



ZONING & PLATTING COMMISSION AGENDA

Tuesday, June 21, 2022

The Zoning and Platting Commission will convene at 6:00 PM on Tuesday, June 21, 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 June 7, 2022.

B. PUBLIC HEARINGS

- 1. 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 July 21, 2022**
- 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:** [C14-2021-0003 - 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
- 4. Rezoning:** [C14-2022-0051 - 8916 1/2 Brodie Lane / 3601 Davis Lane, Bldg 3; District 8](#)
Location: 8916 1/2 Brodie Lane / 3601 Davis Lane, Building, Williamson Creek Watershed - Barton Springs Zone
Owner/Applicant: W.W. Deerfield, Ltd. (William S. Walters, III)
Agent: Smith Robertson LLP (David Hartman)
Request: LR to GR-CO
Staff Rec.: **Recommended**
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov
Housing and Planning Department

Attorney: Patricia Link, 512-974-2173

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

5. **Environmental Variance:** [SP-2021-0349D - 1881 Westlake Drive; District 8](#)
 Location: 1881 Westlake Drive, Bee Creek Watershed
 Owner/Applicant: Joseph William Lee
 Agent: Janis Smith Consulting (Janis Smith)
 Request: Request to vary from LDC 25-8-281(C)(2)(b) to allow the construction within 150 feet of a rimrock Critical Environment Feature (CEF).
 Staff Rec.: **Recommended**
 Staff: Eric Brown, 512 978-1539, Eric.Brown@austintexas.gov
 Watershed Protection Department
6. **Site Plan - Extension:** [SP-2016-0170D\(XT2\) - Indian Roller; ETJ](#)
 Location: 10006 Menchaca Road, Slaughter Creek Watershed
 Owner/Applicant: Urban Coyote RE, LLC (Brenda Robertson)
 Agent: Austin Civil Engineering (Shauna Martinich)
 Request: Request to approve a three year extension to a previously approved site plan.
 Staff Rec.: **Recommended**
 Staff: Zack Lofton, 512-978-1735, zack.lofton@austintexas.gov
 Development Services Department
7. **Site Plan - Hill Country Roadway:** [SPC-2021-0215C - Aura High Pointe; District 10](#)
 Location: 6701 N FM 620 Rd, Lake Travis and Panther Hollow Watersheds
 Owner/Applicant: PRIII TRG High Pointe Owner, LP
 Agent: Jones & Carter Inc. (Ryan LaMarre)
 Request: Approval of a site plan within the Hill Country Roadway Ordinance, proposing a multifamily development.
 Staff Rec.: **Recommended**
 Staff: Rosemary Avila, 512-974-2784, Rosemary.avila@austintexas.gov
 Development Services Department
8. **Partial Plat Vacation:** [C8J-2008-0168.2AVAC - Entrada 4 Partial Plat Vacation Lots 25-33 Block K](#)
 Location: 2700 Entrada Tranquila Way, Gilleland Creek Watershed
 Owner/Applicant: Lennar Homes of Texas Land and Construction, Ltd. (Kevin Pape)
 Agent: Carlson, Brigrance and Doering, Inc. (Geoff Guerrero)
 Request: Approval of the partial plat vacation of Entrada Phase 4 Lots 25-33 Block K recorded in Document No. 201900256 consisting of nine single family lots. All other lots in the subdivision remain intact.
 Staff Rec.: **Recommended**
 Staff: Sarah Sumner, 512-854-7687, Sarah.sumner@traviscountytx.gov
 Single Office / Development Services Department

9. **Preliminary Plan:** [C8-2022-0107.SH - Goodnight Ranch Town Center West - Section One; District 2](#)
- Location: 8901 Vertex Boulevard, Onion Creek Watershed
Owner/Applicant: Austin Goodnight Ranch, LP (Myra Goepf)
Agent: LandDev Consulting LLC (Gregg Fortman)
Request: Approval of Preliminary Plan consisting of a new ROW
Staff Rec.: **Recommended with Conditions, per Exhibit C**
Staff: Amy Combs, 512-974-2786, Amy.Combs@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,

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

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 21 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