



## ZONING & PLATTING COMMISSION AGENDA

**Tuesday, October 4, 2022**

The Zoning and Platting Commission will convene at 6:00 PM on Tuesday, October 4, 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 September 20, 2022.

## PUBLIC HEARINGS

- 2. Zoning:** [C14-2022-0097 - 1507 & 1511 Bastrop Hwy Svrd Rezone; District 2](#)  
Location: 1507 and 1511 Bastrop Highway Service Road, Carson Creek Watershed  
Owner/Applicant: Sanjiv Kumar  
Agent: Keepers Land Planning (Ricca Keepers)  
Request: I-SF-2 to CS  
Staff Rec.: **Recommended**  
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov  
Housing and Planning Department
- 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 (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
- 4. 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
- 5. Rezoning:** [C14-2022-0077 - 220 Ralph Ablanedo Rezoning; District 2](#)  
Location: 220 Ralph Ablanedo Drive, South Boggy Creek Watershed; Onion Creek Watershed  
Owner/Applicant: KVG Investments, LLC (Kevin Goradia)  
Agent: Kimley-Horn (Amanda Brown)  
Request: LI-CO; CS-CO to CS-CO, as amended  
Staff Rec.: **Recommended, with conditions**  
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

6. **Rezoning:** [C14-2022-0069 - 8702 Cullen; District 2](#)  
Location: 8702 Cullen Lane, Onion Creek Watershed  
Owner/Applicant: Beck REIT Holdings, I, LLC (Russ Becker); Sloan Houser Holdings, LLC (Sloan Houser)  
Agent: TDI Engineering, LLC (Carey Bresler)  
Request: SF-2 to GR-MU  
Staff Rec.: **Recommendation of GR-MU-CO**  
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov  
Housing and Planning Department
7. **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, PC (Amanda Swor)  
Request: GO-CO to GO-MU  
Staff Rec.: **Staff postponement request to October 18, 2022**  
Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov  
Housing and Planning Department
8. **Site Plan:** [SP-2021-0034D - BKO Parmer](#)  
Location: 4801 E. Yager Lane, Harris Branch Creek Watershed  
Owner/Applicant: BKO Parmer  
Agent: Steve Jamison and Michele Rogerson Lynch  
Request to vary from LDC 25-8-342 to allow fill over 4 feet up to 12 feet.  
Staff Rec.: **Recommended**  
Staff: Tunde Daramola, 512-974-6316, Babatunde.Daramola@austintexas.gov  
Development Services Department
9. **Site Plan:** [SP-2021-0463C - Colony Park District Aquatic Facility; District 1](#)  
Location: 7400 Loyola Lane, Walnut Creek Watershed  
Owner/Applicant: City of Austin, PARD (Scott Sinn, PLA)  
Agent: Jose I Guerra, Inc. (Glenn Frey, P.E.)  
Request: Use on a P-zoned site larger than one acre; requires a Conditional Use Permit, LDC 25-2-625  
Staff Rec.: **Recommended**  
Staff: Christine Barton-Holmes, 512-974-2788, christine.barton-holmes@austintexas.gov  
Development Services Department

- 10. Site Plan:** **SP-2021-0143C - Easton Park Mixed Use; District 2**  
Location: 7310 Union Park Lane, Cottonmouth Creek Watershed  
Owner/Applicant: First Hartford Corporation / William Cannon Associates  
Agent: Shayna Johnson, P.E. and Siri Soth, WGI  
Request: Conditional Use Permit to allow development of a Car Wash in the Pilot Knob PUD.  
Staff Rec.: **NA – Item Posted in Error**  
Staff: Randall Rouda, 512-974-3338, randall.rouda@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)

## **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)

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

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

## **ADJOURNMENT**

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

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, October 4, 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