



**Regular Meeting  
ZONING & PLATTING COMMISSION  
Tuesday, April 5, 2022**

**The Zoning & Platting Commission convened in a meeting on Tuesday, April 5, 2022  
@ <http://www.austintexas.gov/page/watch-atxn-live>**

**Chair Barrera-Ramirez called the Commission Meeting to order at 6:01 p.m.**

**Commission Members in Attendance:**

**Cesar Acosta  
Scott Boone  
Ann Denkler – Parliamentarian  
Betsy Greenberg  
David King  
Jolene Kiolbassa – Vice-Chair  
Nadia Barrera-Ramirez – Chair  
Hank Smith  
Lonny Stern  
Carrie Thompson**

**Absent**

**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

**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 29, 2022.

Motion to approve minutes from March 29, 2022, as amended, was approved on the consent agenda on the motion by Commissioner Greenberg, seconded by Commissioner Denkler on a vote of 9-0. Commissioner Acosta off the dais. Commissioner Woody absent.

## B. PUBLIC HEARINGS

1. **Zoning:** [C14-2021-0103 - Marielle 2, District 6](#)  
Location: 8600 Black Oak Street, Lake Creek Watershed  
Owner/Applicant: The Warren Edward Kodowsky 1997 Trust  
Agent: Mathias Company (Richard Mathias)  
Request: I-RR to MF-2  
Staff Rec.: **Recommendation of MF-2-CO**  
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-2-CO combining district zoning for C14-2021-0103 - Marielle 2 located at 8600 Black Oak Street, was approved on the consent agenda on the motion by Commissioner Greenberg, seconded by Commissioner Denkler on a vote of 9-0. Commissioner Acosta off the dais. Commissioner Woody absent.

2. **Rezoning:** [C14-2020-0079 - RBI Austin, Tract 2; District 1](#)  
Location: 7401-1/2 Loyola Lane, Walnut Creek Watershed  
Owner/Applicant: Home Plate Properties (Matthew Price)  
Agent: Drenner Group, PC (Amanda Swor)  
Request: SF-2 to GR  
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 GR-CO combining district zoning for C14-2020-0079 - RBI Austin, Tract 2 located at 7401-1/2 Loyola Lane, with recommendations listed in the Transportation Impact Analysis Memo, dated February 17, 2022, Staff Report, page 17, <https://www.austintexas.gov/edims/document.cfm?id=379950>, additionally prohibit the following uses:

Alternative Financial Services  
Automotive Repair Services  
Automotive Sales  
Automotive Washing  
Bail Bond Services  
Commercial Off-street Parking  
Drop-off Recycling Collection facility

Exterminating Services  
Funeral Services  
Hotel – Motel  
Outdoor Entertainment  
Pawn Shop Services  
Pedicab Storage & Distribution  
Services station

Approved on the consent agenda on the motion by Commissioner Greenberg, seconded by Commissioner Denkler on a vote of 9-0. Commissioner Acosta off the dais. Commissioner Woody absent.

- 3. Rezoning:** [C14-2020-0080 - RBI Austin, Tract 1; District 1](#)  
Location: 7401-1/2 Loyola Lane, Walnut Creek Watershed  
Owner/Applicant: Home Plate Properties (Matthew Price)  
Agent: Drenner Group, PC (Amanda Swor)  
Request: SF-2 to GR  
Staff Rec.: **Recommended, with conditions**  
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov  
Housing and Planning Department

Public Hearing closed.

Motion to grant GR-CO combining district zoning for C14-2020-0080 - RBI Austin, Tract 1 located at 7401-1/2 Loyola Lane, with recommendations listed in the Transportation Impact Analysis Memo, dated February 17, 2022, Staff Report, page 17, <https://www.austintexas.gov/edims/document.cfm?id=379950>, additionally prohibit the following uses:

Alternative Financial Services  
Automotive Repair Services  
Automotive Sales  
Automotive Washing  
Bail Bond Services  
Commercial Off-street Parking  
Drop-off Recycling Collection facility

Exterminating Services  
Funeral Services  
Hotel – Motel  
Outdoor Entertainment  
Pawn Shop Services  
Pedicab Storage & Distribution  
Services station

Approved on the consent agenda on the motion by Commissioner Greenberg, seconded by Commissioner Denkler on a vote of 9-0. Commissioner Acosta off the dais. Commissioner Woody absent.

- 4. Zoning:** [C14-2021-0187 - Manchaca Road - Calvo; District 5](#)  
Location: 11530 Manchaca Road, Slaughter Creek Watershed  
Owner/Applicant: Manchaca Holdings, LLC (Antonio Calvo)  
Agent: Land Answers, Inc. (Jim Wittliff)  
Request: CS-1 for Tract 1; CS for Tract 2  
Staff Rec.: **Recommendation of CS-1-CO for Tract 1; CS-CO for Tract 2**  
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov  
Housing and Planning Department

Public Hearing closed.

Motion by Commissioner Smith, seconded by Commissioner Boone to grant Staff's recommendation of CS-1-CO combining district zoning for Tract 1; CS-CO combining district zoning for Tract 2 for C14-2021-0187 - Menchaca Road – Calvo located at 11530 Menchaca Road failed on a vote of 5-4. Those voting nay were Vice-Chair Kiolbassa and Commissioners Greenberg, Denkler and King. Commissioner Acosta off the dais. Commissioner Woody absent.

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

- 5. Rezoning:** [C14-2022-0012 - 7001 Circle S Road; District 2](#)  
Location: 7001 Circle S Road, South Boggy Creek Watershed  
Owner/Applicant: Paul Long  
Agent: Land Answers, Inc. (Jim Wittliff)  
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 C14-2022-0012 - 7001 Circle S Road located at 7001 Circle S Road was approved on the consent agenda on the motion by Commissioner Greenberg, seconded by Commissioner Denkler on a vote of 9-0. Commissioner Acosta off the dais. Commissioner Woody absent.

- 6. Rezoning:** [C14-2021-0141 - Agave Annex; District 1](#)  
Location: 7902 W Rogers Ln & 4708 Rogers Ln, Walnut and Elm Creek Watersheds  
Owner/Applicant: Agave Brown, Ltd. (by 1500 Oliver GP, LLC, its General Partner) (David Foor)  
Agent: Drenner Group PC (Leah Bojo)  
Request: SF-2 to SF-4A  
Staff Rec.: **Pending**  
Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov  
Housing and Planning Department  
**Postponement Request: Postponement request by Staff and Applicant to May 17, 2022**

Motion to grant Staff's and Applicant's request for postponement of this item to May 17, 2022 was approved on the consent agenda on the motion by Commissioner Greenberg, seconded by Commissioner Denkler on a vote of 9-0. Commissioner Acosta off the dais. Commissioner Woody absent.

7. **Site Plan - Conditional Use Permit:** [SPC-2021-0288A - Gemini-Helipad Striping; District 6](#)  
Location: 9010 North Lake Creek Parkway, Buttercup Creek Watershed  
Owner/Applicant: Ascension Seton  
Agent: GarzaEMC, LLC. (Joe M. Farias)  
Request: Request to approve a Conditional Use Permit for a Heli-pad.  
Staff Rec.: **Recommended**  
Staff: Rosemary Avila, 512-974-2784, rosemary.avila@austintexas.gov  
Development Services Department

Public Hearing closed.

Motion to grant Staff's recommendation for SPC-2021-0288A - Gemini-Helipad Striping located at 9010 North Lake Creek Parkway was approved on the consent agenda on the motion by Commissioner Greenberg, seconded by Commissioner Denkler on a vote of 9-0. Commissioner Acosta off the dais. Commissioner Woody absent.

8. **Site Plan - Extension:** [SP-2008-0324C\(XT3\) - Tech.Ridge Section One; District 7](#)  
Location: 13301 Center Lake Drive, Walnut Creek Watershed  
Owner/Applicant: Centerstate 99, Ltd. & VHRMR Austin Ltd.  
Agent: Civiltude Engineers & Planners (Nhat Ho)  
Request: Request to approve a three year extension to a previously approved site plan.  
Staff Rec.: **Recommended**  
Staff: Rosemary Avila, 512-974-2784, rosemary.avila@austintexas.gov  
Development Services Department

Public Hearing closed.

Motion to grant Staff's recommendation for SP-2008-0324C(XT3) - Tech.Ridge Section One located at 13301 Center Lake Drive was approved on the consent agenda on the motion by Commissioner Greenberg, seconded by Commissioner Denkler on a vote of 9-0. Commissioner Acosta off the dais. Commissioner Woody absent.

9. **Final plat from approved preliminary plan:** [C8-2017-0154.01.2A - Interport Section 2C; District 2](#)  
Location: 3101 Fallwell Lane (E. Highway 71 & Highway 130), Onion Creek Watershed  
Owner/Applicant: EP Austin Purchase Company, LLC / Stoneridge Capital Partners, LTD / Village Capital Corporation  
Agent: Dunaway/UDG (John Noell)  
Request: Approval of the 5 lot subdivision on 85.22 acres.  
Staff Rec.: **Disapproval for Reasons**  
Staff: Cesar Zavala, 512-974-3404, cesar.zavala@austintexas.gov  
Development Services Department

Public Hearing closed.

Motion to Dissapprove for Reasons per Exhibit C for C8-2017-0154.01.2A - Interport Section 2C located at 3101 Fallwell Lane (E. Highway 71 & Highway 130) was approved on the consent agenda on the motion by Commissioner Greenberg, seconded by Commissioner Denkler on a vote of 9-0. Commissioner Acosta off the dais. Commissioner Woody absent.

## **C. PRESENTATIONS**

1. Presentation of Austin Strategic Mobility Plan Update and possible action forwarding recommendations to Council. Presenter: Dan Brooks, 512-974-6423, [daniel.brooks@austintexas.gov](mailto:daniel.brooks@austintexas.gov)  
Austin Transportation Department

Presentation provided by Dan Brooks, Austin Transportation Department.

Motion by Commissioner Smith, seconded by Vice-Chair Kiolbassa to postpone action on this item to April 19, 2022 was approved on a vote of 8-0. Chair Barrera-Ramirez and Commissioner Thompson off the dais. Commissioner Woody absent.

## **D. ITEMS FROM THE COMMISSION**

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

Motion to approve recommendation, <https://www.austintexas.gov/edims/document.cfm?id=380113>, concerning rezoning case C14-2018-0124 - River Place and restrictive covenant for the property located on Milky Way Drive was approved on the consent agenda on the motion by Commissioner Greenberg, seconded by Commissioner Denkler on a vote of 8-1. Commissioner Smith voted nay. Commissioner Acosta off the dais. Commissioner Woody absent.

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.

## **E. NOMINATIONS AND ELECTIONS**

1. Nomination and election of Zoning and Platting Commission officers.

After nominations following members elected as officers on a vote of 8-0. Chair Barrera-Ramirez and Commissioner Thompson off the dais. Commissioner Woody absent.

Nadia Barrera-Ramirez – Chair  
Jolene Kiolbassa – Vice-Chair  
David King – Secretary  
Ann Denkler – Parliamentarian

## **F. 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 and Greenberg – Zilker Park Master Plan item.

## **G. 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, Boone and Smith)

Commissioner Smith stated the Committee received a presentation on the Austin Strategic Mobility Plan (ASMP) Update.

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, April 5, 2022 at 9:06 p.m.**