



**Regular Meeting  
ZONING & PLATTING COMMISSION  
Tuesday, May 17, 2022**

**The Zoning & Platting Commission convened in a meeting on Tuesday, May 17, 2022  
@ <http://www.austintexas.gov/page/watch-atxn-live>**

**Commissioner King called the Commission Meeting to order at 6:06 p.m.**

**Commission Members in Attendance:**

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

**Absent:**

**Jolene Kiolbassa – Vice-Chair  
Hank Smith  
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 May 3, 2022.

Motion to approve minutes of May 3, 2022, as amended, was approved on the consent agenda on the motion by Commissioner Greenberg, seconded by Commissioner Thompson on a vote of 7-0. Vice-Chair Kiolbassa, Commissioners Smith and Woody absent. Commissioner Acosta off the dais.

## B. PUBLIC HEARINGS

- Rezoning:** [C14-2021-0003 - South Lakeline Residential-Mixed Use; District 6](#)  
Location: 2610-½ 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 June 21, 2022 was approved on the consent agenda on the motion by Commissioner Greenberg, seconded by Commissioner Thompson on a vote of 7-0. Vice-Chair Kiolbassa, Commissioners Smith and Woody absent. Commissioner Acosta off the dais.

- 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  
Postponement **Staff Postponement request to June 7, 2022**  
Request:

Motion to grant Staff request for postponement of this item to June 7, 2022 was approved on the consent agenda on the motion by Commissioner Greenberg, seconded by Commissioner Thompson on a vote of 7-0. Vice-Chair Kiolbassa, Commissioners Smith and Woody absent. Commissioner Acosta off the dais.

- Zoning:** [C14-2022-0014 - Sprinkle Cutoff Rd Rezoning; District 1](#)  
Location: 11000 Sprinkle Cutoff Road, Walnut Creek Watershed  
Owner/Applicant: Sprinkle Creek Corporation (Glenn Bauries)  
Agent: Kimley-Horn and Associates (Amanda Brown)  
Request: I-RR to SF-6  
Staff Rec.: **Recommended**  
Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov  
Housing and Planning Department

Public Hearing closed.

Motion to grant Staff's recommendation of SF-6 district zoning for C14-2022-0014 - Sprinkle Cutoff Rd Rezoning located at 11000 Sprinkle Cutoff Road was approved on the motion by Chair Barrera-

Ramirez, seconded by Commissioner Stern on a vote of 7-0. Vice-Chair Kiolbassa, Commissioners Smith and Woody absent. Commissioner Acosta off the dais.

4. **Zoning:** [C14-2021-0194 - Evelyn; Contiguous to District 1](#)  
Location: 6100 Blue Goose Road, Harris Branch, Decker Creek, and Walnut Creek Watersheds  
Owner/Applicant: Evelyn J. Remmert, Alfred G. Wendland, and Jou Lee  
Agent: McLean & Howard, LLP (Jeffrey Howard)  
Request: Unzoned to SF-4A (Tract 1) and CS-MU (Tract 2)  
Staff Rec.: **SF-4A for Tract 1 and GR-MU for Tract 2**  
Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov  
Housing and Planning Department

Public Hearing closed.

Motion to grant Staff's recommendation of SF-4A district zoning for Tract 1 and GR-MU combining district zoning for Tract 2 for C14-2021-0194 - Evelyn located at 6100 Blue Goose Road was approved on the motion by Commissioner Stern, seconded by Commissioner Denkler on a vote of 7-0. Vice-Chair Kiolbassa, Commissioners Smith and Woody absent. Commissioner Acosta off the dais.

5. **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.: **Pending**  
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov  
Housing and Planning Department  
Postponement **Postponement request by Staff to June 21, 2022**  
Request:

Motion to grant Staff request for postponement of this item to June 21, 2022 was approved on the consent agenda on the motion by Commissioner Greenberg, seconded by Commissioner Thompson on a vote of 7-0. Vice-Chair Kiolbassa, Commissioners Smith and Woody absent. Commissioner Acosta off the dais.

6. **Rezoning:** [C14-2021-0141 - Agave Annex; District 1](#)  
Location: 7902 W Rogers Ln & 4708 Rogers Ln, Walnut Creek 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.: **Recommended with Conditions**  
Staff: Heather Chaffin, 512-974-2122, hchaffin@austintexas.gov  
Housing and Planning Department

Public Hearing closed.

Motion to grant Staff's recommendation for SF-4A district zoning with Conditions ([Neighborhood Traffic Analysis for Agave Annex, page 9 of Staff Report](#)), for C14-2021-0141 - Agave Annex located at 7902 W Rogers Ln & 4708 Rogers Ln was approved on the motion by Commissioner Denkler, seconded by Commissioner Acosta on a vote of 8-0. Vice-Chair Kiolbassa, Commissioners Smith and Woody absent.

7. **Rezoning:** [C14-2022-0020 - 2103 W Slaughter; District 5](#)  
Location: 2103 West Slaughter Lane, Slaughter Creek Watershed  
Owner/Applicant: Shokrollah Delaram  
Agent: Shokrollah Delaram  
Request: LR-MU-CO to GR  
Staff Rec.: **Recommendation of LR-MU-CO**  
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 Staff's recommendation of LR-MU-CO combining district zoning for C14-2022-0020 - 2103 W Slaughter located at 2103 West Slaughter Lane was approved on the motion by Commissioner Boone, seconded by Vice-Chair Barrera-Ramirez on a vote of 7-0. Commissioner King abstained on this item. Vice-Chair Kiolbassa, Commissioners Smith and Woody absent.

8. **Environmental Variance:** [SP-2020-0407D - Dalfen Industrial](#)  
Location: 6106 Ross Road, Onion Creek Watershed  
Owner/Applicant: Yisrael Realty (Bergstrom Logistics Center Austin) LP (Joseph Walker)  
Agent: Pacheco Koch Consulting Engineers, Inc. (Hollis Scheffler)  
Request: 1. Vary from LDC 25-8-341 to allow cut to 17 feet.  
2. Vary from LDC 25-8-342 to allow fill to 18 feet.  
3. Vary from LDC 25-8-301 to allow construction of a driveway on a slope with a gradient exceeding 15 percent.  
Staff Rec.: **Recommended with conditions outlined in Environmental Commission recommendation.**  
Staff: Pamela Abee-Taulli, 512-794-1879, [pamela.abee-taulli@austintexas.gov](mailto:pamela.abee-taulli@austintexas.gov)  
Kate Castles, (512) 978-4555, [kate.castles@austintexas.gov](mailto:kate.castles@austintexas.gov)  
Development Services Department

Public Hearing closed.

Motion to grant Environmental Commission recommendation and conditions for SP-2020-0407D - Dalfen Industrial located at 6106 Ross Road was approved on the consent agenda on the motion by Commissioner Greenberg, seconded by Commissioner Thompson on a vote of 7-0. Vice-Chair Kiolbassa, Commissioners Smith and Woody absent. Commissioner Acosta off the dais.

9. **Preliminary Plan:** [C8J-2019-0186 - Premier Logistics Park](#)  
Location: Extension of Feguson Lane, Walnut Creek Watershed  
Owner/Applicant: Hillwood, A Perot Company (Mike Jones)  
Agent: Parnell Engineering Inc. (Will Parnell)

Request: Approval of a preliminary plan consisting of 7 commercial lots on 148.272 acres.  
Staff Rec.: **Recommended with Conditions, Exhibit C**  
Staff: Jose Luis Arriaga, 512-854-7562, joe.arriaga@traviscountytexas.gov  
Single Office, Travis County / COA

Public Hearing closed.

Motion to grant Staff recommendation for C8J-2019-0186 - Premier Logistics Park located at Extension of Ferguson Lane was approved on the consent agenda on the motion by Commissioner Greenberg, seconded by Commissioner Thompson on a vote of 7-0. Vice-Chair Kiolbassa, Commissioners Smith and Woody absent. Commissioner Acosta off the dais.

**10. Preliminary Plan:** [C8J-2022-0030 - Eastvillage Ryden Tract](#)  
Location: Hulsey Road, Harris Branch Watershed  
Owner/Applicant: Yager Hulsey LLC  
Agent: LJA Engineering Inc. (John Clark)  
Request: Approval of a preliminary plan consisting of 3 commercial lots on 40.83 acres.  
Staff Rec.: **Recommended with Conditions, Exhibit C**  
Staff: Jose Luis Arriaga, 512-854-7562, joe.arriaga@traviscountytexas.gov  
Single Office, Travis County / COA

Public Hearing closed.

Motion to grant Staff recommendation with Conditions, Exhibit C for C8J-2022-0030 - Eastvillage Ryden Tract located at Hulsey Road was approved on the consent agenda on the motion by Commissioner Greenberg, seconded by Commissioner Thompson on a vote of 7-0. Vice-Chair Kiolbassa, Commissioners Smith and Woody absent. Commissioner Acosta off the dais.

**11. 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

Public Hearing closed.

Motion to grant Staff recommendation for C8S-77-136(VAC) - Larry Jameson Subdivision plat vacation located at 315 N Tumbleweed Trail was approved on the motion by Commissioner Acosta, seconded by Commissioner Boone on a vote of 6-0. Commissioners Greenberg and Thompson off the dais. Vice-Chair Kiolbassa and Commissioners Smith and Woody 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.*

Commissioners Denkler and King – Austin Strategic Mobility Plan as it relates to the Rogers Lane item.

Commissioners Denkler and King – Zoning Traffic Analysis briefing.

### **E. COMMITTEE REPORTS & WORKING GROUPS**

Codes and Ordinances Joint Committee  
(Chair Barrera-Ramirez, Vice-Chair Kiolbassa, Commissioner Denkler)

Commissioner Denkler stated the Committee reviewed and recommended the South Central Waterfront Regulating Plan.

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.

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 King adjourned the meeting without objection on Tuesday, May 17, 2022 at 8:59 p.m.**