



**Regular Meeting  
ZONING & PLATTING COMMISSION  
Tuesday, March 29, 2022**

**The Zoning & Platting Commission convened in a meeting on Tuesday, March 29, 2022  
@ <http://www.austintexas.gov/page/watch-atxn-live>**

**Chair Barrera-Ramirez called the Commission Meeting to order at 6:11 p.m.**

**Commission Members in Attendance:**

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

**Absent**

**Scott Boone  
Lonny Stern**

**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

**PUBLIC 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 March 1, 2022.

Motion to approve minutes from 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. Commissioners Boone and Stern absent.

## **B. PUBLIC HEARINGS**

- 1. 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 CS-MU
- Staff Rec.: **Recommendation of GR-MU-CO**
- Staff: Sherri Sirwaitis, 512-974-3057, [sherri.sirwaitis@austintexas.gov](mailto:sherri.sirwaitis@austintexas.gov)  
Housing and Planning Department

Public Hearing closed.

Motion by Commissioner Greenberg, seconded by Commissioner Woody to grant Staff's recommendation of GR-MU-CO combining district zoning for C14-2021-0155 - Lyndhurst Rezoning located at 13424 Lyndhurst Street, 13443 N FM 620 Road North Bound on a vote of 8-1. Commissioner Smith voted nay. Commissioners Boone and Stern absent.

- 2. Zoning:** [C14-2022-0014 - Sprinkle Cutoff Rd Rezoning; District 1](#)
- Location: 11000 Sprinkle Cutoff Rd, Walnut Creek Watershed
- Owner/Applicant: Sprinkle Creek Corporation (Glenn Bauries)
- Agent: Kimley-Horn and Associates (Amanda Brown)
- Request: I-RR to SF-6
- Staff Rec.: **Recommended**
- Staff: Heather Chaffin, 512-974-2122, [heather.chaffin@austintexas.gov](mailto:heather.chaffin@austintexas.gov)  
Housing and Planning Department

Motion by Commissioner Denkler, seconded by Commissioner King to postpone this item by the Zoning and Platting Commission to May 17, 2022 was approved on a vote of 6-3. Chair Barrera-Ramirez, and Commissioners Acosta and Smith voted nay. Commissioners Boone and Stern absent.

- 3. Rezoning:** [C14-2021-0193 - 7400 South Congress Avenue; District 2](#)
- Location: 7400 South Congress Avenue, South Boggy Creek Watershed
- Owner/Applicant: SL South Congress, LP (John Kiltz)
- Agent: Land Use Solutions (Michele Hausmann)
- Request: SF-2; GR to GR-MU-CO
- Staff Rec.: **Recommended**
- 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 April 19, 2022 was approved on the consent agenda on the motion by Commissioner Smith, seconded by Vice-Chair Kiolbassa on a vote of 9-0. Commissioners Boone and Stern absent.

4. **Zoning:** [C14-2022-0007 - 10258 Old Lockhart Road; Contiguous to District 2](#)  
Location: 10258 Old Lockhart Road, Marble Creek / Rinard Creek Watersheds  
Owner/Applicant: Magdalena B. and Rogelio Neira  
Agent: Jackson Walker LLP (Pamela Madere)  
Request: Unzoned to MF-2  
Staff Rec.: **Recommendation Pending**  
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov  
Housing and Planning Department  
Postponement Request: **Postponement request by the Staff**

Motion to grant Staff's request for postponement of this item to May 3, 2022 was approved on the consent agenda on the motion by Commissioner Smith, seconded by Vice-Chair Kiolbassa on a vote of 9-0. Commissioners Boone and Stern absent.

5. **Rezoning:** [C14H-2021-0164 - Chrysler Air-Temp House; District 7](#)  
Location: 2502 Park View Drive, Shoal Creek Watershed  
Owner/Applicant: Historic Landmark Commission  
Agent: Coats|Rose (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  
Housing and Planning Department

Public Hearing closed.

Motion by Commissioner Greenberg, seconded by Commissioner Thompson to grant SF-2-H combining direct zoning for C14H-2021-0164 - Chrysler Air-Temp House located at 2502 Park View Drive failed on a vote of 5-2. Commissioners Acosta and Smith voted nay. Chair Barrera-Ramirez and Commissioner Woody abstained. Commissioners Boone and Stern absent.

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

6. **Environmental variance:** [SP-2019-0109C\(R1\) - Water Oak Apartments; District 5](#)  
Location: 12234 Heatherly Drive, Onion Creek Watershed  
Owner/Applicant: Journeyman (Ross Hamilton)  
Agent: Jones Carter (Gemsong Ryan)  
Request: Request to vary from LDC 25-8-342 to allow fill to 25 feet to construct a driveway.  
Staff Rec.: **Recommended**  
Staff: Pamela Abee-Taulli, 512-974-1879, pamelaaabee@austintexas.gov  
Development Services Department

Public Hearing closed.

Motion to grant Environmental Commission recommendation to allow fill to 25 feet to construct a driveway for SP-2019-0109C(R1) - Water Oak Apartments located at 12234 Heatherly Drive was approved on the consent agenda on the motion by Commissioner Smith, seconded by Vice-Chair

Kiolbassa on a vote of 6-0. Commissioners King, Thompson and Woody abstained. Commissioners Boone and Stern absent.

7. **Site Plan:** [SP-2020-0265C - South Austin Regional WWTP; District 2](#)  
Location: 1017 Fallwell Lane, Onion Creek Watershed  
Owner/Applicant: City of Austin - Public Works Department (John Wepryk)  
Agent: CAS Consulting & Services (Michael Meriwether)  
Request: Site is zoned P and over one acre; requires Commission approval for construction of new wastewater facilities.  
  
Staff Rec.: **Recommended**  
Staff: Christine Barton-Holmes, 512-974-2788, christine.barton-holmes@austintexas.gov  
Development Services Department

Public Hearing closed.

Motion to grant Staff's recommendation for SP-2020-0265C - South Austin Regional WWTP located at 1017 Fallwell Lane was approved on the consent agenda on the motion by Commissioner Smith, seconded by Vice-Chair Kiolbassa on a vote of 9-0. Commissioners Boone and Stern absent.

8. **Subdivision out Preliminary Plan:** [C8-2021-0078.1A - Cearley Community Subdivision; District 7](#)  
Location: 1601 Cedar Bend Drive, Walnut Creek Watershed  
Owner/Applicant: Cearley Tract Development, Inc. (Garrett Martin)  
Agent: Atwell, LLC (Connor J. Overby, P.E.)  
Request: Approval of a 130 lot single-family subdivision on 29.17 acres with all associated improvements.  
  
Staff Rec.: **Approve with Conditions**  
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 C8-2021-0078.1A - Cearley Community Subdivision located at 1601 Cedar Bend Drive was approved on a vote of 8-0. Commissioner Smith recused on this item due to rendering professional services to the applicant. Commissioners Boone and Stern absent.

9. **Subdivision out of Preliminary Plan:** [C8-2020-0033.1A - Saddle Ridge at Wildhorse Ranch Section 1](#)  
Location: 10621 Blue Bluff Road, Gilleland Creek Watershed  
Owner/Applicant: Heart of Manor, LP  
Agent: Kimley-Horn and Associates (Kevin Burks, PE)  
Request: Approval of a final plat out of an approved preliminary plan, consisting of 167 lots on 63.72 acres  
  
Staff Rec.: **Disapprove for Reasons**  
Staff: Jennifer Bennett, 512-974-9002, jennifer.bennett@austintexas.gov  
Development Services Department

Public Hearing closed.

Motion to grant Staff's recommendation for C8-2020-0033.1A - Saddle Ridge at Wildhorse Ranch Section 1 located at 10621 Blue Bluff Road was approved on the consent agenda on the motion by Commissioner Smith, seconded by Vice-Chair Kiolbassa on a vote of 9-0. Commissioners Boone and Stern absent.

- 10. Plat vacation:**                    [C8S-77-136\(VAC\) - Larry Jameson Subdivision plat vacation; ETJ](#)  
Location:                                315 N Tumbleweed Trail, Cuernavaca Creek Watershed  
Owner/Applicant:                    Nicholas Properties, LLC (Paul Christen)  
Agent:                                     Nicholas Properties, LLC (Paul Christen)  
Request:                                 Approval of the Larry Jameson Subdivision plat vacation. The Larry Jameson Subdivision is composed of 1 lot on approximately 7.66 acres  
Staff Rec.:                               **Approve with Conditions**  
Staff:                                     Jennifer Bennett, 512-974-9002, jennifer.bennett@austintexas.gov  
Development Services Department

Motion by Commissioner Smith, seconded by Commissioner Barrera-Ramirez to postpone this item to be heard in tandem with C8J-2021-0080.0A was approved on a vote of 9-0. Commissioners Boone and Stern absent.

- 11. Replat:**                            [C8J-2021-0080.0A - Hidden Oaks Estates Subdivision](#)  
Location:                                315 N Tumbleweed Trail, Cuernavaca Creek Watershed  
Owner/Applicant:                    Nicholas Properties, LLC (Paul Christen)  
Agent:                                     Nicholas Properties, LLC (Paul Christen)  
Request:                                 Approval of the Hidden Oaks Estates Subdivision consisting of 5 single-family lots on approximately 7.66 acres in the City's ETJ.  
Staff Rec.:                               **Disapprove for Reasons**  
Staff:                                     Jennifer Bennett, 512-974-9002, jennifer.bennett@austintexas.gov  
Development Services Department

Motion by Commissioner Smith, seconded by Vice-Chair Kiolbassa to Disapprove for Reasons C8J-2021-0080.0A - Hidden Oaks Estates Subdivision located at 315 N Tumbleweed Trail was approved on a vote of 8-0. Commissioner Acosta abstained. Commissioners Boone and Stern absent.

## C. ITEMS FROM THE COMMISSION

1. Discussion and possible action concerning the restrictive covenant associated with rezoning case C14-2018-0124 - River Place for the property located on Milky Way Drive. (Sponsors: Commissioners Greenberg and Smith)

Motion by Commissioner King, seconded by Commissioner Greenberg to recommend Council consider pausing the development review related to development located on Milky Way Drive until discrepancies surrounding the Conditional Overlay and the Restrictive Covenant associated with rezoning case C14-2018-0124 - River Place are resolved. Motion was approved on a vote of 8-0. Commissioner Smith off the dais. Commissioners Boone and Stern absent.

2. Discussion and possible action adopting recommendations for Budget Fiscal Year 2022-2023 to be forwarded to Council. (Sponsors: Chair Barrera-Ramirez and Commissioner Smith)

Motion by Vice-Chair Kiolbassa, seconded by Chair Barrera-Ramirez to adopt recommendations for Budget Fiscal Year 2022-2023 to be forwarded to Council was approved on a vote of 8-0. Commissioner Smith off the dais. Commissioners Boone and Stern absent.

3. 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.*

Commissioners King, Greenberg and Denkler – Milky Way Drive item

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

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

Chair Barrera-Ramirez stated the Committee reviewed amendments to the Vertical Mixed Use (VMU) ordinance.

Comprehensive Plan Joint Committee  
(Commissioners: Acosta, Boone 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, March 29, 2022 at 10:39 p.m.**