



## ZONING & PLATTING COMMISSION AGENDA

**Tuesday, March 1, 2022**

The Zoning and Platting Commission will convene at 6:00 PM on Tuesday, March 1, 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 February 15, 2022.

## B. PUBLIC HEARINGS

- 1. Rezoning:** [C14-2021-0003 - Sun Auto; District 6](#)  
Location: 2610-½ South Lakeline Boulevard, Buttercup Creek Watershed  
Owner/Applicant: Ozone Technology Inc. (Thomas J. Wolf, Jr.)  
Agent: Pohl Partners (Jennie Braasch), 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
- 2. Rezoning:** [C14-2021-0141 - Agave Annex; District 1](#)  
Location: 7902 W Rogers Ln & 4708 Rogers Ln, Walnut Creek and Elm Creek Watersheds  
Owner/Applicant: Agave Brown, Ltd. (by 1500 Oliver GP, LLC, its General Partner) (David Foor)  
Agent: Drenner Group PC (Leah Bojo)  
Request: SF-2 to SF-4A  
Staff Rec.: **Pending**  
Staff: Heather Chaffin, 512-974-2122, hchaffin@austintexas.gov  
Housing and Planning Department  
Postponement Request **Postponement request by Staff to April 5, 2022**
- 3. 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.: **Recommended**  
Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov  
Housing and Planning Department
- 4. 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 April 19, 2022**

Attorney: Patricia Link, 512-974-2173

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

5. **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)  
Request: LO-CO to MF-4  
Staff Rec.: **Recommended**  
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov  
Housing and Planning Department
6. **Rezoning:** [C14-2021-0193 - 7400 South Congress Avenue; District 2](#)  
Location: 7400 South Congress Avenue, South Boggy Creek Watershed  
Owner/Applicant: SL South Congress, LP (John Kiltz)  
Agent: Land Use Solutions (Michele Haussmann)  
Request: SF-2; GR to GR-MU-CO  
Staff Rec.: **Recommended**  
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov  
Housing and Planning Department
7. **Rezoning:** [C14-2022-0004 - 1501 Damon Rd; District 5](#)  
Location: 1501 Damon Road, Williamson Creek Watershed  
Owner/Applicant: Capital River Group, LLC - Series 16 (Stuart Carr)  
Request: DR to SF-3  
Staff Rec.: **Recommended**  
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov  
Housing and Planning Department
8. **Rezoning:** [C14H-2021-0164 - Chrysler Air-Temp House; District 7](#)  
Location: 2502 Park View Drive, Shoal Creek Watershed  
Owner/Applicant: Historic Landmark Commission  
Agent: Coats|Rose (Racy L. Haddad), agent for owner  
Request: SF-2 to SF-2-H  
Staff Rec.: **Recommended**  
Staff: Elizabeth Brummett, 512-974-1264, elizabeth.brummett@austintexas.gov  
Housing and Planning Department

9. **Site Plan:** [SP-2020-0400D - HEB Austin No 33, ETJ](#)  
 Location: 12015 West US 290 Highway, Bear Creek Watershed - Barton Springs Zone  
 Owner/Applicant: HEB Grocery Company  
 Agent: Jones and Carter (Kyler Felux)  
 Request: To grant Environmental Variances:  
 1. Request to vary from LDC 25-8-341 to allow cut to 12 feet.  
 2. Request to vary from LDC 25-8-342 to allow fill to 21 feet.  
 3. Request to vary 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.  
 4. Request to vary from LDC 25-8-301 to allow construction of a driveway on a slope with a gradient of more than 15 percent.
- Staff Rec.: **Recommended**  
 Staff: Renee Johns / Pamela Abee, 512-974-2711, renee.johns@austintexas.gov  
 Development Services Department
10. **Preliminary Plan:** [C8J-2019-0146 - Thaxton Road Preliminary Plan \(Small Lot\)](#)  
 Location: East Slaughter Lane and Thaxton Road, Marble Creek Watershed  
 Owner/Applicant: M/I Homes of Austin, LLC (Royce Rippey)  
 Agent: LJA Engineering Inc. (John Clark)  
 Request: Approval of a preliminary plan (small lot) consisting of 287 total lots on 98.692 acres.
- Staff Rec.: **Recommended**  
 Staff: Joe Arriaga, 512-854-7562, joe.arriaga@traviscountytexas.gov  
 Single Office: Travis County - City of Austin
11. **Preliminary Plan:** [C8J-2021-0163 - Easton Park 4B East Preliminary Plan](#)  
 Location: East William Cannon Drive and Finial Drive, North Fork Dry Creek Watershed  
 Owner/Applicant: Carma Easton, LLC (Matthew McCafferty)  
 Agent: Carlson, Brigrance and Doering, Inc. (C. Brigrance)  
 Request: Approval of a preliminary plan consisting of 3 total lots on 21.067 acres.
- Staff Rec.: **Recommended with conditions**  
 Staff: Sue Welch, 512-854-7637, sue.welch@traviscountytexas.gov  
 Single Office: Travis County - City of Austin

## 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. Discussion and possible action establishing a working group tasked with providing Fiscal Year 2022-2023 Budget recommendations for Zoning and Platting Commission consideration to be forwarded to Council. (Sponsors Chair Barrera-Ramirez and Commissioner Smith)

Attorney: Patricia Link, 512-974-2173

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

## **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 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, 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 March 1, 2022 at noon. 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/Pages/ResponsePage.aspx?id=9hleXKumRUux0L5GCKmmf-rCcM0VJ45NoBmTPGEWfEdURjvJU0RZND3WE1TMEhHTFk1N1RBSDiCVi4u>



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.

## **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.

### **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. 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