



**Regular Meeting
ZONING & PLATTING COMMISSION
Tuesday, February 15, 2022**

The Zoning & Platting Commission convened in a meeting on Tuesday, February 15, 2022
@ <http://www.austintexas.gov/page/watch-atxn-live>

Chair Barrera-Ramirez called the Commission Meeting to order at 6:06 p.m.

Commission Members in Attendance:

**Scott Boone
Ann Denkler – Parliamentarian
Betsy Greenberg
David King
Jolene Kiolbassa – Vice-Chair
Nadia Barrera-Ramirez – Chair
Hank Smith
Carrie Thompson
Roy Woody**

Absent

Cesar Acosta

One vacancy on the Commission

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 February 1, 2022.

Motion for approval of minutes from February 1, 2022 was approved on the consent agenda on the motion by Commissioner Smith, seconded by Vice-Chair Kiolbassa on a vote of 9-0. Commissioner Acosta absent. Once vacancy on the Commission.

B. PUBLIC HEARINGS

- 1. 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.: **Recommended with conditions**
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov
Housing and Planning Department

Public Hearing closed.

Motion for approval of Staff's recommendation of LI-PDA combining district zoning, with conditions, for C14-2019-0166 - Parmer Business Park located at 13000, 13100 and 13106 1/2 Harris Ridge Boulevard was approved on the motion by Commissioner Smith, seconded by Commissioner Boone on a vote of 9-0. Commissioner Acosta absent. One vacancy on the Commission.

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

Public Hearing closed.

Motion for approval of Staff's recommendation for termination of the restrictive covenant conditions for this property for C14-2016-0124(RCT) - Parmer Business Park RCT at 13000, 13100 and 13106 1/2 Harris Ridge Boulevard was approved on the motion by Commissioner Smith, seconded by Commissioner Boone on a vote of 9-0. Commissioner Acosta absent. One vacancy on the Commission.

3. **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

Public Hearing closed.

Motion by Commissioner Greenberg, seconded by Commissioner Denkler to deny rezoning to LO-MU combining district zoning for C14-2021-0189 - 4833 Spicewood Springs located at 4833 Spicewood Springs Road was approved on a vote of 6-2. Commissioners Boone and Smith voted nay. Chair Barrera-Ramirez abstained. Commissioner Acosta absent. One vacancy on the Commission.

4. **Rezoning:** [C14-2022-0002 - 12151 Hunters Chase Rezoning, District 6](#)
Location: 12151 Hunters Chase Drive, Lake Creek Watershed
Owner/Applicant: 12151 Hunters Chase Drive, LP (Josh Rosen)
Agent: Armbrust & Brown, PLLC (Richard T. Suttle)
Request: GR to GR-MU
Staff Rec.: **Recommended**
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov
Housing and Planning Department

Public Hearing closed.

Motion for approval of Staff's recommendation of GR-MU combining district zoning, for C14-2022-0002 - 12151 Hunters Chase Rezoning, located at 12151 Hunters Chase Drive was approved on the consent agenda on the motion by Commissioner Smith, seconded by Vice-Chair Kiolbassa on a vote of 9-0. Commissioner Acosta absent. One vacancy on the Commission.

5. **Zoning and Rezoning:** [C14-2021-0155 - Lyndhurst Rezoning; District 6](#)
Location: 13424 Lyndhurst Street, 13443 N FM 620 Road North Bound, Lake Creek Watershed
Owner/Applicant: Naiser Holdings, LLC
Agent: Thrower Design LLC (A. Ron Thrower)
Request: GR-CO and I-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

Motion to grant Applicant's request for postponement of this item to March 29, 2022 was approved on the consent agenda on the motion by Commissioner Smith, seconded by Vice-Chair Kiolbassa on a vote of 9-0. Commissioner Acosta absent. One vacancy on the Commission.

6. **Zoning:** [C14-2021-0182 - Burleson Rd. 78744; District 2](#)
Location: 7051 Burleson Road, Onion Creek Watershed
Owner/Applicant: Southeastern Freight Lines Inc. (Ryan Smigiel)
Agent: Drenner Group, PC (Charley Dorsaneo)
Request: I-RR to LI
Staff Rec.: **Recommended**
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov
Housing and Planning Department

Public Hearing closed.

Motion for approval of Staff's recommendation of LI district zoning, with additional prohibited uses, for C14-2021-0182 - Burleson Rd. 78744 located at 7051 Burleson Road was approved on the consent agenda on the motion by Commissioner Smith, seconded by Vice-Chair Kiolbassa on a vote of 9-0. Commissioner Acosta absent. One vacancy on the Commission.

Additional prohibited uses:

Recourse Extraction
Recycling Center
Stockyards

7. **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-MU-CO
Staff Rec.: **Recommended**
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 March 1, 2022 was approved on the consent agenda on the motion by Commissioner Smith, seconded by Vice-Chair Kiolbassa on a vote of 9-0. Commissioner Acosta absent. One vacancy on the Commission.

8. **Rezoning:** [C14-2021-0188 - 10817 Old San Antonio Road; District 5](#)
Location: 10817 Old San Antonio Road, Onion Creek Watershed
Owner/Applicant: Caroline Riley
Agent: Keepers Land Planning (Ricca Keepers)
Request: SF-2 to CS
Staff Rec.: **Recommendation of LR-CO**
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov
Housing and Planning Department

Public Hearing closed.

Motion for approval of Staff's recommendation of LR-CO combining district zoning with conditions of right-of-way dedication on Old San Antonio Road and Brezza Lane, for C14-2021-0188 - 10817 Old San Antonio Road, located at 10817 Old San Antonio Road was approved on the consent agenda on the motion by Commissioner Smith, seconded by Vice-Chair Kiolbassa on a vote of 9-0. Commissioner Acosta absent. One vacancy on the Commission.

- 9. 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

Public Hearing closed.

Motion by Commissioner Smith, seconded by Vice-Chair Kiolbassa for approval of Staff's recommendation of MF-4-CO combining district zoning, for C14-2021-0184 - 7201 FM Road 2222, located at 7201 FM Road 2222, with an additional condition limiting the property to 360 units, was approved on a vote of 7-0. Commissioners Boone and Thompson abstained. Commissioner Acosta absent. One vacancy on the Commission.

- 10. Zoning:** [C14-2021-0159 - Vaught Ranch Rezoning; District 10](#)
Location: 6529 Vaught Ranch Road, West Bull Creek Watershed
Owner/Applicant: Michael Hart
Agent: Dunaway (Meg Greenfield)
Request: I-RR to GO-MU
Staff Rec.: **Recommended**
Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov
Housing and Planning Department

Public Hearing closed.

Motion by Commissioner Denkler, seconded by Vice-Chair Kiolbassa to postpone this item to March 1, 2022 was approved on a vote of 9-0. Commissioner Acosta absent. One vacancy on the Commission.

- 11. Site Plan:** [SPC-2020-0244C - Dessau Wastewater Treatment Plant Expansion to 0.99MGD, District 7](#)
Location: 1621 1/2 Fish Lane, Harris Branch Watershed
Owner/Applicant: Austin Water (Joanette Aird)
Agent: K Friese & Associates (Jennifer Sullivan)
Request: Conditional Use permit and extension of application's expiration date
Staff Rec.: **Recommended**
Staff: Renee Johns, 512-871-2711, renee.johns@austintexas.gov
Development Services Department

Public Hearing closed.

Motion to approve Staff's recommendation with additional conditions for SPC-2020-0244C - Dessau Wastewater Treatment Plant Expansion to 0.99MGD located at 1621 1/2 Fish Lane was approved on the consent agenda on the motion by Commissioner Smith, seconded by Vice-Chair Kiolbassa on a vote of 9-0. Commissioner Acosta absent. One vacancy on the Commission.

Additional conditions:

1. Phases 2 and 3 (or any future phases added through corrections/revisions) are compliant with applicable City Code requirements at the time of each review.
2. Phase 2 will begin in 2030 and Phase 3 will begin in 2041.

12. Final Plat: [C8-2020-0188.0A - 1940 Webberville Road Subdivision; District 1](#)
Location: 1940 Webberville Road, Fort Branch Watershed
Owner/Applicant: 1940 Webberville Road, LLC (Enge Xing)
Agent: Southwest Engineers, Inc. (Alberto Gutierrez)
Request: Approval of the plat consisting of 6 lots on 1.008 acres
Staff Rec.: **Pending**
Staff: Cesar Zavala, 512-974-3404, cesar.zavala@austintexas.gov
Development Services Department

Public Hearing closed.

Motion to Disapprove for Reasons, per Exhibit C, for C8-2020-0188.0A - 1940 Webberville Road Subdivision located at 1940 Webberville Road was approved on the consent agenda on the motion by Commissioner Smith, seconded by Vice-Chair Kiolbassa on a vote of 9-0. Commissioner Acosta 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 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.

E. NOMINATIONS

1. Nominate a member for consideration by Council for the purpose of serving on the Comprehensive Plan Joint Committee.

After closing of nominations, Commissioner Boone was recommended, by a vote of acclamation with Commissioner Acosta absent and one vacancy on the Commission, for consideration by Council for the purpose of serving on the Comprehensive Plan Joint Committee.

F. COMMITTEE REPORTS & WORKING GROUPS

Codes and Ordinances Joint Committee

(Chair Barrera-Ramirez, Vice-Chair Kiolbassa, Commissioner Denkler)

Commissioner Denkler stated the Committee reviewed a matter related to permitted Land Uses in Zoning Districts.

Comprehensive Plan Joint Committee

(Commissioners: Acosta and Smith)

No report provided.

Small Area Planning Joint Committee

(Commissioners: Acosta, King and Greenberg)

Commissioner King stated the Committee reviewed the 200 S. Congress rezoning case, The Austin Public Safety Wellness Center, and South Central Waterfront Plan.

Onion Creek and Localized Flooding Working Group

(Commissioners: King, Denkler and Smith)

No report provided.

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Chair Barrera-Ramirez adjourned the meeting without objection on Tuesday, February 15, 2022 at 7:45 p.m.