



**Regular Meeting  
ZONING & PLATTING COMMISSION  
Tuesday, May 3, 2022**

The Zoning & Platting Commission convened in a meeting on Tuesday, May 3, 2022  
@ <http://www.austintexas.gov/page/watch-atxn-live>

Commissioner Denkler called the Commission Meeting to order at 6:03 p.m.

**Commission Members in Attendance:**

Cesar Acosta  
Ann Denkler – Parliamentarian  
Betsy Greenberg  
David King  
Jolene Kiolbassa – Vice-Chair  
Nadia Barrera-Ramirez – Chair  
Lonny Stern  
Roy Woody

**Absent:**

Scott Boone  
Hank Smith  
Carrie Thompson

**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.

Mr. Michael Nahas – Conveyed matters related to housing.

**A. APPROVAL OF MINUTES**

1. Approval of minutes from April 19, 2022.

Approval of minutes from April 19, 2022 was approved on the consent agenda on the motion by Commissioner Greenberg, seconded by Vice-Chair Kiolbassa on a vote of 7-0. Commissioners Boone, Smith and Thompson absent. Commissioner Acosta off the dais.

## B. PUBLIC HEARINGS

1. **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.: **Pending**  
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov  
Housing and Planning Department  
Postponement Request **Postponement request by the Staff to June 7, 2022**

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 Commissioner Greenberg, seconded by Vice-Chair Kiolbassa on a vote of 7-0. Commissioners Boone, Smith and Thompson absent. Commissioner Acosta off the dais.

2. **Rezoning:** [C14-2022-0033 - 7603 Cooper; District 2](#)  
Location: 7603 Cooper Lane, South Boggy Creek Watershed  
Owner/Applicant: Michael Anthony Perez  
Agent: Mathias Company (Richard Mathias)  
Request: DR to MF-2  
Staff Rec.: **Recommendation of SF-6**  
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov  
Housing and Planning Department

Public Hearing closed.

Motion to grant SF-6-CO, combining district zoning, prohibit short-term rentals, for C14-2022-0033 - 7603 Cooper located at 7603 Cooper Lane was approved on the consent agenda on the motion by Commissioner Greenberg, seconded by Vice-Chair Kiolbassa on a vote of 7-0. Commissioners Boone, Smith and Thompson absent. Commissioner Acosta off the dais.

3. **Environmental variance:** [SP-2020-0255DS - Travis County ESD #4 Fire Station Parking Lot Improvements; ETJ](#)  
Location: 4200 City Park Road, Turkey Creek Watershed  
Owner/Applicant: Travis County ESD #4 (David Bailey)  
Agent: KSA Engineers, Inc. (Grayson Cox, P.E.)  
Request: Request to vary from LDC 25-8-301 (driveway on slopes over 15%); 25-8-302 (parking on slopes over 15%); 25-8-342 (fill over 4 feet); and 25-8-453 (impervious cover of 27.5% net site area)  
Staff Rec.: **Recommended by Environmental Commission**  
Staff: Mike McDougal, 512-974-6380, mike.mcdougal@ausintexas.gov  
Development Services Department; Christine Barton-Holmes, 512-974-2788, christine.barton-holmes@austintexas.gov

Public Hearing closed.

Motion to grant Environmental Commission recommendation for SP-2020-0255DS - Travis County ESD #4 Fire Station Parking Lot Improvements located at 4200 City Park Road was approved on the consent agenda on the motion by Commissioner Greenberg, seconded by Vice-Chair Kiolbassa on a vote of 7-0. Commissioners Boone, Smith and Thompson absent. Commissioner Acosta off the dais.

4. **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: Dunway/UDG (John Noell)  
Request: Approval of the 5 lot subdivision on 85.22 acres.  
Staff Rec.: **Recommended with Conditions, per Exhibit C**  
Staff: Cesar Zavala, 512-974-3404, cesar.zavala@austintexas.gov  
Development Services Department

Public Hearing closed.

Motion to grant Staff's recommendation with conditions, per Exhibit C, for C8-2017-0154.01.2A - Interport Section 2C located at 3101 Fallwell Lane was approved on the consent agenda on the motion by Commissioner Greenberg, seconded by Vice-Chair Kiolbassa on a vote of 7-0. Commissioners Boone, Smith and Thompson absent. Commissioner Acosta off the dais.

5. **Replat:** [C8J-2021-0080.0A - Hidden Oaks Estates Subdivision; 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 Hidden Oaks Estates Subdivision consisting of 5 single-family lots on approximately 7.66 acres in the City's ETJ.  
Staff Rec.: **Recommended with Conditions, per Exhibit C**  
Staff: Jennifer Bennett, 512-974-9002, jennifer.bennett@austintexas.gov  
Development Services Department

Public Hearing closed.

Motion to grant Staff's recommendation with conditions, per Exhibit C, for C8J-2021-0080.0A - Hidden Oaks Estates Subdivision located at 315 N Tumbleweed Trail was approved on the motion by Commissioner Greenberg, seconded by Vice-Chair Kiolbassa on a vote of 6-1. Commissioner Stern voted nay. Commissioners Boone, Smith and Thompson absent. Commissioner Acosta off the dais.

6. **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.: **Recommended**  
Staff: Jennifer Bennett, 512-974-9002, jennifer.bennett@austintexas.gov  
Development Services Department

Motion by Commissioner King, seconded by Commissioner Woody to postpone this item to May 17, 2022 was approved on a vote of 7-0. Commissioner Stern abstained. Commissioners Boone, Smith and Thompson absent.

### **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 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.*

### **E. 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 Greenberg stated the Austin Strategic Mobility Plan was forwarded to the Planning Commission.

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.

**Commissioner Denkler adjourned the meeting without objection on Tuesday, May 3, 2022 at 6:53 p.m.**