



ZONING & PLATTING COMMISSION AGENDA

Tuesday, December 7, 2021

The Zoning and Platting Commission will convene at 6:00 PM on Tuesday, December 7, 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](#)
Scott Boone

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 November 16, 2021.
2. Approval of minutes from Special Called November 29, 2021.
3. Approval of minutes from Joint Special Called Meeting November 29, 2021.

Attorney: Patricia Link 512-974-2173

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

B. PUBLIC HEARINGS

- 1. Zoning:** [C14-2021-0168 - Texas Cat Doctor; District 6](#)
Location: 13264 Pond Springs Road; Lake Creek Watershed
Owner/Applicant: Texas Cat Hospital, Inc. (Kim Percival)
Agent: HB Construction (Josh McKay)
Request: I-RR to GR
Staff Rec.: **Recommended**
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov
Housing and Planning Department
- 2. Rezoning:** [C14-2019-0166 - Parmer Business Park; District 1](#)
Location: 13000, 13100 and 13106 1/2 Harris Ridge Boulevard; Harris Branch Watershed
Owner/Applicant: Karlin McCallen Pass, LLC (Matthew Schwab)
Agent: Armbrust & Brown, PLLC (Richard T. Suttle)
Request: LI-PDA to LI-PDA, to change a condition of zoning
Staff Rec.: **Pending**
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov
Housing and Planning Department
Postponement Request: **Request by Staff and Applicant to January 18, 2022**
- 3. Restrictive Covenant Termination:** [C14-2016-124\(RCT\) - Parmer Business Park RCT; District 1](#)
Location: 13000, 13100 and 13106 1/2 Harris Ridge Boulevard; Harris Branch Watershed
Owner/Applicant: Karlin McCallen Pass, LLC (Matthew Schwab)
Agent: Armbrust & Brown, PLLC (Richard T. Suttle)
Request: The Applicant is requesting a termination of the restrictive covenant conditions for this property.
Staff Rec.: **Pending**
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov
Housing and Planning Department
Postponement Request: **Request by Staff and Applicant to January 18, 2022**

4. **Rezoning:** [C14-2021-0142 - Perfect Cuts Landscaping; District 6](#)
Location: 13561 Pond Springs Road; Lake Creek Watershed
Owner/Applicant: PC Land, LLC (Brandon Krause)
Agent: Husch Blackwell LLP (Nikelle Meade)
Request: GR-CO to CS-MU-CO
Staff Rec.: **Recommendation of GR-MU-CO**
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@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.: **Pending**
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov
Housing and Planning Department
Postponement **Request for Indefinite Postponement by Staff**
Request:
6. **Rezoning:** [C14-2021-0171 - Harris Branch & Howard Lane; District 1](#)
Location: 12704 and 12706 Harris Branch Parkway; Harris Branch and Gilleland Creek Watersheds
Owner/Applicant: Homer H. and Sue Rich Revocable Living Trust
Agent: Armbrust & Brown, PLLC (Michael J. Whellan)
Request: DR to CS-MU
Staff Rec.: **Pending**
Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov
Housing and Planning Department
Postponement **Request by Staff to December 21, 2021**
Request:
7. **Rezoning:** [C14-2021-0145 - Rogers ADU; District 1](#)
Location: 5210 Rogers Lane; Walnut Creek Watershed
Owner/Applicant: Capital River Group, LLC - Series 24
Agent: Stuart Carr
Request: SF-2 to SF-3
Staff Rec.: **Recommended**
Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov
Housing and Planning Department

8. **Zoning:** [C14-2021-0159 - Vaught Ranch Rezoning; District 10](#)
Location: 6529 Vaught Ranch Road; West Bull Creek Watershed
Owner/Applicant: Michael Hart
Agent: Dunaway (Meg Greenfield)
Request: I-RR to GO-MU
Staff Rec.: **Pending**
Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov
Housing and Planning Department
Postponement Request: **Request by Staff to January 4, 2022**
9. **Rezoning:** [C814-90-0003.21 - Harris Branch PUD Amendment 21; District 1](#)
Location: US Highway 290 and Harris Branch Parkway; Gilleland, Harris Branch, and Decker Creek Watersheds
Owner/Applicant: Austin HB Residential Properties, Ltd.
Agent: Coats Rose PC (John M. Joseph)
Request: PUD to PUD, to modify a condition of zoning
Staff Rec.: **Recommended**
Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov
Housing and Planning Department
10. **Zoning:** [C14-2021-0151 - AR - JR .85; District 5](#)
Location: 11501 Menchaca Road; Slaughter Creek Watershed
Owner/Applicant: AR & JR Real Estate Holdings (Charles Norris)
Agent: Bennett Consulting (Rodney Bennett)
Request: I-SF-2 to CS
Staff Rec.: **Recommendation of GR-CO**
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov
Housing and Planning Department
11. **Rezoning:** [C14-2021-0161 - West William Cannon Housing; District 5](#)
Location: 3101 West William Cannon Drive; Williamson Creek Watershed - Barton Springs Zone
Owner/Applicant: Jubilee Christian Center (Jimmy R. Seal)
Agent: Armbrust & Brown, PLLC (Michael J. Whellan)
Request: LO-CO to MF-4
Staff Rec.: **Recommended**
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov
Housing and Planning Department
12. **Rezoning:** [C14H-2021-0165 - Dr. Sidney, Jr. and Helen White House; District 10](#)
Location: 8601 Azalea Trail; Shoal Creek Watershed
Owner/Applicant: Alta Alexander
Request: SF-3 to SF-3-H
Staff Rec.: **Recommended**
Staff: Steve Sadowsky, 512-974-6454, steve.sadowsky@austintexas.gov
Housing and Planning Department

Attorney: Patricia Link 512-974-2173

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

- 13. Rezoning:** [C14H-2021-0164 - Chrysler Air-Temp House; District 7](#)
Location: 2502 Park View Drive; Shoal Creek Watershed
Owner/Applicant: Historic Landmark Commission
Request: SF-2 to SF-2-H
Staff Rec.: **Recommended**
Staff: Steve Sadowsky, 512-974-6454, steve.sadowsky@austintexas.gov
Housing and Planning Department
- 14. Site Plan - EV Variance:** [SP-2021-0072C - Park 183 Buildings 6 & 7; District 2](#)
Location: 4800 Distribution Drive and 7900 Industrial Way; Onion Creek Watershed
Owner/Applicant: Park 183 Land LLC
Agent: Nick Brown
Request: Environmental variance to allow fill up to 17 feet [LDC 25-8-342]
Staff Rec.: **Recommended with conditions**
Staff: Tunde Daramola, 512-974-6316, babatunde.daramola@austintexas.gov
Development Services Department
- 15. Resubdivision:** [C8-2019-0124.0A - Raviva Price Tract; District 1](#)
Location: 7651 Delwau Lane; Boggy Creek Watershed
Owner/Applicant: Everett Charles Price, Jr.
Agent: Dunaway (J Segura)
Request: Approval of the resubdivision of an existing lot and unplatted property into a 5 lot subdivision on 9.559 acres.
Staff Rec.: **Recommended**
Staff: Cesar Zavala, 512-974-3404, cesar.zavala@austintexas.gov, 512-974-2784, rosemary.avila@austintexas.gov
Development Services Department
- 16. 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.: **Disapprove for Reasons**
Staff: Joey de la Garza, 512-974-2664, joey.delagarza@austintexas.gov
Rosemary Avila
Development Services Department

17. **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.: **recommendation pending**
Staff: Cesar Zavala, 52-974-3404, cesar.zavala@austintexas.gov
Development Services Department
18. **Partial Subdivision Vacation:** [C8-2018-0146.1A\(VAC\) - Fort Dessau West Subdivision Partial Vacation](#)
Location: 1208 E. Howard Lane, Harris Branch
Owner/Applicant: Continental Homes of Austin (John Sparrow)
Agent: LandDev Consulting, LLC (Keith E. Parkan, P.E.)
Request: Approve partial subdivision vacation to remove 2 lots from the Fort Dessau West plat.
Staff Rec.: **Recommended**
Staff: Cesar Zavala, 52-974-3404, cesar.zavala@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)
2. Discuss and consider establishing a Working Group tasked with monitoring, reviewing, and keeping the Commission abreast on all matters related to the future location of Zoning and Platting Commission meetings. (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, Bray and Smith)

Small Area Planning Joint Committee

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

(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

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-rCcM0VJ45NoBmTPGEWfEdURjVJU0RZNDE3WE1TMEhHTFk1N1RBSDICVi4u>



Participants are encouraged to register in advance of the meeting however, speaker registration will be available at the meeting by utilizing a mobile device to scan the above 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.

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.

COVID 19 PROTOCOLS & REQUIREMENTS

Participants are required to wear masks while on City property and should observe social distancing. Disposable masks will be provided to anyone who is not wearing proper face coverings. While the public is always welcome in chambers during the meeting, to allow for social distancing, participants are encouraged to only be in chambers during the item they are addressing. In between cases an announcement will be made to inform participants in the atrium that the next item is ready to be heard. Participants who have chosen to provide an e-mail address will also receive notification when the Commission is about 15 minutes away from taking up the item of interest.

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.

Zoning and Platting Commission

PUBLIC HEARING

Speakers Testimony Time Allocation

Speaker	Number	Time Allocated	Total Time Allocated
Applicant / Agent	1	6 min.	12 min. (w/ donated time; including 3 min. rebuttal)
Primary Speaker Opposed	1	6 min.	9 min. (w/ donated time)
All other Speakers	unlimited	3 min.	6 min. (w/ donated time)

All speakers are allowed three (3) minutes of donated time from a speaker present during the Public Hearing.

Future Meetings

September 21, 2021

October 5, 2021

October 19, 2021

November 2, 2021

November 16, 2021

December 7, 2021

December 21, 2021

Zoning and Platting Commission 2022 Meeting Schedule

Per City Code Title 2 § 2-1-43 (A), approved on November 2, 2021

Except as otherwise provided by commission action, the commission will meet per the adopted schedule.

Tues. January 4 2022 @ Austin City Hall, 6PM	Tues. July 5 2022@ Austin City Hall, 6PM
Tues. January 18 2022@ Austin City Hall, 6PM	Tues. July 19 2022@ Austin City Hall, 6PM
Tues. February 1 2022@ Austin City Hall, 6PM	Tues. August 2 2022@ Austin City Hall, 6PM
Tues. February 15 2022@ Austin City Hall, 6PM	Tues. August 16 2022@ Austin City Hall, 6PM
Tues. March 1 2022@ Austin City Hall, 6PM	Tues. September 6 2022@ Austin City Hall, 6PM
Tues. March 29 2022@ Austin City Hall, 6PM	Tues. September 20 2022@ Austin City Hall, 6PM
Tues. April 5 2022@ Austin City Hall, 6PM	Tues. October 4 2022@ Austin City Hall, 6PM
Tues. April 19 2022@ Austin City Hall, 6PM	Tues. October 18 2022@ Austin City Hall, 6PM
Tues. May 3 2022@ Austin City Hall, 6PM	Tues. November 1 2022@ Austin City Hall, 6PM
Tues. May 17 2022@ Austin City Hall, 6PM	Tues. November 15 2022@ Austin City Hall, 6PM
Tues. June 7 2022@ Austin City Hall, 6PM	Tues. December 6 2022@ Austin City Hall, 6PM
Tues. June 21 2022@ Austin City Hall, 6PM	Tues. December 20 2022@ Austin City Hall, 6PM