



**Regular Meeting  
ZONING & PLATTING COMMISSION  
Tuesday, May 18, 2021**

The Zoning & Platting Commission convened in a meeting on Tuesday, May 18, 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:**

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

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 May 4, 2021.

Motion to approve minutes from May 4, 2021 was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner Acosta on a vote of 9-0. Commissioner Denkler off the dais. 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](mailto:wendy.rhoades@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 motion by Commissioner King, seconded by Commissioner Thompson on a vote of 9-1. Commissioner Smith voted nay. One vacancy on the Commission.

- 2. Zoning and Rezoning:** [C814-04-0187.02.SH - Goodnight Ranch PUD - 2nd Amendment; District 2](#)  
Location: East side of Old Lockhart Highway between Nuckols Crossing Road and Capitol View Drive, Onion Creek / Marble Creek Watersheds  
Owner/Applicant: Austin Goodnight Ranch, L.P.; MVE Venture, Ltd.; Benchmark Land Development, Inc. (Terry Mitchell)  
Agent: Austin Goodnight Ranch, L.P. (Myra Goepp); Alice Glasco Consulting (Alice Glasco)  
Request: I-SF-2; PUD to PUD, to change conditions of zoning  
Staff Rec.: **Recommended, with conditions**  
Staff: Wendy Rhoades, 512-974-7719, [wendy.rhoades@austintexas.gov](mailto:wendy.rhoades@austintexas.gov)  
Housing and Planning Department

Public Hearing closed

Motion to grant Staff's recommendation of PUD district zoning, to change a condition of zoning, with conditions, for C814-04-0187.02.SH - Goodnight Ranch PUD - 2nd Amendment, located at the East side of Old Lockhart Highway between Nuckols Crossing Road and Capitol View Drive was approved on a vote of 9-0. Chair Barrera-Ramirez recused due to a conflict of interest (employer involved with development). One vacancy on the Commission.

3. **Rezoning:** [C14-2020-0151 - 8401 - 8407 South 1st Street; District 2](#)  
Location: 8401, 8403, 8405, and 8407 South 1st Street, South Boggy Creek Watershed  
Owner/Applicant: 8401 Venture LP (Herman Cardenas); Harvey Kronberg  
Agent: Smith Robertson L.L.P. (David Hartman)  
Request: DR; SF-2; SF-6-CO; LR-MU-CO to MF-4  
Staff Rec.: **Recommendation of MF-4-CO**  
Staff: Wendy Rhoades, 512-974-7719, [wendy.rhoades@austintexas.gov](mailto:wendy.rhoades@austintexas.gov)  
Housing and Planning Department

Public Hearing closed

Motion by Commissioner Smith, seconded by Commissioner Ray to grant Staff's recommendation of MF-4-CO combining district zoning for C14-2020-0151 - 8401 - 8407 South 1st Street, located at 8401, 8403, 8405, and 8407 South 1st Street was approved on a vote of 6-3-1. Vice-Chair Kiolbassa, Commissioner Denkler, and Commissioner Woody voted nay. Commissioner King abstained. One vacancy on the Commission.

4. **Rezoning:** [C14-2021-0035 - McLaurin Rezone; District 5](#)  
Location: 1512 Damon Road, Williamson Creek Watershed  
Owner/Applicant: Erich Daniel McLaurin and Olivia Ann McLaurin  
Agent: Masterplan (Karen Wunsch)  
Request: DR to SF-3  
Staff Rec.: **Recommended**  
Staff: Wendy Rhoades, 512-974-7719, [wendy.rhoades@austintexas.gov](mailto:wendy.rhoades@austintexas.gov)  
Housing and Planning Department

Public Hearing closed

Motion to grant Staff's recommendation of SF-3 district zoning for C14-2021-0035 - McLaurin Rezone, located at 1512 Damon Road was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner Acosta on a vote of 9-0. Commissioner Denkler off the dais. One vacancy on the Commission.

5. **Rezoning:** [C14-2021-0021 - 7009 Ed Bluestein Blvd., District 1](#)  
Location: 7009 Ed Bluestein Boulevard, Walnut Creek Watershed  
Owner/Applicant: Hassan Rahimi and 726 LLC  
Agent: Drenner Group, PC (Leah Bojo)  
Request: SF-3 and GR to GR-MU  
Staff Rec.: **Recommended**  
Staff: Heather Chaffin, 512-974-2122, [heather.chaffin@austintexas.gov](mailto:heather.chaffin@austintexas.gov)  
Housing and Planning Department

Public Hearing closed

Motion to grant Staff's recommendation of GR-MU combining district zoning for C14-2021-0021 - 7009 Ed Bluestein Blvd., located at 7009 Ed Bluestein Boulevard was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner Acosta on a vote of 9-0. Commissioner Denkler off the dais. One vacancy on the Commission.

6. **Restrictive Covenant Amendment:** [C14-76-083\(RCA3\) - 7009 Ed Bluestein Blvd. RCA, District 1](#)
- Location: 7009 Ed Bluestein Boulevard, Walnut Creek Watershed  
Owner/Applicant: Hassan Rahimi and 726 LLC  
Agent: Drenner Group, PC (Leah Bojo)  
Request: To amend a restrictive covenant.  
Staff Rec.: **Recommended**  
Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov  
Housing and Planning Department

Public Hearing closed

Motion to grant Staff's recommendation of to amend a restrictive covenant, C14-76-083(RCA3) - 7009 Ed Bluestein Blvd, located at 7009 Ed Bluestein Boulevard was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner Acosta on a vote of 9-0. Commissioner Denkler off the dais. One vacancy on the Commission.

7. **Rezoning:** [C14-2021-0032 - Shelton Road; District 1 and District 3](#)
- Location: 6610 Shelton Road, Boggy Creek Watershed  
Owner/Applicant: City of Austin (Jerry Rusthoven)  
Agent: City of Austin (Heather Chaffin)  
Request: SF-2 to P  
Staff Rec.: **Postponement request by Staff to June 1, 2021**  
Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov  
Housing and Planning Department

Public Hearing closed

Motion to grant Staff'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 Acosta on a vote of 9-0. Commissioner Denkler off the dais. One vacancy on the Commission.

8. **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**  
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 June 15, 2021 was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner Acosta on a vote of 9-0. Commissioner Denkler off the dais. One vacancy on the Commission.

9. **Final Plat out of approved Preliminary Plan:** [C8-2018-0122.4A - EastVillage Single Family Phase 4 Final Plat; District 1](#)
- Location: 4605 East Howard Lane, Harris Branch Watershed
- Owner/Applicant: RH Pioneer North, LLC (Annie Atkinson)
- Agent: T. Walter Hoysa, P.E. (LJA Engineering, Inc.)
- Request: Approval of EastVillage Single Family Phase 4 Final Plat which is comprised of 63 lots on 10.69 acres.
- Staff Rec.: **Disapproval for Reasons**
- Staff: Joey de la Garza, (512) 974-2664, joey.delagarza@austintexas.gov  
Development Services Department

Public Hearing closed

Motion to grant Staff's recommendation for C8-2018-0122.4A – EastVillage Single Family Phase 4 Final Plat to approve with conditions as reflected in Master Comment Report (May 12, 2021), located at 4605 East Howard Lane, was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner Acosta on a vote of 9-0. Commissioner Denkler off the dais. One vacancy on the Commission.

10. **Final plat with variance:** [C8-2020-0160.0A - Sand Beach Overlook Subdivision; District 9](#)
- Location: 1505 West 3rd Street, Lady Bird Lake Watershed
- Owner/Applicant: Steve Ogden
- Agent: LandDev (Nick Brown)
- Request: Approval of a one-lot subdivision on 0.947 acres, with a variance from LDC § 25-4-171, which requires each lot in a subdivision abut a dedicated public street.
- Staff Rec.: **Recommended 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 for C8-2020-0160.0A - Sand Beach Overlook Subdivision to approve with conditions as reflected in Master Comment Report (May 12, 2021), located at 1505 West 3rd Street was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner Acosta on a vote of 9-0. Commissioner Denkler off the dais. One vacancy on the Commission.

- 11. Resubdivision:** [C8-2019-0052.0A - Gibson's Grotto; District 5](#)  
Location: 4703 Clawson Road, Williamson Creek Watershed  
Owner/Applicant: Glenn A. Gibson  
Agent: Perales Engineering LLC  
Request: Approval of the resubdivision of Lot 18, Block A of Park Forrest, Section 6, comprised of two lots on 12,690 sf, with a flag lot variance.  
Staff Rec.: **Recommended**  
Staff: Steve Hopkins, 512-974-3175, [steve.hopkins@austintexas.gov](mailto:steve.hopkins@austintexas.gov)  
Development Services Department

Public Hearing closed

Motion to grant Staff's recommendation for C8-2019-0052.0A - Gibson's Grotto, located at 4703 Clawson Road was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner Acosta on a vote of 9-0. Commissioner Denkler off the dais. One vacancy on the Commission.

- 12. Plat Vacation:** [C8J-2008-0195.0A\(VAC\) - Stoneridge Estates Subdivision](#)  
Location: 9820 Flintrock Circle, Slaughter Creek Watershed-Barton Springs Zone  
Owner/Applicant: Alpha Invesco Corporation Profit Sharing Plan  
Agent: FNF Cad Services  
Request: Approval of the Stoneridge Estates Subdivision plat vacation. This property will be replatted as the Flintrock Subdivision (C8J-2018-0010.0A).  
Staff Rec.: **Recommended**  
Staff: Jennifer Bennett-Reumuth, 512-974-9002, [jennifer.bennett-reumuth@austintexas.gov](mailto:jennifer.bennett-reumuth@austintexas.gov)  
Development Services Department

Public Hearing closed

Motion to grant Staff's recommendation for C8J-2008-0195.0A(VAC) - Stoneridge Estates Subdivision, located at 9820 Flintrock Circle was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner Acosta on a vote of 9-0. Commissioner Denkler off the dais. One vacancy on the Commission.

- 13. Final plat:** [C8J-2018-0010.0A - Flintrock Subdivision](#)  
Location: 9820 Flintrock Circle, Slaughter Creek Watershed-Barton Springs Zone  
Owner/Applicant: Alpha Invesco Corporation Profit Sharing Plan  
Agent: Landmark Engineering, Inc. (Javier Barajas)  
Request: Approval of the Flintrock Subdivision, consisting of 9 lots on 10.08 acres  
Staff Rec.: **Recommended**  
Staff: Jennifer Bennett-Reumuth, 512-974-9002, [jennifer.bennett-reumuth@austintexas.gov](mailto:jennifer.bennett-reumuth@austintexas.gov)  
Development Services Department

Public Hearing closed

Motion to grant Staff's recommendation for C8J-2018-0010.0A - Flintrock Subdivision, located at 9820 Flintrock Circle was approved on the consent agenda on the motion by Commissioner Smith,

seconded by Commissioner Acosta on a vote of 9-0. Commissioner Denkler off the dais. One vacancy on the Commission.

### **C. ITEMS FROM THE COMMISSION**

1. Briefing regarding resubdivisions. Staff: Steve Hopkins, 512-974-3175, [steve.hopkins@austintexas.gov](mailto:steve.hopkins@austintexas.gov). Development Services Department.  
(Sponsors: Commissioner King and Vice-Chair Kiolbassa)

Presentation provided by Steve Hopkins, Development Services Department.

2. 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 discussion or action.

### **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. NOMINATIONS & RECOMMENDATIONS**

1. Nomination and recommendation for Council consideration; members to serve on Codes and Ordinances Joint Committee.
2. Nomination and recommendation for Council consideration; members to serve on Comprehensive Plan Joint Committee.
3. Nomination and recommendation for Council consideration; members to serve on Small Area Planning Joint Committee.

Items E 1-3, approved nominees listed in backup, Exhibit A – Joint Committees Slate, was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner Acosta on a vote of 9-0. Commissioner Denkler off the dais. One vacancy on the Commission.

### **F. COMMITTEE REPORTS & WORKING GROUPS**

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

No report provided.

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 18, 2021 at 9:01 p.m.**