



## ZONING & PLATTING COMMISSION AGENDA

**Tuesday, August 16, 2022**

The Zoning and Platting Commission will convene at 6:00 PM on Tuesday, August 16, 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](#)

### **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. **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Staff Rec.: **Recommended; Case withdrawn by the Applicant**  
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov  
Housing and Planning Department
  
3. **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
  
4. **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.: **Recommended**  
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov  
Housing and Planning Department
  
5. **Rezoning:** [C14-2022-0075 - 7501 Capital of Texas Bldg A; District 10](#)  
Location: 7501 N Capital of Texas, Building A, Bull Creek Watershed  
Owner/Applicant: Reserve at Bull Creek, LLC (Federico Wilensk)  
Agent: Metcalfe Wolff Stuart and Williams, LLP (Michele Rogerson Lynch)  
Request: LO-CO to LR-CO  
Staff Rec.: **Recommended**  
Staff: Michael Dietz, 512-974-7617, michael.dietz@austintexas.gov  
Housing and Planning Department

6. **Rezoning:** **C14-2022-0050 - Allandale Village CS-1; District 7**  
 Location: 5800 Burnet Road (Tenant Space 5806 Burnet Road), Shoal Creek Watershed  
 Owner/Applicant: Allandale LTD (Meredith Knight)  
 Agent: Thrower Design (Victoria Haase)  
 Request: CS-V to CS-1-V  
 Staff Rec.: **Staff recommendation of CS-1-V-CO**  
 Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov  
 Housing and Planning Department  
 Postponement Request: Staff postponement request to September 6, 2022
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. **Rezoning:** **C14-2022-0039 - Peaceful Hill Residential; District 2**  
 Location: 7901 Peaceful Hill Lane, South Boggy Creek Watershed  
 Owner/Applicant: Jeffrey Fluitt  
 Agent: Thrower Design (Victoria Haase)  
 Request: DR to SF-6  
 Staff Rec.: **Recommended**  
 Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov  
 Housing and Planning Department
9. **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
10. **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

Attorney: Patricia Link, 512-974-2173

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

11. **Rezoning:** [C14-2022-0066 - 12195 Metric; District 7](#)  
Location: 12195 Metric Boulevard, Walnut Creek Watershed  
Owner/Applicant: Unity Five Investments LLC (Nasruddin Mahensia)  
Agent: Mathias Company (Richard Mathias)  
Request: LR, GR-CO to LR-MU  
Staff Rec.: **Recommended**  
Staff: Sherri Sirwaitis, 512-294-0246, sherri.sirwaitis@austintexas.gov  
Housing and Planning Department
12. **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  
Development Services Department
13. **Final Plat out of Approved Preliminary Plan:** [C8-2020-0112.1A - Braker Valley Subdivision Phase 1 Final Plat; District 1](#)  
Location: 4806 Blue Goose Road, Walnut Creek Watershed  
Owner/Applicant: RR Braker Valley LP (Jeremy Smitheal)  
Agent: BGE, Inc. (Chris Rawls)  
Request: Approval of Phase 1 of the Braker Valley Subdivision, consisting of 211 total lots on 68.615 acres with all associated improvements.  
Staff Rec.: **Disapprove for Reasons, Exhibit C**  
Staff: Joey de la Garza, 512-974-2664, joey.delagarza@austintexas.gov  
Development Services Department
14. **Preliminary Plan with variance:** [C8-2021-0152 - Pinnacle at Wildhorse Ranch; District 1](#)  
Location: 12000 Blue Bluff Road, Gilleland Creek Watershed  
Owner/Applicant: Texas WH200 LP  
Agent: Kimley-Horn (Kevin Burks)  
Request: Approval of Pinnacle at Wildhorse Ranch, consisting of 57 total lots on approximately 60.06 acres. Also, approval of variances from LDC § 25-8-341, to allow cut over four feet, and LDC § 25-8-342, to allow fill over four feet.  
Staff Rec.: **TBD**  
Staff: Jennifer Bennett, 512-974-9002, jennifer.bennett@austintexas.gov  
Development Services Department

15. **Final Plat out of Approved Preliminary Plan:** [C8J-2008-0212.01.1A – Sun Chase Mirador Phase 1 Section 1, A Small Lot Subdivision; District 2](#)  
 Location: 16070 Pearce Lane, Dry Creek East Watershed  
 Owner/Applicant: HTSC Pearce Ln Owner, LP (Robert Witte)  
 Agent: Carlson, Brigance & Doering, Inc. (Brian Kelling)  
 Request: Approval with conditions of Mirador Phase 1 Section 1 A Small Lot Subdivision consisting of 138 lots on 41.148 acres. Water and wastewater will be provided by the City of Austin.  
 Staff Rec.: **Recommended**  
 Staff: Sarah Sumner, 512-854-7687, sarah.sumner@traviscountytexas.gov  
 Single Office
16. **Partial Plat Vacation:** [C8S-79-017VAC - Circle Ranch Estates Vacation of Lots 3, 4 and 5](#)  
 Location: 2601 Crystal Bend Drive, Gilleland Creek Watershed  
 Owner/Applicant: Pflugerville Property Owner, LLC (Benjamin Brosseau)  
 Agent: BGE, Inc. (Brian Grace)  
 Request: Approval of the partial plat vacation of Circle Ranch Estates Lots 3, 4 and 5, Volume 77, Page 367-368 containing of 30.9 acres.  
 Staff Rec.: **Recommended**  
 Staff: Sarah Sumner, 512-854-7687, sarah.sumner@traviscountytexas.gov  
 Single Office
17. **Final Plat:** [C8-2022-0147.0A - Maxwell Subdivision; District 3](#)  
 Location: 2114 Maxwell Lane, Carson Creek Watershed  
 Owner/Applicant: Real Holdings, LLC (Lynn Yuan)  
 Agent: LOC Consultants (Sergio Lozano, P.E.)  
 Request: Approval of the five lot subdivision on 0.59 acres.  
 Staff Rec.: **Disapproval for Reasons, Exhibit C**  
 Staff: Cesar Zavala, 512-974-3404, cesar.zavala@austintexas.gov  
 Development Services Department
18. **Final Plat from approved preliminary plan:** [C8-2018-0165.4A - Cascades at Onion Creek East, Phase Four Final Plat; District 5](#)  
 Location: 11601 S IH 35 SVRD NB, Onion Creek Watershed  
 Owner/Applicant: M/I Homes of Austin, LLC (William G. Peckman)  
 Agent: LJA Engineering (Russell Kotara, P.E.)  
 Request: Approval of the final plat consisting of 110 lots on 22.34 acres  
 Staff Rec.: **Disapproval for Reasons, Exhibit C**  
 Staff: Cesar Zavala, 512-974-3404, cesar.zavala@austintexas.gov  
 Development Services Department

**19. 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**

**20.** 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)

**21.** 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.*

**FCOMMITTEE REPORTS & WORKING GROUPS**

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

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

Small Area Planning Joint Committee  
(Commissioners: 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

Attorney: Patricia Link, 512-974-2173

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

and Planning Department, at 512-974-6508, for additional information; TTY users route through Relay Texas at 711.

## SPEAKER REGISTRATION

All participants wishing to address the commission must register to speak. Public participation is available by teleconference or in-person.

### Teleconference Registration

Registration for participation by teleconference closes on **Tuesday, August 16, 2022 at 2:00 PM**. Teleconference code and additional information to be provided after the closing of teleconference registration.

### In-Person Registration

While in-person registrants are encouraged to register in advance of the meeting, in-person registration closes at **6:00 p.m.** the day of the meeting utilizing a mobile device to scan the below QR code which will be displayed in chambers. Mobile devices will also be available at the meeting for public use for the purpose of speaker registration.

**Click on link below or scan the QR code and submit the form to register to speak. Speakers should submit a separate registration form for each item of interest.**

<https://forms.office.com/g/irmTaGAqPp>



Please contact Andrew Rivera, Commission Liaison, for questions regarding speaker registration at [Andrew.rivera@austintexas.gov](mailto:Andrew.rivera@austintexas.gov) or by phone 512-974-6508.

Presentations and handouts are requested to be e-mailed to Commission Liaison Andrew Rivera at [Andrew.rivera@austintexas.gov](mailto:Andrew.rivera@austintexas.gov) by 1:00 PM day of the meeting.



**PARKING & VALIDATION**

Parking is available at the City Hall parking garage and is free with validation.

A stamp machine will be available to manually stamp the parking ticket.

**Speakers Testimony Time Allocation**

<b>Speaker</b>	<b>Number</b>	<b>Time Allocated</b>
<b>Applicant / Agent</b>	1	6 min. and 3min. rebuttal
<b>Primary Speaker Opposed</b>	1	6 min.
<b>All other Speakers</b>	unlimited	3 min.

**Donation of time is not an option.**

**Zoning and Platting Commission 2022 Meeting Schedule**

- Tues. January 4 2022 @ Austin City Hall, 6PM
- Tues. January 18 2022@ Austin City Hall, 6PM
- Tues. February 1 2022@ Austin City Hall, 6PM
- Tues. February 15 2022@ Austin City Hall, 6PM
- Tues. March 1 2022@ Austin City Hall, 6PM
- Tues. March 29 2022@ Austin City Hall, 6PM
- Tues. April 5 2022@ Austin City Hall, 6PM
- Tues. April 19 2022@ Austin City Hall, 6PM
- Tues. May 3 2022@ Austin City Hall, 6PM
- Tues. May 17 2022@ Austin City Hall, 6PM
- Tues. June 7 2022@ Austin City Hall, 6PM
- Tues. June 21 2022@ Austin City Hall, 6PM
- Tues. July 5 2022@ Austin City Hall, 6PM
- Tues. July 19 2022@ Austin City Hall, 6PM
- Tues. August 2 2022@ Austin City Hall, 6PM
- Tues. August 16 2022@ Austin City Hall, 6PM
- Tues. September 6 2022@ Austin City Hall, 6PM
- Tues. September 20 2022@ Austin City Hall, 6PM
- Tues. October 4 2022@ Austin City Hall, 6PM
- Tues. October 18 2022@ Austin City Hall, 6PM
- Tues. November 1 2022@ Austin City Hall, 6PM
- Tues. November 15 2022@ Austin City Hall, 6PM
- Tues. December 6 2022@ Austin City Hall, 6PM
- Tues. December 20 2022@ Austin City Hall, 6PM