



**Regular Meeting
ZONING & PLATTING COMMISSION
Tuesday, May 4, 2021**

The Zoning & Platting Commission convened in a meeting on Tuesday, May 4, 2021
@ <http://www.austintexas.gov/page/watch-atxn-live>

Chair Barrera-Ramirez called the Commission Meeting to order at 6:00 p.m.

Commission Members in Attendance:

**Nadia Barrera-Ramirez – Chair
Timothy Bray
David King
Jolene Kiolbassa – Vice-Chair
Ann Denkler – Parliamentarian
Hank Smith
Carrie Thompson
Roy Woody**

Absent:

**Cesar Acosta
Ellen Ray**

One vacancy on the dais.

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 April 20, 2021.

Motion to approve the minutes from April 20, 2021 was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner King on a vote of 8-0. Commissioners Acosta and Ray absent. One vacancy on the Commission.

B. PUBLIC HEARINGS

- 1. Rezoning:** [C14-2021-0056 - 1609 Matthews Lane Rezoning; District 5](#)
Location: 1609 Matthews Lane, Williamson Creek Watershed
Owner/Applicant: CMCBH2, LLC (Ben Heimsath)
Agent: Thrower Design (Victoria Haase)
Request: SF-2 to MF-3
Staff Rec.: **Recommendation of MF-2**
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov
Housing and Planning Department

Motion to grant Neighborhood's request for postponement of this item to May 18, 2021 was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner King on a vote of 8-0. Commissioners Acosta and Ray absent. One vacancy on the Commission.

- 2. Rezoning:** [C14-2021-0050 - Southpark Meadows Plaza; District 5](#)
Location: 9505 Alice Mae Lane, Slaughter Creek Watershed
Owner/Applicant: Southpark Meadows Plaza, LP (Mitchell Kalogridis)
Agent: Cunningham-Allen, Inc. (Richard G. Couch)
Request: GR-CO to GR-MU-CO
Staff Rec.: **Recommended**
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov
Housing and Planning Department

Public Hearing closed.

Motion to grant Staff's recommendation of GR-MU-CO combining district zoning for C14-2021-0050 - Southpark Meadows Plaza located at 9505 Alice Mae Lane was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner King on a vote of 8-0. Commissioners Acosta and Ray absent. One vacancy on the Commission.

- 3. Rezoning:** [C14-2020-0146 - 11705 Research Blvd Zoning; District 6](#)
Location: 11705 Research Boulevard, Walnut Creek Watershed
Owner/Applicant: 3M Company
Agent: Drenner Group, PC (Amanda Swor)
Request: LI-CO to LI
Staff Rec.: **Recommendation of LI-CO**

Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov
Housing and Planning Department

Motion to grant Neighborhood's request for postponement of this item to June 1, 2021 was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner King on a vote of 8-0. Commissioners Acosta and Ray absent. One vacancy on the Commission.

4. **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.: **Pending; Postponement request by Staff to May 18, 2021**
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov
Housing and Planning Department

Motion to grant Staff's request for postponement of this item to May 18, 2021 was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner King on a vote of 8-0. Commissioners Acosta and Ray absent. One vacancy on the Commission.

5. **Zoning:** [C14-2021-0038 - Pond Springs Rezone; District 6](#)
Location: 13171 Pond Springs Road, Lake Creek Watershed
Owner/Applicant: Lorraine Bier
Agent: Keepers Land Planning (Ricca Keepers)
Request: I-RR to GR
Staff Rec.: **Recommendation of GR-CO**
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov
Housing and Planning Department

Public Hearing closed.

Motion to grant Staff's recommendation of GO district zoning for C14-2021-0038 - Pond Springs Rezone located at 13171 Pond Springs Road was approved on the motion by Vice-Chair Kiolbassa, seconded by Commissioner Denkler on a vote of 8-0. Commissioners Acosta and Ray absent. One vacancy on the Commission.

6. **Rezoning:** [C14-2021-0043 - Plains Trail Multifamily Rezone; District 4](#)
Location: 11205 Plains Trail, Little Walnut Creek Watershed
Owner/Applicant: Purple Estate Austin LLC (Bedi Guneet)
Agent: Thrower Design, LLC (A. Ron Thrower)
Request: NO to MF-3
Staff Rec.: **Recommended**
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov
Housing and Planning Department

Public Hearing closed.

Motion to grant Staff's recommendation of MF-3 district zoning for C14-2021-0043 - Plains Trail Multifamily Rezone located at 11205 Plains Trail was approved on the consent agenda on the motion

by Commissioner Smith, seconded by Commissioner King on a vote of 8-0. Commissioners Acosta and Ray absent. One vacancy on the Commission.

7. **Rezoning:** [C14-2021-0031 - Johnny Morris Road Rezone 2; District 1](#)
Location: 7010 Johnny Morris Road, Walnut Creek Watershed
Owner/Applicant: Arabon Real Estate, LLC (Chris Coggin)
Agent: Thrower Design LLC (A. Ron Thrower)
Request: SF-2 to GR-MU
Staff Rec.: **Recommendation of GR-MU-CO**
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov
Housing and Planning Department

Public Hearing closed.

Motion by Commissioner Bray, seconded by Commissioner Smith to grant Staff's recommendation of GR-MU-CO combining district zoning, including the prohibition of service station, for C14-2021-0031 - Johnny Morris Road Rezone 2 located at 7010 Johnny Morris Road failed on a vote of 3 to 4. Those voting aye were Commissioners Bray and Smith, and Chair Barrera-Ramirez. Those voting nay were Vice-Chair Kiolbassa, and Commissioners King, Denkler and Woody. Commissioner Thompson abstained on this item. Commissioners Ray and Acosta absent. One vacancy on the Commission.

Item forwarded to Council without a recommendation due to lack of an affirmative vote.

8. **Rezoning:** [C14-2021-0026 - Urbana I; District 1](#)
Location: Northwest corner of Wedgewood Dr & Plaza Drive, Walnut Creek Watershed
Owner/Applicant: Big Opp Zone, LLC (Stacy Dukes-Rhone)
Agent: Husch Blackwell, LLP (Nikelle Meade)
Request: DR to GR-MU-CO
Staff Rec.: **Recommendation of LR-MU-CO**
Staff: Mark Graham, 512-974-3574, mark.graham@austintexas.gov
Housing and Planning Department

Public Hearing closed.

Motion by Commissioner Smith, seconded by Vice-Chair Kiolbassa to grant Staff's recommendation of LR-MU-CO combining district zoning for C14-2021-0026 - Urbana I located at Northwest corner of Wedgewood Dr & Plaza Drive was approved on a vote of 8-0. Commissioners Ray and Acosta absent. One vacancy on the Commission.

9. **Rezoning:** [C14-2021-0027 - Urbana II; District 1](#)
Location: 11501, 11503, 11505, 11507, 11509, 11511, 11513, 11601 Wedgewood Drive & 914, 1000-1/2 Braker Lane, Walnut Creek Watershed
Owner/Applicant: Big Opp Zone, LLC (Stacy Dukes-Rhone)
Agent: Husch Blackwell, LLP (Nikelle Meade)
Request: SF-4A and GR-CO to Tract 1: MF-2; Tract 2: to GR-MU-V-CO
Staff Rec.: **Recommended**
Staff: Mark Graham, 512-974-3574, mark.graham@austintexas.gov
Housing and Planning Department

Public Hearing closed.

Motion by Commissioner Denkler, seconded by Vice-Chair Kiolbassa to grant Staff's recommendation of Tract 1: MF-2 district zoning; Tract 2: to GR-MU-V-CO combining district zoning for C14-2021-0027 - Urbana II located at 11501, 11503, 11505, 11507, 11509, 11511, 11513, 11601 Wedgewood Drive & 914, 1000-1/2 Braker Lane was approved on a vote of 8-0. Commissioners Ray and Acosta absent. One vacancy on the Commission.

- 10. Rezoning:** [C14-2021-0028 - Urbana III; District 1](#)
Location: 11300, 11302, 11304, 11306, 11308, 11310, 11400, 11402, 11404, 11406, 11408 Wedgewood Drive, Walnut Creek Watershed
Owner/Applicant: Big Opp Zone, LLC (Stacy Dukes-Rhone)
Agent: Husch Blackwell, LLP (Nikelle Meade)
Request: Tract 1: From SF-2 & SF-4A to MF-2. Tract 2: From SF-4A & GR-CO to GR-MU-V-CO.
Staff Rec.: **Recommended**
Staff: Mark Graham, 512-974-3574, mark.graham@austintexas.gov
Housing and Planning Department

Public Hearing closed.

Motion by Commissioner Denkler, seconded by Vice-Chair Kiolbassa to grant Staff's recommendation of Tract 1: MF-2 district zoning; Tract 2: to GR-MU-V-CO combining district zoning for 11300, 11302, 11304, 11306, 11308, 11310, 11400, 11402, 11404, 11406, 11408 Wedgewood Drive was approved on a vote of 8-0. Commissioners Ray and Acosta absent. One vacancy on the Commission.

- 11. Site Plan:** [SP-2019-0300C - Omni Business Park; District 2](#)
Location: 7305 Burleson Rd., Onion Creek Watershed
Owner/Applicant: Chris Bradford, Jackson Walker LLP
Request: Environmental variance to 1993 Comprehensive Watershed Ordinance Section 13-7-16(a) for fill exceeding four feet and Section 13-7-16(b) for cut exceeding four feet.
Staff Rec.: **Recommend, with conditions**
Staff: Kristy Nguyen, 512-974-3035, kristy.nguyen@austintexas.gov
Jeremy Siltala, 512-974-2945, jeremy.siltala@austintexas.gov
Development Services Department

Public Hearing closed.

Motion to grant Staff's recommendation, including conditions, for SP-2019-0300C - Omni Business Park located at 7305 Burleson Rd., was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner King on a vote of 8-0. Commissioners Acosta and Ray absent. One vacancy on the Commission.

- 12. Final Plat from Approved Preliminary Plan:** [C8-2018-0043.2A - Parkside Section 1 at Wildhorse Ranch; District 1](#)
Location: 9936-1/2 Lindell Lane, Decker and Gilleland Creek Watersheds
Owner/Applicant: Forestar Group
Agent: BGE, Inc. (Pablo Martinez)

Request: Approval of a final plat comprised of 145 lots on 37.39 acres
Staff Rec.: **Recommend, with conditions**
Staff: Jennifer Bennett-Reumuth, 512-974-9002, jennifer.bennett-reumuth@austintexas.gov
Development Services Department

Public Hearing closed.

Motion to grant Staff's recommendation with the conditions reflected in Exhibit C of the staff report, for C8-2018-0043.2A - Parkside Section 1 at Wildhorse Ranch located at 9936-1/2 Lindell Lane was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner King on a vote of 8-0. Commissioners Acosta and Ray absent. One vacancy on the Commission.

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)

Item disposed without action or discussion.

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.

Commissioner King / Vice-Chair Kiolbassa – Subdivision briefing

E. COMMITTEE REPORTS & WORKING GROUPS

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

Commissioner Denkler stated the Committee reviewed and recommended the UNO sign amendments.

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

No report provided.

Small Area Planning Joint Committee
(Commissioners: Acosta, King and Ray)

No report provided.

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

No report provided.

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.

Chair Barrera-Ramirez adjourned the meeting without objection on Tuesday, May 4, 2021 at 7:35 p.m.