



## ZONING & PLATTING COMMISSION AGENDA

**Tuesday, September 20, 2022**

The Zoning and Platting Commission will convene at 6:00 PM on Tuesday, September 20, 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.

### **APPROVAL OF MINUTES**

1. Approval of minutes from Joint Meeting August 30, 2022
2. Approval of minutes from September 6, 2022.

Attorney: Patricia Link, 512-974-2173

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

## PUBLIC HEARINGS

3. **Rezoning:** [C14-2022-0039 - Peaceful Hill Residential; District 2](#)  
Location: 7901 Peaceful Hill Lane, South Boggy Creek Watershed  
Owner/Applicant: Jeffrey Fluitt  
Agent: Thrower Design (Victoria Haase)  
Request: DR to SF-6  
Staff Rec.: **Recommended**  
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov  
Housing and Planning Department
- Postponement Request:** **Postponement request by Staff to October 4, 2022**
4. **Rezoning:** [C14-2022-0096 - Magellan International School; District 10](#)  
Location: 7501 North Capital of Texas Highway Northbound (excluding Building A), Bull Creek Watershed  
Owner/Applicant: Reserve at Bull Creek, LLC (Federico Wilensk)  
Agent: Metcalfe Wolff Stuart and Williams, LLP (Michele Rogerson Lynch)  
Request: LO-CO to GO-CO  
Staff Rec.: **Recommended**  
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov  
Housing and Planning Department
5. **Rezoning:** [C814-96-0003.18 - Pioneer Crossing PUD Amendment #18, District 1](#)  
Location: 3124 East Parmer Lane, Harris Branch Watershed  
Owner/Applicant: RH Pioneer North, LLC (Annie Atkinson)  
Agent: LJA Engineering, Inc. (T. Walter Hoysa)  
Request: PUD to PUD, to change a condition of zoning  
Staff Rec.: **Recommended with conditions**  
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov  
Housing and Planning Department

6. **Zoning:** [C14-2022-0097 - 1507 & 1511 Bastrop Service Road Rezone; District 2](#)  
 Location: 1507 and 1511 Bastrop Highway Service Road, Carson Creek Watershed  
 Owner/Applicant: Sanjiv Kumar  
 Agent: Keepers Land Planning (Ricca Keepers)  
 Request: I-SF-2 to CS  
 Staff Rec.: **Recommended**  
 Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov  
 Housing and Planning Department
- Postponement Request:** **Postponement request by Staff to October 4, 2022**
7. **Site Plan (Environmental Variance):** [SP-2021-0300D - 5709 Sam Houston Circle Boat Dock; District 10](#)  
 Location: 5709 Sam Houston Circle, Lake Austin Watershed  
 Owner/Applicant: Holly Gunn  
 Agent: Jon Fichter  
 Request: Request to vary from LDC 25-8-281(C)(2)(b) to allow the construction within 150-foot of a rimrock and seep Critical Environmental Feature (CEF).  
 Staff Rec.: **Recommended**  
 Staff: Eric Brown, (512) 978-1539, Eric.Brown@austintexas.gov  
 Watershed Protection Department
8. **Preliminary Plan:** [C8-2020-0186 - Harris Branch Commerce Park; District 1](#)  
 Location: 6400 E Parmer Lane, Harris Branch and Gilleland Creek Watersheds  
 Owner/Applicant: Austin HB Residential Properties  
 Agent: CSF Civil Group (Charles Steinman)  
 Request: Approval of Harris Branch Commerce Park, consisting of 14 total lots on approximately 297.37 acres.  
 Staff Rec.: **Disapproval for Reasons per Exhibit C**  
 Staff: Jennifer Bennett, 512-974-9002, jennifer.bennett@austintexas.gov  
 Development Services

## **ITEMS FROM THE COMMISSION**

9. 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)
10. Discussion and possible action recommending to Council revisions to the Land Development Code regarding resubdivisions and connectivity. (Co-Sponsors Chair Barrera-Ramirez and Vice-Chair Kiolbassa)
11. Environmental, Drainage, and Landscape Amendments. Discuss and consider a recommendation for adoption of an ordinance amending Title 25 of the City Code relating to environmental, drainage, and landscape requirements. City Staff: Liz Johnston, Watershed Protection Department, (512) 974-2619, [Liz.Johnston@austintexas.gov](mailto:Liz.Johnston@austintexas.gov) (Sponsors Chair Barrera-Ramirez, Vice-Chair Kiolbassa, and Commissioner Denkler)

## **NOMINATIONS**

12. Nominate a member of the Zoning and Platting Commission to be considered by Council to serve on the Small Area Planning Joint Committee.

## **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.*

## **COMMITTEE REPORTS & WORKING GROUPS**

Codes and Ordinances Joint Committee  
(Chair Barrera-Ramirez, Vice-Chair Kiolbassa, Commissioner Denkler)

Comprehensive Plan Joint Committee  
(Commissioners: Thompson, Boone and Smith)

Small Area Planning Joint Committee  
(Commissioners: King and Greenberg)

Onion Creek and Localized Flooding Working Group  
(Commissioners: King, Denkler and Smith)

## **ADJOURNMENT**

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

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, September 20, 2022 at 2:00 PM**. Teleconference code and additional information to be provided after the closing of teleconference registration.

### 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/g/irmTaGAqPp>



Please contact Andrew Rivera, Commission Liaison, for questions regarding speaker registration at [Andrew.rivera@austintexas.gov](mailto:Andrew.rivera@austintexas.gov) or by phone 512-974-6508.

Presentations and handouts are requested to be e-mailed to Commission Liaison Andrew Rivera at [Andrew.rivera@austintexas.gov](mailto: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**

<b>Speaker</b>	<b>Number</b>	<b>Time Allocated</b>
<b>Applicant / Agent</b>	1	6 min. and 3min. rebuttal
<b>Primary Speaker Opposed</b>	1	6 min.
<b>All other Speakers</b>	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