



**Regular Meeting
ZONING & PLATTING COMMISSION
Tuesday, October 18, 2022**

**The Zoning & Platting Commission convened in a meeting on Tuesday, October 18, 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:

**Nadia Barrera-Ramirez – Chair
Cesar Acosta
Scott Boone
Ann Denkler – Parliamentarian
Betsy Greenberg
David King
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.

- 1) Ms. Zenobia Joseph provided remarks regarding Capital Metro.

APPROVAL OF MINUTES

1. Approval of minutes from October 4, 2022.

Motion to approve minutes from October 4, 2022 was approved on the consent agenda on the motion by Commissioner Denkler, seconded by Commissioner Smith on a vote of 7-1. Commissioner King voted nay. Commissioner Stern abstained. Commissioners Acosta and Woody off the dais.

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

Public Hearing closed.

Motion to grant Staff's recommendation of CS-CO combining district zoning, for Tracts 1 and 2, as amended, and with conditions of the Neighborhood Traffic Analysis for C14-2022-0077 - 220 Ralph Ablanedo Rezoning located at 220 Ralph Ablanedo Drive was approved on the motion by Commissioner Smith, seconded by Commissioner Boone on a vote of 8-2. Vice-Chair Kiolbassa and Commissioner King voted nay. Commissioner Acosta off the dais.

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

Public Hearing closed.

Motion to grant Staff's recommendation of GO-MU combining district zoning for C14-2022-0049 - 500 VFW Road located at 500 VFW Road, was approved on the consent agenda on the motion by Commissioner Denkler, seconded by Commissioner Smith on a vote of 7-1. Commissioner King voted nay. Commissioner Stern abstained. Commissioners Acosta and Woody off the dais.

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

Public Hearing closed.

Motion to grant Staff's recommendation for SP-2022-0095CX - Manor ISD Elementary School #10 located at 10400 Wildhorse Ranch Trail was approved on the consent agenda on the motion by Commissioner Denkler, seconded by Commissioner Smith on a vote of 8-0. Commissioner Stern abstained. Commissioners Acosta and Woody off the dais.

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

Public Hearing closed.

Motion to grant Staff's recommendation for SP-2021-0463C - Colony Park District Aquatic Facility located at 7400 Loyola Lane was approved on the consent agenda on the motion by Commissioner Denkler, seconded by Commissioner Smith on a vote of 8-0. Commissioner Stern abstained. Commissioners Acosta and Woody off the dais.

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

Public Hearing closed.

Motion to disapprove for reasons, listed in Exhibit C for Staff's recommendation for C8-2022-0257.0A - Regiene Subdivision located at 6501 Regiene Road was approved on the consent agenda on the

motion by Commissioner Denkler, seconded by Commissioner Smith on a vote of 8-0. Commissioner Stern abstained. Commissioners Acosta and Woody off the dais.

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

Public Hearing closed.

Motion to postpone this item by the Zoning and Platting Commission to November 1, 2022 was approved on a vote of 7-1. Chair Barrera-Ramirez (Employment conflict of interest) and Commissioners Boone (Employment conflict of interest) and Stern recused (Employment conflict of interest). Commissioner Acosta voted nay.

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)

Item disposed without discussion or action.

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: 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 18, 2022 at 8:00 p.m.

Minutes approved November 1, 2022 on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner Denkler on a vote of 9-0. Commissioners Acosta and Woody absent.

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.