



**Regular Meeting  
ZONING & PLATTING COMMISSION  
Tuesday, September 6, 2022**

The Zoning & Platting Commission convened in a meeting on Tuesday, September 6, 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:**

Scott Boone  
Betsy Greenberg  
David King  
Jolene Kiolbassa – Vice-Chair  
Nadia Barrera-Ramirez – Chair  
Hank Smith  
Lonny Stern  
Carrie Thompson

**Absent**

Cesar Acosta  
Ann Denkler – Parliamentarian  
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.

Motion to approve minutes from August 16, 2022 was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner Greenberg on a vote of 8-0. Commissioners Acosta , Denkler and Woody absent.

## 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.**

Motion to grant Applicant's request for indefinite postponement of this was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner Greenberg on a vote of 8-0. Commissioners Acosta, Denkler and Woody absent.

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.**

Motion to grant Staff's request for postponement of this to October 4, 2022 was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner Greenberg on a vote of 8-0. Commissioners Acosta, Denkler and Woody absent.

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

Public Hearing closed.

Motion to grant Staff's recommendation of CS-1-V-CO combining district zoning for C14-2022-0050 - Allandale Village CS-1 located at 5800 Burnet Road was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner Greenberg on a vote of 8-0. Commissioners Acosta, Denkler and Woody absent.

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: Throrer Design (A. Ron Throrer)  
Request: LR to GR-MU-CO  
Staff Rec.: **Recommended**  
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov  
Housing and Planning Department

Motion to grant Neighborhood's request for postponement of this to October 4, 2022 was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner Greenberg on a vote of 8-0. Commissioners Acosta, Denkler and Woody absent.

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

Public Hearing closed.

Motion by Commissioner Smith, seconded by Commissioner Greenberg to grant GO-CO combining district zoning for C14-2022-0204 - Gemini School of Visual Arts located 12325 Hymeadow Drive, STE 3-100 was approved on a vote of 8-0. Commissioners Acosta, Denkler and Woody absent.

Conditional Overlay, prohibited uses:

Convalescent Services  
Hospital Services (General)  
Hospital Services (Limited)  
Printing and Publishing

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

Public Hearing closed.

Motion for Disapproval for Reasons per Exhibit C for C8-2022-0221 - River Park South located at 4700 East Riverside Drive was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner Greenberg on a vote of 8-0. Commissioners Acosta, Denkler and Woody absent.

- 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

Motion for Disapproval for Reasons per Exhibit C for C8-2022-0112 - Velocity Preliminary Plan located at 3848-1/2 East SH 71 Service Road Eastbound was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner Greenberg on a vote of 8-0. Commissioners Acosta, Denkler and Woody absent.

- 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

Public Hearing closed.

Motion for Approval with conditions per Exhibit C for C8-2020-0112.1A - Braker Valley Subdivision Phase 1 Final Plat located at 4806 Blue Goose Rd was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner Greenberg on a vote of 8-0. Commissioners Acosta, Denkler and Woody absent.

- 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

Public Hearing closed.

Motion for Approval with conditions per Exhibit C for C8-2018-0165.4A - Cascades at Onion Creek East, Phase Four Final Plat located at 11601 S IH 35 SVRD NB was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner Greenberg on a vote of 8-0. Commissioners Acosta, Denkler and Woody absent.

## **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)

Disposed without discussion or action.

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)

Postponed by unanimous consent on a vote of 8-0. Commissioners Acosta, Denkler and Woody absent.

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](mailto:Liz.Johnston@austintexas.gov) (Co-Sponsors Chair Barrera-Ramirez, Vice-Chair Kiolbassa, and Commissioner Denkler)

Presentation provided by Liz Johnston, Watershed Protection Department; Katie Coyne, Watershed Protection Department and Andrea Bates, Watershed Protection Department.

## **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.

Postponed by unanimous consent on a vote of 8-0. Commissioners Acosta, Denkler and Woody absent.

## **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)

No report provided.

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

No report provided.

Small Area Planning Joint Committee  
(Commissioners: 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, September 6, 2022 at 6:45 p.m.**

Minutes approved on September 20, 2022 on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner Stern on a vote of 9-0. Commissioner Acosta off the dais. Chair Barrera-Ramirez absent.