



**Regular Meeting
ZONING & PLATTING COMMISSION
Tuesday, October 4, 2022**

The Zoning & Platting Commission convened in a meeting on Tuesday, October 4, 2022
@ <http://www.austintexas.gov/page/watch-atxn-live>

Chair Barrera-Ramirez called the Commission Meeting to order at 6:02 p.m.

Commission Members in Attendance:

**Nadia Barrera-Ramirez – Chair
Cesar Acosta
Scott Boone
David King
Jolene Kiolbassa – Vice-Chair
Carrie Thompson
Roy Woody**

Absent

**Ann Denkler – Parliamentarian
Betsy Greenberg
Hank Smith
Lonny Stern**

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.

Motion to approve minutes from September 20, 2022, as amended, was approved on the consent agenda on the motion by Commissioner Woody, seconded by Commissioner Acosta on a vote of 7-0. Commissioners Denkler, Greenberg, Smith and Stern absent.

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

Public Hearing closed.

Motion to grant Staff's recommendation of CS district zoning for C14-2022-0097 - 1507 & 1511 Bastrop Hwy Svrd Rezone located at 1507 and 1511 Bastrop Highway Service Road was approved on the consent agenda on the motion by Commissioner Woody, seconded by Commissioner Acosta on a vote of 7-0. Commissioners Denkler, Greenberg, Smith and Stern absent.

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

Public Hearing closed.

Motion by Commissioner Boone, seconded by Commissioner Acosta to grant Staff's recommendation of GR-MU-CO combining district zoning for C14-2021-0003 - South Lakeline Residential-Mixed Use located at 2610 ½ South Lakeline Boulevard was approved on a vote of 7-0. Commissioners Denkler, Greenberg, Smith and Stern absent.

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

Public Hearing closed.

Motion by Commissioner Boone, seconded by Commissioner Acosta to grant Staff's recommendation of SF-6 district zoning for C14-2022-0039 - Peaceful Hill Residential located at 7901 Peaceful Hill Lane was approved on a vote of 7-0. Commissioners Denkler, Greenberg, Smith and Stern absent.

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

Motion to grant Neighborhood's request for postponement of this item to October 18, 2022, was approved on the consent agenda on the motion by Commissioner Woody, seconded by Commissioner Acosta on a vote of 7-0. Commissioners Denkler, Greenberg, Smith and Stern absent.

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

Public Hearing closed.

Motion to grant Staff's recommendation of GR-MU-CO combining district zoning for C14-2022-0069 - 8702 Cullen located at 8702 Cullen Lane was approved on the consent agenda on the motion by Commissioner Woody, seconded by Commissioner Acosta on a vote of 7-0. Commissioners Denkler, Greenberg, Smith and Stern absent.

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.: **Pending**
Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov
Housing and Planning Department
Postponement Request: Staff postponement request to October 18, 2022

Motion to grant Staff's request for postponement of this item to October 18, 2022, was approved on the consent agenda on the motion by Commissioner Woody, seconded by Commissioner Acosta on a vote of 7-0. Commissioners Denkler, Greenberg, Smith and Stern absent.

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

Public Hearing closed.

Motion to grant Staff's recommendation for SP-2021-0034D - BKO Parmer located at 4801 E. Yager Lane was approved on the consent agenda on the motion by Commissioner Woody, seconded by Commissioner Acosta on a vote of 7-0. Commissioners Denkler, Greenberg, Smith and Stern absent.

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

Motion to grant Staff's request for postponement of this item to October 18, 2022, was approved on the consent agenda on the motion by Commissioner Woody, seconded by Commissioner Acosta on a vote of 7-0. Commissioners Denkler, Greenberg, Smith and Stern absent.

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

Posted in error; no action was taken on this item.

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)

Item disposed without action or discussion.

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)

Summary of meeting provided by Chair Barrera-Ramirez

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

No report provided.

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

No report provided.

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

No report provided.

Chair Barrera-Ramirez adjourned the meeting without objection on Tuesday, October 4, 2022 at 8:08 p.m.

Minutes approved on October 18, 2022 on the consent agenda on the motion by Commissioner Denkler, seconded by Commissioner Smith on a vote of 8-0. Commissioner King voted nay. Commissioner Stern abstained. Commissioners Acosta and Woody off the dais.

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