



**Regular Meeting  
ZONING & PLATTING COMMISSION  
Tuesday, July 19, 2022**

**The Zoning & Platting Commission convened in a meeting on Tuesday, July 19, 2022  
@ <http://www.austintexas.gov/page/watch-atxn-live>**

**Vice-Chair Kiolbassa 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  
Hank Smith  
Lonny Stern  
Carrie Thompson**

**Absent**

**Cesar Acosta  
Nadia Barrera-Ramirez – Chair  
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 July 5, 2022.

Motion to approve minutes from July 5, 2022, as amended, was approved on the consent agenda 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.

## B. PUBLIC HEARINGS

- 1. Rezoning:** [C14-2022-0037 - 3131 E Howard Lane; District 1](#)  
Location: 3131 East Howard Lane, Harris Branch Watershed  
Owner/Applicant: Peter Pham Phuong  
Request: W/LO to GR-MU  
Staff Rec.: **Recommendation of LR-MU**  
Staff: Sherri Sirwaitis, 512-974-3057, [sherri.sirwaitis@austintexas.gov](mailto:sherri.sirwaitis@austintexas.gov)  
Housing and Planning Department

Public Hearing closed.

Motion to grant Staff's recommendation of LR-MU combining district zoning for C14-2022-0037 - 3131 E Howard Lane located at 3131 East Howard Lane was approved on the consent agenda 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.

- 2. Zoning:** [C14-2022-0074 - TXDOT 6; District 6](#)  
Location: 9203 ½ North Lake Creek Parkway, South Brushy Creek Watershed  
Owner/Applicant: Avery Land Investors, LP (Alex Clarke)  
Agent: Alice Glasco Consulting (Alice Glasco)  
Request: I-RR to MF-4  
Staff Rec.: **Recommended**  
Staff: Sherri Sirwaitis, 512-974-3057, [sherri.sirwaitis@austintexas.gov](mailto:sherri.sirwaitis@austintexas.gov)  
Housing and Planning Department

Public Hearing closed.

Motion to grant Staff's recommendation of MF-4 district zoning for C14-2022-0074 - TXDOT 6 located at C14-2022-0074 - TXDOT 6 was approved on the consent agenda 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.

3. **Rezoning:** [C814-2009-0139.03 - Bull Creek PUD Amendment #3; District 10](#)  
Location: 5305, 5400, 5404, 5408, 5505 Paradox Cove; 4909, 4915-1/2, 4929 FM 2222 Road, Bull Creek Watershed; Lake Austin Watershed  
Owner/Applicant: David G. Booth, Trustee for the David Booth Revocable Trust  
Agent: Armbrust & Brown, PLLC (David Armbrust)  
Request: PUD to PUD, to change conditions of zoning  
Staff Rec.: **Pending**  
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov  
Housing and Planning Department  
**Postponement Request** **Postponement request by Staff to August 16, 2022**

Motion to grant Staff's request for postponement of this item to August 16, 2022 was approved on the consent agenda 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.

4. **Zoning:** [C14-2021-0194 - Evelyn; Contiguous to District 1](#)  
Location: 6100 Blue Goose Road and 11815 Cameron Road, Harris Branch, Decker Creek, and Walnut Creek Watersheds  
Owner/Applicant: Evelyn J. Remmert, Alfred G. Wendland, and Jou Lee  
Agent: McLean & Howard, LLP (Jeffrey Howard)  
Request: Unzoned to SF-4A (Tract 1) and CS-MU (Tract 2)  
Staff Rec.: **SF-4A (Tract 1) and GR-MU (Tract 2)**  
Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov  
Housing and Planning Department

Public Hearing closed.

Motion to grant Staff's recommendation of SF-4A (Tract 1) district zoning and GR-MU (Tract 2) combining district zoning for C14-2021-0194 - Evelyn located at 6100 Blue Goose Road and 11815 Cameron Road was approved on the consent agenda 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.

5. **Zoning:** [C14-2022-0043 - 8110 Springdale Road; District 1](#)  
Location: 8110 Springdale Road, Walnut Creek Watershed  
Owner/Applicant: RCI Holdings, Inc.  
Agent: St Elmo Brewing LLC (Bryan Winslow)  
Request: I-RR to LI  
Staff Rec.: **Recommended**  
Staff: Michael Dietz, 512-974-7617, michael.dietz@austintexas.gov  
Housing and Planning Department

Public Hearing closed.

Motion to grant Staff's recommendation of LI district zoning for C14-2022-0043 - 8110 Springdale Road located at 8110 Springdale Road was approved on the consent agenda 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.

6. **Rezoning:** [C14-2022-0063 - Walnut Creek WWTP Expansion; District 1](#)  
Location: 8001 Delwau Lane, Colorado River Watershed  
Owner/Applicant: City of Austin - Water Department  
Agent: Rebecca Vento, P.E.  
Request: SF-2 to P  
Staff Rec.: **Recommended**  
Staff: Michael Dietz, 512-974-7617, michael.dietz@austintexas.gov  
Housing and Planning Department

Public Hearing closed.

Motion to grant Staff's recommendation of P district zoning for C14-2022-0063 - Walnut Creek WWTP Expansion located at 8001 Delwau Lane was approved on the consent agenda 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.

7. **Rezoning:** [C14-2022-0067 - Villas at South Austin; District 2](#)  
Location: 7311 and 7313 Bluff Springs Road, South Boggy Creek Watershed  
Owner/Applicant: Srinivas Prudhvi Minnekanti & Vamshi Krishna Sunchu  
Agent: Srinivas Prudhvi Minnekanti  
Request: SF-4A-CO to SF-6  
Staff Rec.: **Recommended**  
Staff: Michael Dietz, 512-974-7617, michael.dietz@austintexas.gov  
Housing and Planning Department

Motion by Commissioner Smith, seconded by Commissioner Stern to postpone this item to August 2, 2022 was approved on a vote of 7-0. Chair Barrera-Ramirez and Commissioners Acosta, Denkler and Woody absent.

8. **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 August 2, 2022 was approved on the consent agenda 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.

**9. 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.

Motion by Commissioner Greenberg, seconded by Commissioner King to postpone this item to August 2, 2022 was approved on a vote of 7-0. Chair Barrera-Ramirez and Commissioners Acosta, 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.

2. 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)

Motion by Commissioner Smith, seconded by Commissioner Stern to postpone this item to August 2, 2022 was approved on a vote of 7-0. Chair Barrera-Ramirez and Commissioners Acosta, Denkler and Woody absent.

**D. NOMINATIONS**

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

After closing of nominations, Cesar Acosta was nominated as a member of the Zoning and Platting Commission to be considered by Council to serve on the Small Area Planning Joint Committee was approved on a vote of 7-0. Chair Barrera-Ramirez and Commissioners Acosta, 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.*

## **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.

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.

**Vice-Chair Kiolbassa adjourned the meeting without objection on Tuesday, July 19, 2022 at 6:45 p.m.**

Minutes approved on August 16, 2022 on the consent agenda on the motion by Commissioner Smith, seconded by Vice-Chair Kiolbassa on a vote of 9-0. Commissioners Acosta and Woody absent.