



**Regular Meeting
ZONING & PLATTING COMMISSION
Tuesday, July 5, 2022**

The Zoning & Platting Commission convened in a meeting on Tuesday, July 5, 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:

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

Absent

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.

A. APPROVAL OF MINUTES

1. Approval of minutes from June 21, 2022.

Motion to approve minutes from June 21, 2022 was approved on the consent agenda on the motion by Commissioner Greenberg, seconded by Vice-Chair Kiolbassa on a vote of 9-0. Commissioners Denkler and Woody absent.

B. PUBLIC HEARINGS

- 1. 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.: **Recommendation of GR-MU-CO**
Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov
Housing and Planning Department

Motion to grant Applicant's request for postponement of this item to July 19, 2022 was approved on the consent agenda on the motion by Commissioner Greenberg, seconded by Vice-Chair Kiolbassa on a vote of 9-0. Commissioners Denkler and Woody absent.

- 2. Rezoning:** [C14-2021-0123 - Birdhill Rezoning; District 2](#)
Location: 7809 Peaceful Hill Lane; 7713 and 7715 and Byrdhill Ln; 7604, 7900 & 7900 1/2 South Congress Avenue, South Boggy Creek Watershed
Owner/Applicant: Agape Christian Ministries Austin, Inc. (Lawrence A. Wilkerson); RDO Properties, LLC (Rob & Denise Ormand)
Agent: Husch Blackwell LLP (Alecia Mosadomi)
Request: DR and NO-CO to CS-MU-V
Staff Rec.: **Pending; Indefinite Postponement request by Staff**
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov
Housing and Planning Department

Motion to grant Staff's request for indefinite postponement of this item was approved on the consent agenda on the motion by Commissioner Greenberg, seconded by Vice-Chair Kiolbassa on a vote of 9-0. Commissioners Denkler and Woody absent.

- 3. Site Plan - Conditional Use Permit:** [SPC-2021-0244C - Cascades Amenity Center; District 5](#)
Location: 4606 Coconut Beach Drive, Onion Creek Watershed
Owner/Applicant: M/I Homes of Austin (William G. Peckman)
Agent: LJA Engineering, Inc. (Jeremy Reyes)
Request: Request to approve a Conditional Use Permit for an Amenity Center as a Community Recreation (Private) use in I-SF-2 zoning.
Staff Rec.: **Recommended**

Staff: Zack Lofton, 512-978-1735, zack.lofton@austintexas.gov
Development Services Department

Public Hearing closed.

Motion to grant Staff's recommendation for SPC-2021-0244C - Cascades Amenity Center located at 4606 Coconut Beach Drive was approved on the consent agenda on the motion by Commissioner Greenberg, seconded by Vice-Chair Kiolbassa on a vote of 9-0. Commissioners Denkler and Woody absent.

4. **Site Plan - Hill Country Roadway:** [SPC-2021-0426C - MU 15 West Tract; District 10](#)
Location: 5810 Steiner Ranch Blvd, Bear Creek West Watershed
Owner/Applicant: The Burt Group (Tommy Burt); MU 15 Investments, Ltd
Agent: Atwell, Inc. (Connor Overby)
Request: Approval of Hill Country Roadway site plan
Staff Rec.: **Recommended**
Staff: Kyle Kampe, 512-974-2972, kyle.kampe@austintexas.gov
Development Services Department

Public Hearing closed.

Motion to grant Staff's recommendation for SPC-2021-0426C - MU 15 West Tract 15 located at 5810 Steiner Ranch Blvd was approved on the consent agenda on the motion by Commissioner Greenberg, seconded by Vice-Chair Kiolbassa on a vote of 8-0. Commissioner Smith recused due to a conflict of interest (Employer rendering professional services on project). Commissioners Denkler and Woody absent.

5. **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.: **Disapprove for Reasons**
Staff: Joey de la Garza, 512-974-2664, joey.delagarza@austintexas.gov
Development Services Department

Public Hearing closed.

Motion to disapprove for reasons, per Exhibit C, 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 Greenberg, seconded by Vice-Chair Kiolbassa on a vote of 9-0. Commissioners Denkler and Woody absent.

- 6. Preliminary Plan:** [C8J-2020-0091 - Gregg Manor Subdivision Preliminary Plan \(Small Lot Subdivision\)](#)
- Location: 13300 - 13551 Gregg Manor Road, Wilbarger Creek Watershed
Owner/Applicant: Lennar Homes of Texas Land and Construction, Ltd. (Kevin Pape)
Agent: Carlson, Brigance, and Doering, Inc. (Geoff Guerrero)
Request: Approval of preliminary plan consisting of 1151 total lots on 321.891 acres.
Staff Rec.: **Recommended with conditions, per Exhibit C**
Staff: Paul Scoggins, 512-854-7619, paul.scoggins@traviscountytexas.gov
Single Office: Travis County / City of Austin

Public Hearing closed.

Motion to grant Staff's recommendation, recommended with conditions per Exhibit C, for C8J-2020-0091 - Gregg Manor Subdivision Preliminary Plan (Small Lot Subdivision) located at 13300 - 13551 Gregg Manor Road was approved on the motion by Commissioner Smith, seconded by Commissioner Acosta approved on a vote of 8-0. Commissioner Stern voted nay. Commissioners Denkler and Woody absent.

- 7. Code Amendment:** [Flood Regulations](#)
- Request: Discuss and consider an ordinance amending Title 25 of the City Code related to floodplain regulations.
- Staff: Jameson Courtney, Watershed Protection Department, 512-974-3399, Jameson.Courtney@austintexas.gov.

Public Hearing closed.

Motion to postpone action on this item to July 19, 2022 was approved by unanimous consent. Commissioners Denkler and Woody absent.

C. ITEMS FROM THE COMMISSION

1. 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.

D. NOMINATIONS

1. Nominate a member of the Zoning and Platting Commission to be considered by Council to serve on the Comprehensive Plan Joint Committee.

After closing of nominations, Commissioner Thompson nominated to be considered by Council to serve on the Comprehensive Plan Joint Committee, approved on a vote of 8-0. Commissioner Thompson abstained. Commissioners Denkler and Woody absent.

E. 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.

Chair Barrera Ramirez and Vice-Chair Kiolbassa – Resubdivision item.

F. 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: 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.

Minutes approved on July 19, 2022 on the motion by Commissioner Smith, seconded by Commissioner King on a vote of 7-0. Chair Barrera-Ramirez and Commissioners Acosta, Denkler 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.

Chair Barrera-Ramirez adjourned the meeting without objection on Tuesday, July 5, 2022 at 7:12 p.m.