GR to GR-MU-CO
Staff Rec.: **Recommended**
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov
Housing and Planning Department

4. **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: **Indefinite Postponement request by the Applicant**

5. **Rezoning:** [C814-2012-0085.02 - Texas Children's Hospital - Austin South Campus; District 5](#)
 Location: 13217 Old San Antonio Road, Onion Creek Watershed
 Owner/Applicant: Texas Children's Hospital (Jill S. M. Pearsall)
 Agent: Drenner Group, PC (Amanda Swor)
 Request: PUD to PUD, to change conditions of zoning
 Staff Rec.: **Recommended**
 Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov
 Housing and Planning Department
6. **Zoning:** [C14-2022-0016 - 2301 Oak Valley Rd; District 5](#)
 Location: 2301 Oak Valley Road, Slaughter Creek Watershed
 Owner/Applicant: Farmwire LLC (Steve Knox, Kevin Morrow)
 Agent: Keepers Land Planning (Ricca Keepers)
 Request: I-RR to SF-3
 Staff Rec.: **Recommended**
 Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov
 Housing and Planning Department
7. **Rezoning:** [C14-2022-0048 - 1806 Keilbar Ln; District 5](#)
 Location: 1806 Keilbar Lane, Williamson Creek Watershed
 Owner/Applicant: Capital River Group LLC (Stuart Carr)
 Request: DR to SF-3
 Staff Rec.: **Recommended**
 Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov
 Housing and Planning Department
8. **Environmental Variance:** [SP-2021-0178C - Stillwater - Double Creek Phase 2; District 5](#)
 Location: 10801 Brezza Lane, Onion Creek Watershed
 Owner/Applicant: Stillwater South Austin Land, LLC (Brandon Easterling)
 Agent: Malone Wheeler Inc. (Lance Rosenfield)
 Request: Request to vary from LDC 25-8-261 to develop in a critical water quality zone.
 Staff Rec.: **Recommended**
 Staff: Mel Fuechec, 512-974-3036, Melissa.Fuechec@austintexas.gov
 Clarissa Davis, 512-974-1423, Clarissa.Davis@austintexas.gov
 Development Services Department

9. **Environmental Variance:** [SP-2021-0169D - Crossroads Logistics Center Additions](#)
 Location: 8500 East Parmer Lane, Gilleland Creek Watershed
 Owner/Applicant: Crossroads Logistics Center Additions
 Agent: Jamison Civil Engineering LLC (Steve Jamison)
 Request: Request to vary from LDC 25-8-342 to allow fill exceeding 4 feet up to 17 feet for building construction
 Staff Rec.: **Recommended**
 Staff: Tunde Daramola, 512-974-6316, Babatunde.Daramola@austintexas.gov
 Carlos Huizar, 512-978-1750, carlos.huizar@austintexas.gov
 Development Services Department
10. **Preliminary Plan:** [C8J-2020-0057 - Slaughter Lane 90 Acre Tract \(Small Lot Subdivision\)](#)
 Location: Slaughter Lane and Thaxton Road, Onion and Marble Creek Watersheds
 Owner/Applicant: M/I Homes of Austin, LLC (Royce Rippey)
 Agent: LJA Engineering Inc. (John Clark)
 Request: Approval of preliminary plan consisting of 275 total lots on 90.349 acres.
 Staff Rec.: **Recommended with conditions per Exhibit C**
 Staff: Joe Arriaga, 512-854-7562, joe.arriaga@traviscountytexas.gov
 Single Office: Travis County/City of Austin
11. **Preliminary Plan:** [C8J-2018-0187 - Porter Tract Preliminary Plan](#)
 Location: 12800 - 13021 Bob Johnson Road, Little Bear Watershed
 Owner/Applicant: Porter Bear Creek Development, Inc. (Garrett Martin)
 Agent: BGE, Inc. (Brian Grace)
 Request: Approval of preliminary plan consisting of 73 total lots on 15.611 acres.
 Staff Rec.: **Recommended**
 Staff: Paul Scoggins, 512-854-7619, paul.scoggins@traviscountytexas.gov
 Single Office: Travis County/City of Austin
12. **Final Plat out of Preliminary Plan:** [C8J-2018-0187.1A - Porter Tract Final Plat](#)
 Location: 12800 - 13021 Bob Johnson Road, Little Bear Watershed
 Owner/Applicant: Porter Bear Creek Development, Inc. (Garrett Martin)
 Agent: BGE, Inc. (Brian Grace)
 Request: Approval of final plat out of preliminary plan consisting of 73 total lots on 15.611 acres.
 Staff Rec.: **Recommended**
 Staff: Paul Scoggins, 512-854-7619, paul.scoggins@traviscountytexas.gov
 Single Office: Travis County/City of Austin

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)
2. Discussion and possible action regarding Rogers Lane and the Austin Strategic Mobility Plan.
(Sponsors Commissioners Denkler and King).

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 June 7 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