

# Regular Meeting of the Zoning and Platting Commission August 3, 2021

## Zoning and Platting Commission to be held August 3, 2021 with Social Distancing Modifications

Public comment will be allowed via telephone; no in-person input will be allowed. **All speakers, including applicants and representatives, must register in advance (Day before the scheduled meeting, August 2, 2021 by noon. )**

To speak remotely at the August 3, 2021 Zoning and Platting Commission Meeting, residents must:

**Preferably email Commission Liaison, Andrew Rivera at [andrew.rivera@austintexas.gov](mailto:andrew.rivera@austintexas.gov) or call 512-974-6508 (the day before the meeting). The following information is required:**

1. The speaker name.
2. Item number(s) they wish to speak on.
3. Whether they are for/against/neutral.
4. Mailing address.
5. Telephone number. **Must be the number that will be used to call-in.**

**Failure to provide the required information by noon August 2, 2021 shall render a request null and void.**

A registered speaker may not sign up another speaker. Previous registration on an item does not automatically roll over.

•Once a request to register to speak has been called in or emailed to the board liaison, residents will receive either an email or phone call with additional information regarding the call in process.

•Handouts or other information must be emailed to [andrew.rivera@austintexas.gov](mailto:andrew.rivera@austintexas.gov) by 1:00 PM Tuesday August 3, 2021. This information will be provided to Commission members in advance of the meeting.

•Residents may watch the meeting here: **<http://www.austintexas.gov/page/watch-atxn-live>**

### **Time Allotment:**

**Applicant: 6 minutes and 3 minutes rebuttal.**

**Speakers: 3 minutes.**

**Postponement requests must be submitted to the case manager and Andrew Rivera by 5PM Monday, August 2, 2021.**

## **Reunión de la Comisión de Zoning and Platting**

Fecha 3 de agosto de 2021

La Comisión de Zoning and Platting se reunirá el 3 de agosto de 2021 modificaciones de distanciamiento soial.

Se permitirán comentarios públicos por teléfono; no se permitirá ninguna entrada en persona.

Llame o envíe un correo electrónico al enlace de la junta en 512-974-6508  
andrew.rivera@austintexas.gov a más tardar al mediodía (el día antes de la reunion, 2 de agosto 2021 . )

1. El nombre del orador.
2. Número (s) de artículo sobre el que desean hablar.
3. Si están a favor / en contra / neutrales.
4. Dirección postal.
5. Número de teléfono. Debe ser el número que se utilizará para llamar a la persona que desea hablar.

Si la información solicitada no se envía antes del mediodía del 2 de agosto , la solicitud será nula y sin efecto.

Un orador registrado no puede registrar a otro orador. El registro anterior de un artículo no se transfiere automáticamente.

- Una vez que se haya llamado o enviado por correo electrónico una solicitud para hablar al enlace de la junta, los residentes recibirán un correo electrónico o una llamada telefónica con información adicional para llamar el día la reunión.
- Los folletos u otra información debe enviarse por correo electrónico a [andrew.rivera@austintexas.gov](mailto:andrew.rivera@austintexas.gov) antes de la 1:00 p.m. de 3 de agosto de 2021 Esta información se proporcionará a los miembros de la Junta y la Comisión antes de la reunión.
- Si esta reunión se transmite en vivo, los residentes pueden ver la reunión aquí:  
<http://www.austintexas.gov/page/watch-atxn-live>

**Las solicitudes de aplazamiento deben enviarse al administrador del caso Andrew Rivera antes de las 5 p.m. del lunes 2 de agosto de 2021**



## ZONING & PLATTING COMMISSION AGENDA

**Tuesday, August 3, 2021**

The Zoning and Platting Commission will convene at 6:00 PM on  
Tuesday, August 3, 2021  
via Videoconference <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  
[Ellen Ray](#)  
[Hank Smith](#)  
[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

### **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 July 20, 2021.

## B. PUBLIC HEARINGS

1. **Zoning:** [C14-2021-0094 - Fox Hollow Multifamily; District 5](#)  
Location: 2117 Brandt Road, Onion Creek Watershed  
Owner/Applicant: Jesus Turullols  
Agent: Dunaway Associates, Meg Greenfield  
Request: I-RR to MF-4  
Staff Rec.: **Recommendation Pending; Postponement request by Staff to August 17, 2021**  
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov  
Housing and Planning Department
  
2. **Rezoning:** [C14-2021-0105 - Wynne Lane Rezoning; District 5](#)  
Location: 7702 Wynne Lane, South Boggy Creek Watershed  
Owner/Applicant: R. Scott Schaefer  
Agent: Throrer Design, LLC (Victoria Haase)  
Request: SF-2 to SF-3  
Staff Rec.: **Recommended**  
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov  
Housing and Planning Department
  
3. **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)  
Request: LR to GR  
Staff Rec.: **Recommended; Postponement Request by Applicant to September 21, 2021**  
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov  
Housing and Planning Department
  
4. **Rezoning:** [C14-2021-0080 - Tech Ridge 2; District 7](#)  
Location: 13100 1/2 -1 3200 1/2 Mc Callen Pass; 13200 -13300 Center Lake Drive, Walnut Creek Watershed  
Owner/Applicant: Centerstate 99, Ltd., TECHRIDGE PLD 2019 LP  
Agent: Armbrust & Brown, PLCC (Amanda Morrow)  
Request: LI-PDA to LI-PDA, to change a condition of zoning  
Staff Rec.: **Recommended**  
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov  
Housing and Planning Department

5. **Rezoning:** [C14-2021-0100 - Luby's Site; District 10](#)  
 Location: 8176 North MoPac Expressway, Shoal Creek Watershed  
 Owner/Applicant: Luby's Fuddruckers Restaurants, LLC  
 Agent: Armbrust & Brown, PLCC (Michael Whellan)  
 Request: LR to MF-6  
 Staff Rec.: **Recommended**  
 Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov  
 Housing and Planning Department
6. **Preliminary Plan:** [C8-2020-0033 - Saddle Ridge at Wildhorse Ranch; District 1](#)  
 Location: 10621 Blue Bluff Road, Gilleland Creek Watershed  
 Owner/Applicant: Heart of Manor LP  
 Agent: Kimley-Horn and Associates (Kevin Burks)  
 Request: Approval of Saddle Ridge at Wildhorse Ranch Preliminary Plan, consisting of 234 single-family lots and associated improvements on approximately 82.24 acres.  
 Staff Rec.: **Recommended**  
 Staff: Jennifer Bennett, 512-974-9002, jennifer.bennett-reumuth@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)

### 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  
 (Commissioners: Acosta, King and Ray)

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

Attorney: Erika Lopez (512) 974-3588  
 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.