



ZONING & PLATTING COMMISSION AGENDA

Tuesday, November 15, 2022

The Zoning and Platting Commission will convene at 6:00 PM on Tuesday, November 15, 2022 at Austin City Hall, Boards and Commissions, Room 1101 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 November 1, 2022.

PUBLIC HEARINGS

2. **Site Plan:** [SP-2021-0095C - Park 290 Logistics Center; District 1](#)
Location: 9921 East US 290 Highway Service Road Eastbound, Gilleland Creek /
Decker Creek Watersheds
Owner/Applicant: BSREP III Decker Lane
Agent: Pacheco Koch Consulting Engineers (Hollis Scheffler)
Request: Environmental Variance to permit fill over 4 feet up to 28 feet and to
permit cut over 4 feet up to 22 feet.
Staff Rec.: **Recommended**
Staff: Enrique Maiz-Torres, 512-974-3035, enrique.maiz-
torres@austintexas.gov
Randall Rouda, 512-974-3338, randall.rouda@austintexas.gov
Development Services Department
3. **Final Plat from an Approved Preliminary Plan:** [C8J-2022-0129.1A - Premier Logistics Park Subdivision](#)
Location: 2900 ½ Ferguson Lane, Walnut Creek Watershed
Owner/Applicant: Premier Logistics Park, Inc. (Toby Rogers)
Agent: Parnell Engineering Inc. (Will Parnell)
Request: Approval with conditions of Premier Logistics Park Subdivision
consisting of 7 industrial lots on 148.27 acres. Water and wastewater
will be provided by the City of Austin.
Staff Rec.: **Approval with Conditions**
Staff: Sarah Sumner, 512-854-7687, sarah.sumner@traviscountytx.gov
Single Office
4. **Site Plan:** [SP-2021-0242C - Loyola Junction Apartments; District 1](#)
Location: 6571 Ed Bluestein Blvd, Walnut Creek Watershed
Owner/Applicant: 3 S&D Interests
Agent: Jamison Civil Engineering (Stephen Jamison)
Request: Environmental Variance to permit fill over 4 feet up to 17 feet.
Staff Rec.: **Approval with Conditions**
Staff: Mel Fuechec, 512-974-3036, mel.fuechec@austintexas.gov
Christine Barton-Holmes, 512-974-2788, christine.barton-
holmes@austintexas.gov
Development Services Department

- 5. Final Plat:** [C8-2022-0257.0A - Regiene Subdivision; District 1](#)
Location: 6501 Regiene Road, Boggy Creek Watershed
Owner/Applicant: Kunikco, LLC (Daryl Kunik)
Agent: WGI (Rita Wersich)
Request: Approval of a Final Plat consisting of 9 total lots on 20 acres, subject to conditions in the master comment report.
Staff Rec.: **Approval with conditions listed in Exhibit C**
Staff: Juan Enriquez, 512-974-2767, juan.enriquez@austintexas.gov
Development Services Department

ITEMS FROM THE COMMISSION

- 6.** 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)

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: Acosta, King and Greenberg)

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

Attorney: Chrissy Mann, 512-974-2179
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.

SPEAKER REGISTRATION

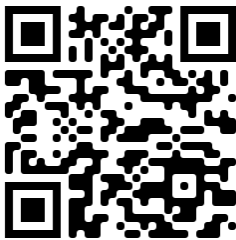
All participants wishing to address the commission must register to speak. Public participation is available by teleconference or in-person. Teleconference Registration for participation by teleconference closes on **Tuesday, November 15, 2022 at 2:00 PM**.

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 Boards and Commissions Room. 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/90fSJ07xY9>



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 at 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