



**Regular Meeting
ZONING & PLATTING COMMISSION
Tuesday, April 19, 2022**

The Zoning & Platting Commission convened in a meeting on Tuesday, April 19, 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
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 April 5, 2022.

Motion to approve minutes from April 5, 2022, as amended, was approved on the consent agenda on the motion by Vice-Chair Kiolbassa, seconded by Commissioner Denkler on a vote of 11-0.

B. PUBLIC HEARINGS

- 1. Rezoning:** [C814-2009-0139.03 - Bull Creek PUD Amendment #3; District 10](#)
Location: 5305, 5400, 5404, 5408, 5505 Paradox Cove; 4909, 4915-1/2, 4929 FM 2222 Road, Bull Creek Watershed; Lake Austin Watershed
Owner/Applicant: David G. Booth, Trustee for the David Booth Revocable Trust
Agent: Armbrust & Brown, PLLC (David Armbrust)
Request: PUD to PUD, to change conditions of zoning
Staff Rec.: **Postponement request by Staff to May 3, 2022**
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov
Housing and Planning Department

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 Vice-Chair Kiolbassa, seconded by Commissioner Denkler on a vote of 11-0.

- 2. Rezoning:** [C14-2021-0003 - South Lakeline Residential-Mixed Use; District 6](#)
Location: 2610-1/2 South Lakeline Boulevard, Buttercup Creek Watershed
Owner/Applicant: Ozone Technology Inc. (Thomas J. Wolf, Jr.)
Agent: Thrower Design LLC (A. Ron Thrower)
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 May 17, 2022 was approved on the consent agenda on the motion by Vice-Chair Kiolbassa, seconded by Commissioner Denkler on a vote of 11-0.

- 3. Rezoning:** [C14-2022-0025 - Mirador Drive - Single Family Residence; District 8](#)
Location: 4901 Mirador Drive, Barton Creek Watershed-Barton Springs Zone
Owner/Applicant: Jauregui, Inc. (Luis Jauregui)
Agent: Jauregui, Inc. (Claudia De La Vega)
Request: RR to SF-2
Staff Rec.: **Recommended**
Staff: Andrei Lubomudrov, 512-974-7659, andrei.lubomudrov@austintexas.gov
Housing and Planning Department

Public Hearing closed.

Motion to grant Staff's recommendation of SF-2 district zoning for C14-2022-0025 - Mirador Drive - Single Family Residence located at 4901 Mirador Drive was approved on the consent agenda on the motion by Vice-Chair Kiolbassa, seconded by Commissioner Denkler on a vote of 11-0.

4. **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 Haussmann)
Request: SF-2; GR to GR-MU-CO
Staff Rec.: **Recommended**
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov
Housing and Planning Department

Motion to grant Staff's request for postponement of this item to June 7, 2022 was approved on the consent agenda on the motion by Vice-Chair Kiolbassa , seconded by Commissioner Denkler on a vote of 11-0.

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

Item withdrawn by applicant.

6. **Final Plat out of approved 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: Connor Overby, P.E. (Atwell, LLC)
Request: Approval of Cearley Community Subdivision; a 130 lot single-family subdivision on 29.17 acres.
Staff Rec.: **Disapprove for Reasons**
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 the consent agenda on the motion by Vice-Chair Kiolbassa , seconded by Commissioner Denkler on a vote of 10-0. Commissioner Smith recused on this item due to a conflict of interest; employed by Applicant.

7. Preliminary Plan: [C8-2020-0112 - Braker Valley Subdivision Preliminary Plan; District](#)

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Location: 4806 Blue Goose Road, Walnut Creek Watershed
Owner/Applicant: Ranch Road Braker Valley, LLC (Daniel E. Gilpin)
Agent: Chris Rawls (BGE, Inc.)
Request: Approval of Braker Valley Subdivision Preliminary Plan, consisting of 597 lots on 164.96 acres.
Staff Rec.: **Recommended 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 with condition 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 Vice-Chair Kiolbassa , seconded by Commissioner Denkler on a vote of 11-0.

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 action.

2. Discussion and possible action regarding Austin Strategic Mobility Plan Update. (Sponsors: Chair Barrera-Ramirez and Vice-Chair Kiolbassa).

Motion by Commissioner Acosta, seconded by Commissioner Woody to approve the Austin Strategic Mobility Plan Update recommendation, as amended, was approved on a vote of 10-0. Chair Barrera-Ramirez abstained on this item.

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.

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 discussed Austin Strategic Mobility Plan Amendments.

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

Commissioner King stated the committee reviewed and received briefing on the following, 90-92 Rainey Street - Reflectivity Variance, Palm District Planning Initiative and South Central Waterfront Overlay

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 19, 2022 at 7:24 p.m.