



**Regular Meeting  
ZONING & PLATTING COMMISSION  
Tuesday, June 21, 2022**

The Zoning & Platting Commission convened in a meeting on Tuesday, June 21, 2022  
@ <http://www.austintexas.gov/page/watch-atxn-live>

Chair Barrera-Ramirez called the Commission Meeting to order at 6:00 p.m.

**Commission Members in Attendance:**

Cesar Acosta  
Scott Boone  
Ann Denkler – Parliamentarian  
Betsy Greenberg  
David King  
Jolene Kiolbassa – Vice-Chair  
Hank Smith  
Nadia Barrera-Ramirez – Chair  
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 7, 2022.

Motion to approve the minutes from June 7, 2022, as amended, was approved on the consent agenda on the motion by Commissioner Smith, seconded by Vice-Chair Kiolbassa 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.: **Pending**  
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov  
Housing and Planning Department  
Postponement Request **Postponement request by Staff to July 21, 2022**

Motion to grant Staff request for postponement of this item to July 21, 2022 was approved on the consent agenda on the motion by Commissioner Smith, seconded by Vice-Chair Kiolbassa on a vote of 11-0.

- 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

Public Hearing closed.

Motion by Commissioner Greenberg, seconded by Vice-Chair Kiolbassa to grant SF-6-CO combining district zoning, with the Conditional Overlay limiting development to 32 units for C14-2022-0044 - The Zimmerman located at 11400 Zimmerman Lane was approved on a vote of 7-4. Chair Barrera-Ramirez and Commissioners Acosta, Stern and Smith voted nay.

3. **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 by Zoning and Platting Commission to grant indefinite postponement of this item was approved on the consent agenda on the motion by Commissioner Smith, seconded by Vice-Chair Kiolbassa on a vote of 11-0.

4. **Rezoning:** [C14-2022-0051 - 8916 1/2 Brodie Lane / 3601 Davis Lane, Bldg 3; District 8](#)  
Location: 8916 1/2 Brodie Lane / 3601 Davis Lane, Building 3, Williamson Creek Watershed - Barton Springs Zone  
Owner/Applicant: W.W. Deerfield, Ltd. (William S. Walters, III)  
Agent: Smith Robertson LLP (David Hartman)  
Request: LR to GR-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-CO combining district zoning for 8916 1/2 Brodie Lane / 3601 Davis Lane, Bldg 3 located at 8916 1/2 Brodie Lane / 3601 Davis Lane, Building 3 was approved on the consent agenda on the motion by Commissioner Smith, seconded by Vice-Chair Kiolbassa on a vote of 11-0.

5. **Environmental Variance:** [SP-2021-0349D - 1881 Westlake Drive; District 8](#)  
Location: 1881 Westlake Drive, Bee Creek Watershed  
Owner/Applicant: Joseph William Lee  
Agent: Janis Smith Consulting (Janis Smith)  
Request: Request to vary from LDC 25-8-281(C)(2)(b) to allow the construction within 150 feet of a rimrock Critical Environment Feature (CEF).  
Staff Rec.: **Recommended**  
Staff: Eric Brown, 512 978-1539, Eric.Brown@austintexas.gov  
Watershed Protection Department

Public Hearing closed.

Motion to grant Staff and Environmental Commission recommendations for SP-2021-0349D - 1881 Westlake Drive located at 1881 Westlake Drive was approved on the consent agenda on the motion by Commissioner Smith, seconded by Vice-Chair Kiolbassa on a vote of 11-0.

6. **Site Plan - Extension:** [SP-2016-0170D\(XT2\) - Indian Roller; ETJ](#)  
Location: 10006 Menchaca Road, Slaughter Creek Watershed  
Owner/Applicant: Urban Coyote RE, LLC (Brenda Robertson)  
Agent: Austin Civil Engineering (Shauna Martinich)  
Request: Request to approve a three year extension to a previously approved site plan.  
Staff Rec.: **Recommended**  
Staff: Zack Lofton, 512-978-1735, zack.lofton@austintexas.gov  
Development Services Department

Public Hearing closed.

Motion to grant Staff recommendation for SP-2016-0170D(XT2) - Indian Roller located at 10006 Menchaca Road was approved on the consent agenda on the motion by Commissioner Smith, seconded by Vice-Chair Kiolbassa on a vote of 11-0.

7. **Site Plan - Hill Country Roadway:** [SPC-2021-0215C - Aura High Pointe; District 10](#)  
Location: 6701 N FM 620 Rd, Lake Travis and Panther Hollow Watersheds  
Owner/Applicant: PRIII TRG High Pointe Owner, LP  
Agent: Jones & Carter Inc. (Ryan LaMarre)  
Request: Approval of a site plan within the Hill Country Roadway Ordinance, proposing a multifamily development.  
Staff Rec.: **Recommended**  
Staff: Rosemary Avila, 512-974-2784, Rosemary.avila@austintexas.gov  
Development Services Department

Public Hearing closed.

Motion to grant Staff recommendation for SPC-2021-0215C - Aura High Pointe located at 6701 N FM 620 Rd, was approved on the consent agenda on the motion by Commissioner Smith, seconded by Vice-Chair Kiolbassa on a vote of 11-0.

8. **Partial Plat Vacation:** [C8J-2008-0168.2AVAC - Entrada 4 Partial Plat Vacation Lots 25-33 Block K](#)  
Location: 2700 Entrada Tranquila Way, Gilleland 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 the partial plat vacation of Entrada Phase 4 Lots 25-33 Block K recorded in Document No. 201900256 consisting of nine single family lots. All other lots in the subdivision remain intact.  
Staff Rec.: **Recommended**  
Staff: Sarah Sumner, 512-854-7687, Sarah.sumner@traviscountytexas.gov  
Single Office / Development Services Department

Public Hearing closed.

Motion to grant Staff recommendation for C8J-2008-0168.2AVAC - Entrada 4 Partial Plat Vacation Lots 25-33 Block K located at 2700 Entrada Tranquila Way, was approved on the consent agenda on the motion by Commissioner Smith, seconded by Vice-Chair Kiolbassa on a vote of 11-0.

**9. Preliminary Plan:** [C8-2022-0107.SH - Goodnight Ranch Town Center West - Section One; District 2](#)

Location: 8901 Vertex Boulevard, Onion Creek Watershed  
Owner/Applicant: Austin Goodnight Ranch, LP (Myra Goepf)  
Agent: LandDev Consulting LLC (Gregg Fortman)  
Request: Approval of Preliminary Plan consisting of a new ROW  
Staff Rec.: **Recommended with Conditions, per Exhibit C**  
Staff: Amy Combs, 512-974-2786, Amy.Combs@austintexas.gov  
Development Services Department

Public Hearing closed.

Motion to grant Staff recommendation with Conditions, per Exhibit C for C8-2022-0107.SH - Goodnight Ranch Town Center West - Section One located at 8901 Vertex Boulevard, was approved on the consent agenda on the motion by Commissioner Smith, seconded by Vice-Chair Kiolbassa 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)

No discussion or action 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.*

**E. COMMITTEE REPORTS & WORKING GROUPS**

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

Committee meeting summary provided by Chair Barrera-Ramirez.

Comprehensive Plan Joint Committee  
(Commissioners: Acosta, Boone and Smith)

Committee meeting summary provided by Commissioner Smith.

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.

**Chair Barrera-Ramirez adjourned the meeting without objection on Tuesday, June 21, 2022 at 7:12 p.m.**