



ZONING & PLATTING COMMISSION AGENDA

Tuesday, September 6, 2022

The Zoning and Platting Commission will convene at 6:00 PM on Tuesday, September 6, 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 August 16, 2022.

PUBLIC HEARINGS

2. **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.: **Pending**
Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov
Housing and Planning Department
Postponement Request **Indefinite postponement by Applicant.**
3. **Rezoning:** [C14-2022-0049 - 500 VFW Road; District 1](#)
Location: 500 VFW Road, Walnut Creek Watershed
Owner/Applicant: Capital City VFW Post #8787
Agent: Drenner Group (Amanda Swor)
Request: GO-CO to GO-MU
Staff Rec.: **Pending**
Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov
Housing and Planning Department
Postponement Request **Staff postponement request to October 4, 2022.**
4. **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 Village LTD (Meredith Knight)
Agent: Thrower Design (A. Ron Thrower)
Request: CS-V to CS-1-V
Staff Rec.: **Recommendation of CS-1-V-CO**
Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov
Housing and Planning Department
5. **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 (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

Attorney: Patricia Link, 512-974-2173

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

6. **Zoning:** [C14-2022-0204 - Gemini School of Visual Arts; District 6](#)
 Location: 12325 Hymeadow Drive, STE 3-100, Lake Creek Watershed
 Owner/Applicant: Joan Wang HWA Revocable Trust
 Agent: Gemini School of Visual Arts and Communication (Colette Barcion)
 Request: I-SF-2 to GO
 Staff Rec.: **Recommended**
 Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov
 Housing and Planning Department
7. **Preliminary Plan:** [C8-2022-0221 - River Park South; District 3](#)
 Location: 4700 East Riverside Drive, Country Club West Watershed
 Owner/Applicant: Presidium (Michael Piano)
 Agent: GarzaEMC (Julia Mrnak)
 Request: A Preliminary Plan comprised of 24 lots on 67.7 acres.
 Staff Rec.: **Disapproval for Reasons per Exhibit C**
 Staff: Steve Hopkins, 512-974-3175, steve.hopkins@austintexas.gov
 Development Services Department
8. **Preliminary Plan:** [C8-2022-0112 - Velocity Preliminary Plan; District 2](#)
 Location: 3848-1/2 East SH 71 Service Road Eastbound, Onion Creek Watershed
 Owner/Applicant: VC HOLDINGS QOZ LP (Mark Bulmash)
 Agent: Kimley-Horn (Justin Kramer)
 Request: A Preliminary Plan comprised of 22 lots on 268 acres.
 Staff Rec.: **Disapproval for Reasons per Exhibit C**
 Staff: Amy Combs, 512-974-2786, amy.combs@austintexas.gov
 Development Services Department
9. **Final Plat out of Approved Preliminary Plan:** [C8-2020-0112.1A - Braker Valley Subdivision Phase 1 Final Plat; District 1](#)
 Location: 4806 Blue Goose Rd, 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.: **Approve with conditions per Exhibit C**
 Staff: Joey de la Garza, (512)974-2664, joey.delagarza@austintexas.gov
 Development Services Department

10. **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.: **Approve with conditions per Exhibit C**
Staff: Cesar Zavala, 512-974-3404, cesar.zavala@austintexas.gov
Development Services Department

ITEMS FROM THE COMMISSION

11. 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)
12. 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)
13. Environmental, Drainage, and Landscape Amendments. Discuss and consider a recommendation for adoption of an ordinance amending Title 25 of the City Code relating to environmental, drainage, and landscape requirements. City Staff: Liz Johnston, Watershed Protection Department, (512) 974-2619, Liz.Johnston@austintexas.gov (Co-Sponsors Chair Barrera-Ramirez, Vice-Chair Kiolbassa, and Commissioner Denkler)

NOMINATIONS

14. Nominate a member of the Zoning and Platting Commission to be considered by Council to serve on the Small Area Planning Joint Committee.

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: Thompson, Boone and Smith)

Attorney: Patricia Link, 512-974-2173
Commission Liaison: [Andrew Rivera](#), 512-974-6508

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 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, September 6, 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 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 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

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