



**Regular Meeting  
ZONING & PLATTING COMMISSION  
Tuesday, February 1, 2022**

The Zoning & Platting Commission convened in a meeting on Tuesday, February 1, 2022  
@ <http://www.austintexas.gov/page/watch-atxn-live>

Chair Barrera-Ramirez called the Commission Meeting to order at 6:05 p.m.

**Commission Members in Attendance:**

Cesar Acosta  
Scott Boone  
Timothy Bray  
Ann Denkler – Parliamentarian  
Betsy Greenberg  
David King  
Jolene Kiolbassa – Vice-Chair  
Nadia Barrera-Ramirez – Chair  
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 January 18, 2022

Motion for approval of minutes from January 18, 2022 was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner Greenberg, approved on a vote of 10-0. Commissioner Bray off the dais.

## B. PUBLIC HEARINGS

- 1. 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)  
Agent: Armbrust & Brown, PLLC (Michael J. Whellan)  
Request: LO-CO to MF-4  
Staff Rec.: **Recommended**  
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov  
Housing and Planning Department

Motion to grant Applicant's request for postponement of this item to March 1, 2022 was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner Greenberg on a vote of 10-0. Commissioner Bray off the dais.

- 2. Zoning:** [C14-2021-0184 - 7201 FM Road 2222; District 10](#)  
Location: 7201 FM Road 2222, West Bull Creek Watershed  
Owner/Applicant: West Lake Vistas LLC (Kimberly de la Fuente)  
Agent: Metcalfe Wolff Stuart & Williams, LLP (Michele Rogerson Lynch)  
Request: I-RR to MF-4-CO  
Staff Rec.: **Recommended**  
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 February 15, 2022 was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner Greenberg on a vote of 10-0. Commissioner Bray off the dais.

- 3. Rezoning:** [C14-2021-0142 - Perfect Cuts Landscaping; District 6](#)  
Location: 13561 Pond Springs Road, Lake Creek Watershed  
Owner/Applicant: PC Land, LLC (Brandon Krause)  
Agent: Husch Blackwell LLP (Nikelle Meade)  
Request: GR-CO to CS-MU-CO  
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 Smith, seconded by Commissioner Boone to grant CS-MU-CO combining district zoning for C14-2021-0142 - Perfect Cuts Landscaping located at 13561 Pond Springs Road

was approved on a vote of 7-4. Vice-Chair Kiolbassa, and Commissioners Greenberg, Denkler and King voted nay.

Additional conditions and prohibited uses:

- 1) Provide a 50-foot vegetative buffer along the eastern property line.
- 2) Prohibit the following uses on the property: Automotive Repair Services, Automotive Rentals, Automotive Sales, Automotive Washing (of any type), Campground, Convenience Storage, Drop-Off Recycling Collection Facility, Equipment Repair, Equipment Sales, Exterminating Services, Kennels, Laundry Services, Outdoor Sports and Recreation, Pawn Shop Services, and Service Station.
- 3) Establish Restaurant (General) and Restaurant (Limited) as conditional uses on the property.
- 4) Prohibit access to Shady Oaks Drive.

4. **Rezoning:** [C14-2021-0189 - 4833 Spicewood Springs, District 10](#)  
Location: 4833 Spicewood Springs Road, Bull Creek Watershed  
Owner/Applicant: Spicewood Canyon, LP (Juan Creixell)  
Agent: Keepers Land Planning (Ricca Keepers)  
Request: LO, SF-3 to LO-MU  
Staff Rec.: **Recommended**  
Staff: Sherri Sirwaitis, 512-294-0246, sherri.sirwaitis@austintexas.gov  
Housing and Planning Department

Motion to grant Neighborhood's request for postponement of this item to February 15, 2022 was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner Greenberg on a vote of 10-0. Commissioner Bray off the dais.

5. **Rezoning:** [C14-2019-0166 - Parmer Business Park, District 1](#)  
Location: 13000, 13100 and 13106 1/2 Harris Ridge Boulevard, Harris Branch Watershed  
Owner/Applicant: Karlin McCallen Pass, LLC (Matthew Schwab)  
Agent: Armbrust & Brown, PLLC (Richard T. Suttle)  
Request: LI-PDA to LI-PDA, to change a condition of zoning  
Staff Rec.: **Recommendation Pending**  
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov  
Housing and Planning Department  
**Postponement Request** **Staff postponement to February 15, 2022**

Motion to grant Staff's request for postponement of this item to February 15, 2022 was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner Greenberg on a vote of 10-0. Commissioner Bray off the dais.

- 6. Restrictive Covenant Termination:** [C14-2016-0124\(RCT\) - Parmer Business Park RCT, District 1](#)
- Location: 13000, 13100 and 13106 1/2 Harris Ridge Boulevard, Harris Branch Watershed
- Owner/Applicant: Karlin McCallen Pass, LLC (Matthew Schwab)
- Agent: Armbrust & Brown, PLLC (Richard T. Suttle)
- Request: The applicant is requesting a termination of the restrictive covenant conditions for this property.
- Staff Rec.: **Recommendation Pending**
- Staff: Sherri Sirwaitis, 512-974-3057, [sherri.sirwaitis@austintexas.gov](mailto:sherri.sirwaitis@austintexas.gov)  
Housing and Planning Department
- Postponement Request** **Staff postponement to February 15, 2022**

Motion to grant Staff's request for postponement of this item to February 15, 2022 was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner Greenberg on a vote of 10-0. Commissioner Bray off the dais.

- 7. Rezoning:** [C14-2021-0195 - Howard Lane Residences Two, District 7](#)
- Location: 1421 East Howard Lane, Harris Branch Watershed
- Owner/Applicant: John Colbert Fish & Oana H Fish
- Agent: Alice Glasco Consulting (Alice Glasco)
- Request: GR-MU, MF-3 to MF-4
- Staff Rec.: **Recommended**
- Staff: Sherri Sirwaitis, 512-974-3057, [sherri.sirwaitis@austintexas.gov](mailto:sherri.sirwaitis@austintexas.gov)  
Housing and Planning Department

Public Hearing closed.

Motion to grant Staff's recommendation of MF-4 district zoning for C14-2021-0195 - Howard Lane Residences Two located at 1421 East Howard Lane was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner Greenberg on a vote of 10-0. Commissioner Bray off the dais.

- 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: CoatsRose (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](mailto:elizabeth.brummett@austintexas.gov)  
Housing and Planning Department

Motion to grant Neighborhood's request for postponement of this item to March 1, 2022 was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner Greenberg on a vote of 10-0. Commissioner Bray off the dais.

9. **Final Plat out of Preliminary Plan:** [C8J-2018-0213.1A - Longview, Phase 1](#)  
Location: Kellam Road, Dry Creek East Watershed  
Agent: Peloton Land Solutions (Justin Lange)  
Request: Approval of a final plat consisting of 186 total lots on 64.887 acres.  
Staff Rec.: **Recommended**  
Staff: Jose Luis Arriaga, 512-854-7562, joe.arriaga@traviscountytexas.gov  
Single Office: Travis County/COA

Public Hearing closed.

Motion to grant Staff's recommendation for C8J-2018-0213.1A – Longview, Phase 1 located at Kellam Road was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner Greenberg on a vote of 10-0. Commissioner Bray off the dais.

10. **Preliminary Plan:** [C8-2020-0141 - Velocity Preliminary Plan; District 2](#)  
Location: 3848 1/2 E SH 71 Service Road, Onion Creek Watershed  
Owner/Applicant: Kimley-Horn (Justin Kramer)  
Agent: Market Place Real Estate Group (Karl Koebel)  
Request: Approval with Conditions of Preliminary Plan  
Staff Rec.: **Disapproval for Reasons**  
Staff: Amy Combs, (512) 974-2786, Amy.Combs@austintexas.gov  
Development Services Department

Public Hearing closed.

Motion to Disapprove for Reasons, per exhibit C, for C8-2020-0141 - Velocity Preliminary Plan located at 3848 1/2 E SH 71 Service Road was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner Greenberg on a vote of 10-0. Commissioner Bray off the dais.

11. **Preliminary Plan:** [C8-2020-0112 - Braker Valley Subdivision Preliminary Plan; District 1](#)  
Location: 4806 Blue Goose Road, Walnut Creek Watershed  
Owner/Applicant: Ranch Road Braker Valley, LLC (Daniel E. Gilpin)  
Agent: BGE, Inc. (Chris Rawls)  
Request: Approval of a 597 lot, single family subdivision on 164.96 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 Disapprove fore Reasons, per exhibit C, for C8-2020-0112 - Braker Valley Subdivision Preliminary Plan located at 4806 Blue Goose Road was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner Greenberg on a vote of 10-0. Commissioner Bray off the dais.

- 12. Final Plat:** [C8-2021-0179.0A - Cadence Country Ranch Final Plat](#)  
Location: 200-715 Chaparral Road (HCAD R174872), Little Bear Creek Watershed  
Owner/Applicant: Curtis Austin Investments, LLC (Curtis Davidson)  
Agent: LJA Engineering, Inc. (Brian Faltsek)  
Request: Approval of a final plat consisting of 5 lots on 205.81 acres.  
Staff Rec.: **Recommended with Conditions**  
Staff: Cesar Zavala, 512-974-3404, cesar.zavala@austintexas.gov  
Development Services Department

Public Hearing closed.

Motion to grant Staff's recommendation for C8-2021-0179.0A - Cadence Country Ranch Final Plat located at 200-715 Chaparral Road (HCAD R174872) was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner Greenberg on a vote of 10-0. Commissioner Bray off the dais.

### **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)

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. 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 Greenberg)

No report provided.

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

No report provided.

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, February 1, 2022 at 6:35 p.m.**