



ZONING & PLATTING COMMISSION AGENDA

Tuesday, November 2, 2021

The Zoning and Platting Commission will convene at 6:00 PM on Tuesday, November 2, 2021 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
[Timothy Bray](#)
[Ann Denkler](#) – Parliamentarian
[Betsy Greenberg](#)
[David King](#) – Secretary

[Jolene Kiolbassa](#) – Vice-Chair
[Hank Smith](#)
[Carrie Thompson](#)
[Roy Woody](#)
District 1 - Vacant

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

CITIZEN 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 October 19, 2021.

B. PUBLIC HEARINGS

1. **Rezoning:** [C14-2021-0147 - 12117 Jekel Circle; District 6](#)
Location: 12117 Jekel Circle, Rattan Creek Watershed
Owner/Applicant: Three-A SAC Self Storage Limited Partnership
Agent: Kimley-Horn and Associates, Inc. (Amanda C. Brown)
Request: SF-3 to CS
Staff Rec.: **Recommended**
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov
Housing and Planning Department

2. **Rezoning:** [C14-2021-0148 - Mesa Plaza Rezone; District 10](#)
Location: 8012, 8014, 8016, 8018, 8020, 8022, 8024, 8028 and 8038 Mesa Drive, Shoal Creek Watershed
Owner/Applicant: Mesa Plaza Ltd. (Rip Miller)
Agent: Masterplan (Karen Wunsch)
Request: LR, GR, GR-CO
Staff Rec.: **Recommended**
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov
Housing and Planning Department

3. **Rezoning:** [C14-2021-0150 - Menchaca South; District 5](#)
Location: 1902 Keilbar Lane, 7603 and 7515 Menchaca Road, Williamson Creek Watershed
Owner/Applicant: Menchaca South, LLC (Laura Burkhardt)
Agent: RubyAnne Designs (Michael Winningham)
Request: SF-3 to MF-2
Staff Rec.: **Recommended**
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov
Housing and Planning Department

4. **Rezoning:** [C14-2021-0156 - West Slaughter Lane Residences Two; District 5](#)
Location: 1009 and 1013 West Slaughter Lane, Slaughter Creek Watershed
Owner/Applicant: Nathan J. Kosta-Rodriguez; Howard and Cathy Jean Papke
Agent: Alice Glasco Consulting (Alice Glasco)
Request: DR; LO-MU-CO; LR-MU-CO to GR-MU-V
Staff Rec.: **Recommended**
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov
Housing and Planning Department

5. **Rezoning:** [C14H-2021-0164 - Chrysler Air-Temp House; District 7](#)
Location: 2502 Park View Drive, Shoal Creek Watershed
Owner: Dominique Levesque
Applicant: Historic Landmark Commission
Request: SF-2 to SF-2-H
Staff Rec.: **Recommended; Owner Postponement Request to December 7, 2021**
Staff: Steve Sadowsky, 512-974-6454, steve.sadowsky@austintexas.gov
Housing and Planning Department
6. **Rezoning:** [C14-2021-0127 - Rogers Lane Residential; District 1](#)
Location: 5417 Rogers Lane, Walnut Creek Watershed
Owner/Applicant: 5417 Rogers Lane, LLC (Stuart Carr)
Agent: Thrower Design (A. Ron Thrower)
Request: SF-2 to SF-6
Staff Rec.: **Recommended**
Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov
Housing and Planning Department
7. **Preliminary Plan:** [C8-2021-0078 - Cearley Community Subdivision Preliminary Plan; District 7](#)
Location: 1601 Cedar Bend Drive, Walnut Creek Watershed
Owner/Applicant: Cearley Tract Development, Inc. (Garrett Martin)
Agent: Atwell, LLC (Connor Overby, P.E.)
Request: Approval of a preliminary plan consisting of 123 single-family lots on 29.17 acres.
Staff Rec.: **Disapproval for Reason listed in Exhibit C**
Staff: Joey de la Garza, 512-974-2664, joey.delagarza@austintexas.gov
Development Services Department
8. **Subdivision Vacation:** [C8-72-039\(VAC\) - Commanders Point](#)
Location: Agarita / Limestone Place / Rock Bluff Place, Lake Travis Watershed
Owner/Applicant: Commanders Point Estates Ltd.
Agent: Carlson, Brigrance, and Doering, Inc. (Geoff Guerrero)
Request: Approval of the partial subdivision vacation to remove 33 lots and portions of a roads.
Staff Rec.: **Recommended**
Staff: Cesar Zavala, 512-974-3404, cesar.zavala@austintexas.gov
Development Services Department
9. **Final Plat:** [C8-2020-0021.0A - Fort Branch Creek Subdivision; District 1](#)
Location: 5016 E. Martin Luther King Jr. Blvd., Fort Branch Watershed
Owner/Applicant: Robert Penta
Agent: Perales Land Development, LLC (Jerome Perales)
Request: Approval of 8 lot subdivision on 2.9 acres.
Staff Rec.: **Disapproval for Reasons listed in Exhibit C**
Staff: Cesar Zavala, 52-974-3404, cesar.zavala@austintexas.gov
Development Services Department

Attorney: Steven Maddoux 512- 974-6080

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

10. Site Plan [SP-2021-0121D - COA Fire & EMS Station - Davenport Ranch; ETJ](#)
**(Environmental
Variance only):**

Location: 4601 Westlake Drive, St. Stephens Creek
Owner/Applicant: City of Austin
Agent: Garza EMC, LLC (Anna Merryman)
Request: Variances from LDC 25-8-341 to allow cut over four feet to 17 feet, and from LDC 25-8-302(A)(2) to allow construction of a parking area on a slope with a gradient of more than 15 percent.

Staff Rec.: **Recommended**
Staff: Pamela Abee-Taulli, 974-1879, pamela.abee-taulli@austintexas.gov
Christine Barton-Holmes, 974-2788, christine.barton-holmes@austintexas.gov
Development Services Department

C. NEW BUSINESS

1. Discussion and possible action setting the Zoning and Platting Commission meeting schedule for calendar year 2022.

D. ITEMS FROM THE COMMISSION

1. Discussion and possible action regarding Rules of Procedure, Article 4 Meetings. (Chair Barrera-Ramirez and Vice-Chair Kiolbassa)
2. Discussion and possible action regarding Bylaws, Article 7 Meetings. (Chair Barrera- Ramirez and Vice-Chair Kiolbassa)
3. 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)

E. 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.

F. COMMITTEE REPORTS & WORKING GROUPS

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

Comprehensive Plan Joint Committee
(Commissioners: Acosta, Bray and Smith)

Attorney: Steven Maddoux 512- 974-6080
Commission Liaison: [Andrew Rivera](#), 512-974-6508

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.