



**Regular Meeting
ZONING & PLATTING COMMISSION
Tuesday, August 3, 2021**

The Zoning & Platting Commission convened in a meeting on Tuesday, August 3, 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:

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

Absent:
Cesar Acosta

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.

Approval of minutes from July 20, 2021 was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner Thompson on a vote of 10-0. Commissioner Acosta absent.

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

Motion to grant Staff's request for postponement of this item to August 17, 2021 was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner Thompson on a vote of 10-0. Commissioner Acosta absent.

- 2. Rezoning:** [C14-2021-0105 - Wynne Lane Rezoning; District 5](#)
Location: 7702 Wynne Lane, South Boggy Creek Watershed
Owner/Applicant: R. Scott Schaefer
Agent: Thrower 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

Public Hearing closed.

Motion to grant Staff's recommendation of SF-3 district zoning for C14-2021-0105 - Wynne Lane Rezoning located at 7702 Wynne Lane was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner Thompson on a vote of 10-0. Commissioner Acosta absent.

- 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

Motion to grant Applicant's request for postponement of this item to September 21, 2021 was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner Thompson on a vote of 10-0. Commissioner Acosta absent.

4. **Rezoning:** [C14-2021-0080 - Tech Ridge 2; District 7](#)
Location: 13100 1/2 – 13200 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

Public Hearing closed.

Motion to grant Staff's recommendation of LI-PDA combining district zoning for C14-2021-0080 - Tech Ridge 2 located at 13100 1/2 – 13200 1/2 Mc Callen Pass; 13200 – 13300 Center Lake Drive was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner Thompson on a vote of 10-0. Commissioner Acosta absent.

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

Motion to re-open the public hearing and postpone the case to August 17, 2021 was approved on the motion by Commissioner Thompson, seconded by Commissioner King on a vote of 8-2. Commissioners Smith and Ray voted nay. Commissioner Acosta absent.

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

Public Hearing closed.

Motion to grant Staff's recommendation for C8-2020-0033 - Saddle Ridge at Wildhorse Ranch located at 10621 Blue Bluff Road was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner Thompson on a vote of 10-0. Commissioner Acosta absent.

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.

Item disposed without discussion or action.

E. 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, August 3, 2021 at 7:47 p.m.