



ZONING & PLATTING COMMISSION AGENDA

Tuesday, August 2, 2022

The Zoning and Platting Commission will convene at 6:00 PM on Tuesday, August 2, 2022 at Austin City Hall, Council Chambers, Room 1001 301 W. Second Street, Austin, TX.

Some members of the Zoning and Platting Commission may be participating by videoconference. The meeting may be viewed online at: <http://www.austintexas.gov/page/watch-atxn-live>

[Cesar Acosta](#)
[Nadia Barrera-Ramirez](#) – Chair
[Scott Boone](#)
[Ann Denkler](#) – Parliamentarian
[Betsy Greenberg](#)
[David King](#) – Secretary

[Jolene Kiolbassa](#) – Vice-Chair
[Hank Smith](#)
[Lonny Stern](#)
[Carrie Thompson](#)
[Roy Woody](#)

AGENDA

CANCELLED

For information, please contact Andrew Rivera at 512-974-6508, or e-mail at Andrew.rivera@austintexas.gov



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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.

APPROVAL OF MINUTES

1. Approval of minutes from July 19, 2022.

PUBLIC HEARINGS

- 2. Rezoning:** **C14-2022-0067 - Villas at South Austin; District 2**
Location: 7311 and 7313 Bluff Springs Road, South Boggy Creek Watershed
Owner/Applicant: Srinivas Prudhvi Minnekanti & Vamshi Krishna Sunchu
Agent: Srinivas Prudhvi Minnekanti
Request: SF-4A-CO to SF-6
Staff Rec.: **Recommended**
Staff: Michael Dietz, 512-974-7617, michael.dietz@austintexas.gov
Housing and Planning Department
- 3. 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
- 4. Rezoning:** **C14-2022-0053 - Swansons Ranch Single Family; District 5**
Location: 9608, 9700, and 9702 Swansons Ranch Road, Slaughter Creek Watershed
Owner/Applicant: ITALEX Builders Inc. (John Luke Sanchez)
Agent: Thrower Design (Victoria Haase)
Request: SF-1; SF-2 to SF-3
Staff Rec.: **Recommended**
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov
Housing and Planning Department
- 5. Rezoning:** **C14-2022-0056 - 7415 Albert Road Rezoning; District 5**
Location: 7415 Albert Road, Williamson Creek / South Boggy Creek Watersheds
Owner/Applicant: Ironstone Partners LLC (Juan Pablo Mondragon)
Request: DR to SF-3
Staff Rec.: **Recommended**
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov
Housing and Planning Department
- 6. Rezoning:** **C14-2022-0040 - Pioneer Hill Plaza; District 1**
Location: 10017-1/2 Dessau Road and 1501-1/2 Arborside Drive, Walnut Creek Watershed
Owner/Applicant: Continental Homes of Texas, LTD (John Sparrow)
Agent: Doan & Associates (Julie Doan)
Request: MF-3-CO to CS
Staff Rec.: **Recommendation of GR-MU-CO**
Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov
Housing and Planning Department

Attorney: Patricia Link, 512-974-2173

Commission Liaison: [Andrew Rivera](#), 512-974-6508

7. **Rezoning:** **C14-2022-0079 - Expo Center Park and Ride; District 1**
 Location: 7311 Decker Lane, Elm Creek Watershed
 Owner/Applicant: City of Austin Parks and Recreation Department (Ricardo Soliz)
 Agent: Austin Transit Partnership (Yannis Banks)
 Request: SF-3 to P
 Staff Rec.: **Recommended**
 Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov
 Housing and Planning Department
8. **Site Plan - Variance:** **SP-2021-0127C - Mercedes Benz South Austin; District 5**
 Location: 10900 S IH 35 SVRD SB, Onion Creek Watershed
 Owner/Applicant: Swickard Auto Group (Eric Iversen)
 Agent: Jones Carter (Eric Vann)
 Request: Variance to allow a private driveway through a Critical Water Quality Zone.
 Staff Rec.: **Recommended**
 Staff: Babatunde Daramola, 512-974-6316, babatunde.daramola@austintexas.gov
 Randall Rouda, 512-974-3338, randall.rouda@austintexas.gov
 Development Services Department
9. **Code Amendment:** **Flood Regulations**
 Request: Discuss and consider an ordinance amending Title 25 of the City Code related to floodplain regulations.
 Staff: Jameson Courtney, Watershed Protection Department, 512-974-3399, Jameson.Courtney@austintexas.gov.

ITEMS FROM THE COMMISSION

10. 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)
11. Discussion and possible action recommending to Council revisions to the Land Development Code regarding resubdivisions and connectivity. (Co-Sponsors Chair Barrera-Ramirez and Vice-Chair Kiolbassa)

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.

COMMITTEE REPORTS & WORKING GROUPS

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

Comprehensive Plan Joint Committee
(Commissioners: Boone and Smith)

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

Onion Creek and Localized Flooding Working Group
(Commissioners: King, Denkler and Smith)

ADJOURNMENT

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.