



ZONING & PLATTING COMMISSION AGENDA

Tuesday, July 5, 2022

The Zoning and Platting Commission will convene at 6:00 PM on Tuesday, July 5, 2022 at Austin City Hall, Council Chambers, Room 1001
301 W. Second Street, Austin, TX.

Some members of the Zoning and Platting Commission may be participating by videoconference.
The meeting may be viewed online at: <http://www.austintexas.gov/page/watch-atxn-live>

[Cesar Acosta](#)
[Nadia Barrera-Ramirez](#) – Chair
[Scott Boone](#)
[Ann Denkler](#) – Parliamentarian
[Betsy Greenberg](#)
[David King](#) – Secretary

[Jolene Kiolbassa](#) – Vice-Chair
[Hank Smith](#)
[Lonny Stern](#)
[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

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 June 21, 2022.

B. PUBLIC HEARINGS

1. **Rezoning:** [C14-2022-0040 - Pioneer Hill Plaza; District 1](#)
Location: 10017-1/2 Dessau Road and 1501-1/2 Arborside Drive, Walnut Creek Watershed
Owner/Applicant: Continental Homes of Texas, LTD (John Sparrow)
Agent: Doan & Associates (Julie Doan)
Request: MF-3-CO to CS
Staff Rec.: **Recommendation of GR-MU-CO**
Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov
Housing and Planning Department

2. **Rezoning:** [C14-2021-0123 - Birdhill Rezoning; District 2](#)
Location: 7809 Peaceful Hill Lane; 7713 and 7715 and Byrdhill Ln; 7604, 7900 & 7900 1/2 South Congress Avenue, South Boggy Creek Watershed
Owner/Applicant: Agape Christian Ministries Austin, Inc. (Lawrence A. Wilkerson); RDO Properties, LLC (Rob & Denise Ormand)
Agent: Husch Blackwell LLP (Alecia Mosadomi)
Request: DR and NO-CO to CS-MU-V
Staff Rec.: **Pending; Indefinite Postponement request by Staff**
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov
Housing and Planning Department

3. **Site Plan - Conditional Use Permit:** [SPC-2021-0244C - Cascades Amenity Center; District 5](#)
Location: 4606 Coconut Beach Drive, Onion Creek Watershed
Owner/Applicant: M/I Homes of Austin (William G. Peckman)
Agent: LJA Engineering, Inc. (Jeremy Reyes)
Request: Request to approve a Conditional Use Permit for an Amenity Center as a Community Recreation (Private) use in I-SF-2 zoning.
Staff Rec.: **Recommended**
Staff: Zack Lofton, 512-978-1735, zack.lofton@austintexas.gov
Development Services Department

4. **Site Plan - Hill Country Roadway:** [SPC-2021-0426C - MU 15 West Tract; District 10](#)
Location: 5810 Steiner Ranch Blvd, Bear Creek West Watershed
Owner/Applicant: The Burt Group (Tommy Burt); MU 15 Investments, Ltd
Agent: Atwell, Inc. (Connor Overby)
Request: Approval of Hill Country Roadway site plan
Staff Rec.: **Recommended**
Staff: Kyle Kampe, 512-974-2972, kyle.kampe@austintexas.gov
Development Services Department

Attorney: Patricia Link, 512-974-2173

Commission Liaison: [Andrew Rivera](#), 512-974-6508

5. **Final Plat out of Approved Preliminary Plan:** [C8-2020-0112.1A - Braker Valley Subdivision Phase 1 Final Plat; District 1](#)
 Location: 4806 Blue Goose Rd, Walnut Creek Watershed
 Owner/Applicant: RR Braker Valley LP (Jeremy Smitheal)
 Agent: BGE, Inc. (Chris Rawls)
 Request: Approval of Phase 1 of the Braker Valley Subdivision, consisting of 211 total lots on 68.615 acres with all associated improvements.
 Staff Rec.: **Disapprove for Reasons**
 Staff: Joey de la Garza, 512-974-2664, joey.delagarza@austintexas.gov
 Development Services Department
6. **Preliminary Plan:** [C8J-2020-0091 - Gregg Manor Subdivision Preliminary Plan \(Small Lot Subdivision\)](#)
 Location: 13300 - 13551 Gregg Manor Road, Wilbarger Creek Watershed
 Owner/Applicant: Lennar Homes of Texas Land and Construction, Ltd. (Kevin Pape)
 Agent: Carlson, Brigrance, and Doering, Inc. (Geoff Guerrero)
 Request: Approval of preliminary plan consisting of 1151 total lots on 321.891 acres.
 Staff Rec.: **Recommended with conditions, per Exhibit C**
 Staff: Paul Scoggins, 512-854-7619, paul.scoggins@traviscountytexas.gov
 Single Office: Travis County / City of Austin
7. **Code Amendment:** [Flood Regulations](#)
 Request: Discuss and consider an ordinance amending Title 25 of the City Code related to floodplain regulations.
 Staff: Jameson Courtney, Watershed Protection Department, 512-974-3399, Jameson.Courtney@austintexas.gov.

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. NOMINATIONS

1. Nominate a member of the Zoning and Platting Commission to be considered by Council to serve on the Comprehensive Plan Joint Committee.

E. 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)

Comprehensive Plan Joint Committee
(Commissioners: Boone and Smith)

Small Area Planning Joint Committee
(Commissioners: Acosta, King and Greenberg)

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

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.

SPEAKER REGISTRATION

All participants wishing to address the commission must register to speak. Public participation is available by teleconference or in-person.

Teleconference Registration

Registration for participation by teleconference closes on **Tuesday, July 5, 2022 at 2:00 PM**. Teleconference code and additional information to be provided after the closing of teleconference registration. If you have not received the code by 4:00 pm the day of the meeting contact Andrew Rivera at andrew.rivera@austintexas.gov or by calling, 512-974-6508.

In-Person Registration

While in-person registrants are encouraged to register in advance of the meeting, in-person registration closes at 6:00 p.m. the day of the meeting utilizing a mobile device to scan the below QR code which will be displayed in chambers. Mobile devices will also be available at the meeting for public use for the purpose of speaker registration.

Click on link below or scan the QR code and submit the form to register to speak. Speakers should submit a separate registration form for each item of interest.

<https://forms.office.com/Pages/ResponsePage.aspx?id=9hleXKumRUuxOL5GCKmmf-rCcM0VJ45NoBmTPGEWfEdURjVJU0RZND3WE1TMEhHTFk1N1RBSDICVi4u>



Please contact Andrew Rivera, Commission Liaison, for questions regarding speaker registration at Andrew.rivera@austintexas.gov or by phone 512-974-6508.

Presentations and handouts are requested to be e-mailed to Commission Liaison Andrew Rivera Andrew.rivera@austintexas.gov by 1:00 PM day of the meeting.

PARKING & VALIDATION

Parking is available at the City Hall parking garage and is free with validation.

A stamp machine will be available to manually stamp the parking ticket.

Speakers Testimony Time Allocation

Speaker	Number	Time Allocated
Applicant / Agent	1	6 min. and 3min. rebuttal
Primary Speaker Opposed	1	6 min.
All other Speakers	unlimited	3 min.

Donation of time is not an option.

Zoning and Platting Commission 2022 Meeting Schedule

Tues. January 4 2022 @ Austin City Hall, 6PM
Tues. January 18 2022@ Austin City Hall, 6PM
Tues. February 1 2022@ Austin City Hall, 6PM
Tues. February 15 2022@ Austin City Hall, 6PM
Tues. March 1 2022@ Austin City Hall, 6PM
Tues. March 29 2022@ Austin City Hall, 6PM
Tues. April 5 2022@ Austin City Hall, 6PM
Tues. April 19 2022@ Austin City Hall, 6PM
Tues. May 3 2022@ Austin City Hall, 6PM
Tues. May 17 2022@ Austin City Hall, 6PM
Tues. June 7 2022@ Austin City Hall, 6PM
Tues. June 21 2022@ Austin City Hall, 6PM
Tues. July 5 2022@ Austin City Hall, 6PM
Tues. July 19 2022@ Austin City Hall, 6PM
Tues. August 2 2022@ Austin City Hall, 6PM
Tues. August 16 2022@ Austin City Hall, 6PM
Tues. September 6 2022@ Austin City Hall, 6PM
Tues. September 20 2022@ Austin City Hall, 6PM
Tues. October 4 2022@ Austin City Hall, 6PM
Tues. October 18 2022@ Austin City Hall, 6PM
Tues. November 1 2022@ Austin City Hall, 6PM
Tues. November 15 2022@ Austin City Hall, 6PM
Tues. December 6 2022@ Austin City Hall, 6PM
Tues. December 20 2022@ Austin City Hall, 6PM