



**Regular Meeting
ZONING & PLATTING COMMISSION
Tuesday, June 7, 2022**

The Zoning & Platting Commission convened in a meeting on Tuesday, June 7, 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
Scott Boone
Ann Denkler – Parliamentarian
Betsy Greenberg
Hank Smith
David King
Jolene Kiolbassa – Vice-Chair
Carrie Thompson
Roy Woody

Absent:

Nadia Barrera-Ramirez – Chair
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.

1. Carl Urban – Conveyed comments regarding planning in the extraterritorial jurisdiction (ETJ).

A. APPROVAL OF MINUTES

1. Approval of minutes from May 17, 2022.

Motion to approve minutes from May 17, 2022, as amended, was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner Greenberg by on a vote of 9-0. Chair Barrera-Ramirez and Commissioner Stern absent.

B. PUBLIC HEARINGS

- 1. Zoning:** [C14-2022-0041 - Elisa Zoning; District 6](#)
Location: 8863 Anderson Mill Road, Lake Creek Watershed
Owner/Applicant: Third NHP Holdings LP
Agent: Site Specifics (John Hussey)
Request: I-RR to GR
Staff Rec.: **Recommendation of GR-CO**
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov
Housing and Planning Department

Public Hearing closed.

Motion to grant Staff's recommendation of GR-CO combining district zoning for C14-2022-0041 - Elisa Zoning located at 8863 Anderson Mill Road was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner Greenberg by on a vote of 9-0. Chair Barrera-Ramirez and Commissioner Stern absent.

- 2. Rezoning:** [C14-2022-0044 - The Zimmerman; District 6](#)
Location: 11400 Zimmerman Lane, Bull Creek Watershed
Owner/Applicant: Udaya and Uma Kumar
Agent: Alice Glasco Consulting (Alice Glasco)
Request: DR to MF-3
Staff Rec.: **Recommendation of SF-6**
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 June 21, 2022 was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner Greenberg on a vote of 9-0. Chair Barrera-Ramirez and Commissioner 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 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

Public Hearing closed.

Motion to grant Staff's recommendation of GR-MU-CO combining district zoning, with additional conditions, for C14-2021-0193 - 7400 South Congress Avenue located at 7400 South Congress Avenue was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner Greenberg on a vote of 9-0. Chair Barrera-Ramirez and Commissioner Stern absent.

Additional Conditions:

1. Restrict the maximum height of the residential building closest to the west property line to four stories.
2. Delete condition #2 and replace with:

- a. 125' building setback from the west property line
- b. 65' vegetative buffer located along the west property line from the south property line to the southern edge of the Blackberry Drive right-of-way.

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.: **Pending**
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov
Housing and Planning Department
Postponement Request: **Indefinite Postponement request by the Applicant**

Public Hearing closed.

Motion to grant Applicant's request for indefinite postponement of this item was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner Greenberg on a vote of 9-0. Chair Barrera-Ramirez and Commissioner Stern absent.

5. **Rezoning:** [C814-2012-0085.02 - Texas Children's Hospital - Austin South Campus; District 5](#)
Location: 13217 Old San Antonio Road, Onion Creek Watershed
Owner/Applicant: Texas Children's Hospital (Jill S. M. Pearsall)
Agent: Drenner Group, PC (Amanda Swor)
Request: PUD to PUD, to change conditions of zoning
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 PUD district zoning, to change conditions of zoning for C814-2012-0085.02 - Texas Children's Hospital - Austin South Campus located at 13217 Old San

Antonio Road was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner Greenberg on a vote of 9-0. Chair Barrera-Ramirez and Commissioner Stern absent.

6. **Zoning:** [C14-2022-0016 - 2301 Oak Valley Rd; District 5](#)
Location: 2301 Oak Valley Road, Slaughter Creek Watershed
Owner/Applicant: Farmwire LLC (Steve Knox, Kevin Morrow)
Agent: Keepers Land Planning (Ricca Keepers)
Request: I-RR to SF-3
Staff Rec.: **Recommended**
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov
Housing and Planning Department

Public hearing and action on this item postponed to August 2, 2022 by the Zoning and Platting Commission was approved on the motion by Commissioner Thompson, seconded by Commissioner King on a vote of 7-2. Commissioners Smith and Acosta voted nay. Chair Barrera-Ramirez and Commissioner Stern absent.

7. **Rezoning:** [C14-2022-0048 - 1806 Keilbar Ln; District 5](#)
Location: 1806 Keilbar Lane, Williamson Creek Watershed
Owner/Applicant: Capital River Group LLC (Stuart Carr)
Request: DR 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 C14-2022-0048 - 1806 Keilbar Ln located at 1806 Keilbar Lane was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner Greenberg on a vote of 9-0. Chair Barrera-Ramirez and Commissioner Stern absent.

8. **Environmental Variance:** [SP-2021-0178C - Stillwater - Double Creek Phase 2; District 5](#)
Location: 10801 Brezza Lane, Onion Creek Watershed
Owner/Applicant: Stillwater South Austin Land, LLC (Brandon Easterling)
Agent: Malone Wheeler Inc. (Lance Rosenfield)
Request: Request to vary from LDC 25-8-261 to develop in a critical water quality zone.
Staff Rec.: **Recommended**
Staff: Mel Fuechec, 512-974-3036, Melissa.Fuechec@austintexas.gov
Clarissa Davis, 512-974-1423, Clarissa.Davis@austintexas.gov
Development Services Department

Public Hearing closed.

Motion to grant Staff and Environmental Commission recommendations for SP-2021-0178C - Stillwater - Double Creek Phase 2 located at 10801 Brezza Lane was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner Greenberg on a vote of 9-0. Chair Barrera-Ramirez and Commissioner Stern absent.

- 9. Environmental Variance:** [SP-2021-0169D - Crossroads Logistics Center Additions](#)
Location: 8500 East Parmer Lane, Gilleland Creek Watershed
Owner/Applicant: Crossroads Logistics Center Additions
Agent: Jamison Civil Engineering LLC (Steve Jamison)
Request: Request to vary from LDC 25-8-342 to allow fill exceeding 4 feet up to 17 feet for building construction
Staff Rec.: **Recommended**
Staff: Tunde Daramola, 512-974-6316, Babatunde.Daramola@austintexas.gov
Carlos Huizar, 512-978-1750, carlos.huizar@austintexas.gov
Development Services Department

Public Hearing closed.

Motion to grant Staff recommendation for SP-2021-0169D - Crossroads Logistics Center Additions located at 8500 East Parmer Lane was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner Greenberg on a vote of 9-0. Chair Barrera-Ramirez and Commissioner Stern absent.

- 10. Preliminary Plan:** [C8J-2020-0057 - Slaughter Lane 90 Acre Tract \(Small Lot Subdivision\)](#)
Location: Slaughter Lane and Thaxton Road, Onion and Marble Creek Watersheds
Owner/Applicant: M/I Homes of Austin, LLC (Royce Rippy)
Agent: LJA Engineering Inc. (John Clark)
Request: Approval of preliminary plan consisting of 275 total lots on 90.349 acres.
Staff Rec.: **Recommended with conditions per Exhibit C**
Staff: Joe Arriaga, 512-854-7562, joe.arriaga@traviscountytexas.gov
Single Office: Travis County/City of Austin

Public Hearing closed.

Motion to grant Staff recommendation, with Conditions per Exhibit C for C8J-2020-0057 - Slaughter Lane 90 Acre Tract (Small Lot Subdivision) located at Slaughter Lane and Thaxton Road was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner Greenberg on a vote of 9-0. Chair Barrera-Ramirez and Commissioner Stern absent.

- 11. Preliminary Plan:** [C8J-2018-0187 - Porter Tract Preliminary Plan](#)
Location: 12800 - 13021 Bob Johnson Road, Little Bear Watershed
Owner/Applicant: Porter Bear Creek Development, Inc. (Garrett Martin)
Agent: BGE, Inc. (Brian Grace)
Request: Approval of preliminary plan consisting of 73 total lots on 15.611 acres.
Staff Rec.: **Recommended**
Staff: Paul Scoggins, 512-854-7619, paul.scoggins@traviscountytexas.gov
Single Office: Travis County/City of Austin

Public Hearing closed.

Motion to grant Staff recommendation for C8J-2018-0187 - Porter Tract Preliminary Plan located at 12800 - 13021 Bob Johnson Road was approved on the motion by Commissioner Smith, seconded by Commissioner Acosta on a vote of 9-0. Commissioner Thompson abstained on this item. Chair Barrera-Ramirez and Commissioner Stern absent.

12. Final Plat out of Preliminary Plan: [C8J-2018-0187.1A - Porter Tract Final Plat](#)

Location: 12800 - 13021 Bob Johnson Road, Little Bear Watershed
Owner/Applicant: Porter Bear Creek Development, Inc. (Garrett Martin)
Agent: BGE, Inc. (Brian Grace)
Request: Approval of final plat out of preliminary plan consisting of 73 total lots on 15.611 acres.
Staff Rec.: **Recommended**
Staff: Paul Scoggins, 512-854-7619, paul.scoggins@traviscountytexas.gov
Single Office: Travis County/City of Austin

Public Hearing closed.

Motion to grant Staff recommendation for 12800 - 13021 Bob Johnson Road located at 12800 - 13021 Bob Johnson Road was approved on the motion by Commissioner Smith, seconded by Commissioner Acosta on a vote of 9-0. Commissioner Thompson abstained on this item. Chair Barrera-Ramirez and Commissioner Stern 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)

No action was taken on this item.

2. Discussion and possible action regarding Rogers Lane and the Austin Strategic Mobility Plan. (Sponsors Commissioners Denkler and King).

No action was taken 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.

Vice-Chair Kiolbassa and Commissioner King – Project Connect Anti-Displacement
Commissioners Thompson and Woody – VMU and Compatibility
Commissioners Denkler and King – Zoning Traffic Analysis

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)

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.

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Commissioner Denkler adjourned the meeting without objection on Tuesday, June 7, 2022 at 7:23 p.m.