



ZONING & PLATTING COMMISSION AGENDA

Tuesday, October 18, 2022

The Zoning and Platting Commission will convene at 6:00 PM on Tuesday, October 18, 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 October 4, 2022.

Attorney: Chrissy Mann, 512-974-2179
Commission Liaison: [Andrew Rivera](#), 512-974-6508

PUBLIC HEARINGS

- 2. 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 for Tracts 1 and 2, as amended
Staff Rec.: **Recommended, with conditions**
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov
Housing and Planning Department
- 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, PC (Amanda Swor)
Request: GO-CO to GO-MU
Staff Rec: **Recommended**
Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov
Housing and Planning Department
- 4. Site Plan:** [SP-2022-0095CX - Manor ISD Elementary School #10; District 1](#)
Location: 10400 Wildhorse Ranch Trail, Gilleland Creek Watershed
Owner/Applicant: Manor ISD
Agent: Monica Silva
Request: To grant a variance to allow for fill exceeding 4 feet up to 33 feet for building construction.
Staff Rec.: **Recommended**
Staff: Tunde Daramola, 512-974-6316, Babatunde.Daramola@austintexas.gov
Development Services Department
- 5. Site Plan:** [SP-2021-0463C - Colony Park District Aquatic Facility; District 1](#)
Location: 7400 Loyola Lane, Walnut Creek Watershed
Owner/Applicant: City of Austin – Parks and Recreation Department (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, Section 25-2-625
Staff Rec.: **Recommended**
Staff: Christine Barton-Holmes, 512-974-2788, christine.barton-holmes@austintexas.gov
Development Services Department

Attorney: Chrissy Mann, 512-974-2179

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

6. **Final Plat:** [C8-2022-0257.0A - Regiene Subdivision; District 1](#)
Location: 6501 Regiene Road, Boggy Creek Watershed
Owner/Applicant: Kunikco, LLC (Daryl Kunik)
Agent: WGI (Rita Wersich)
Request: Approval of a Final Plat consisting of 9 total lots on 20 acres, subject to conditions in the master comment report.
Staff Rec.: **Disapproval for reasons listed in Exhibit C**
Staff: Juan Enriquez, 512-974-2767, juan.enriquez@austintexas.gov
Development Services Department
7. **Code Amendment:** [C20-2021-014 - Project Connect](#)
Request: Consider an ordinance regarding amendments to Title 25 to create a foundational ordinance for Transit System Projects to facilitate the construction of critical transportation infrastructure.
Staff Rec.: **Recommended**
Staff: Donna Galati, (512) 974-2733, Donna.Galati@austintexas.gov
Project Connect Office

ITEMS FROM THE COMMISSION

8. 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

Attorney: Chrissy Mann, 512-974-2179
Commission Liaison: [Andrew Rivera](#), 512-974-6508

(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, October 18, 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