



**Regular Meeting
ZONING & PLATTING COMMISSION
Tuesday, August 16, 2022**

The Zoning & Platting Commission convened in a meeting on Tuesday, August 16, 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
Scott Boone
Ann Denkler – Parliamentarian
Betsy Greenberg
David King
Jolene Kiolbassa – Vice-Chair
Hank Smith
Lonny Stern
Carrie Thompson**

Absent

**Cesar Acosta
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 19, 2022.

Approval of minutes from July 19, 2022 was approved 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.

PUBLIC HEARINGS

2. **Zoning:** [C14-2022-0016 - 2301 Oak Valley Rd; District 5](#)
Location: 2301 Oak Valley Road, Slaughter Creek Watershed
Owner/Applicant: Farmwire LLC (Steve Knox, Kevin Morrow)
Agent: Keepers Land Planning (Ricca Keepers)
Request: I-RR to SF-3
Staff Rec.: **Recommended; Case withdrawn by the Applicant**
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov
Housing and Planning Department

Item withdrawn by applicant; No action taken.

3. **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

Public Hearing closed.

Motion by Commissioner Smith, seconded by Commissioner Boone to grant SF-6 district zoning for C14-2022-0067 - Villas at South Austin located at 7311 and 7313 Bluff Springs Road failed on a vote of 4-3. Members voting aye were Chair Barrera-Ramirez and Commissioners Boone, Smith and Stern. Members voting nay were Vice-Chair Kiolbassa and Commissioners Denkler and Greenberg. Commissioners King and Thompson abstained. Commissioners Acosta and Woody absent.

Item forwarded to Council without a recommendation due to lack of an affirmative vote.

4. **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.: **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 PUD district zoning, to change a condition of zoning, and include Environmental Commission recommendations, Exhibit P (<https://www.austintexas.gov/edims/document.cfm?id=390076>) for C814-2009-0139.03 - Bull Creek PUD Amendment #3 located at 5305, 5400, 5404, 5408, 5505 Paradox Cove; 4909, 4915-1/2, 4929 FM 2222 Road was approved 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.

5. **Rezoning:** [C14-2022-0075 - 7501 Capital of Texas Bldg A; District 10](#)
Location: 7501 N Capital of Texas, Building A, Bull Creek Watershed
Owner/Applicant: Reserve at Bull Creek, LLC (Federico Wilensk)
Agent: Metcalfe Wolff Stuart and Williams, LLP (Michele Rogerson Lynch)
Request: LO-CO to LR-CO
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 LR-CO combining district zoning for C14-2022-0075 - 7501 Capital of Texas Bldg A located at 7501 N Capital of Texas, Building A was approved 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.

6. **Rezoning:** [C14-2022-0050 - Allandale Village CS-1; District 7](#)
Location: 5800 Burnet Road (Tenant Space 5806 Burnet Road), Shoal Creek Watershed
Owner/Applicant: Allandale LTD (Meredith Knight)
Agent: Thrower Design (Victoria Haase)
Request: CS-V to CS-1-V
Staff Rec.: **Staff recommendation of CS-1-V-CO**
Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov
Housing and Planning Department
Postponement Request: Staff postponement request to September 6, 2022

Motion to grant Staff's request for postponement of this item to September 6, 2022 was approved 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.

7. **Rezoning:** [C14-2022-0079 - Expo Center Park and Ride; District 1](#)
Location: 7311 Decker Lane, Elm Creek Watershed
Owner/Applicant: City of Austin Parks and Recreation Department (Ricardo Soliz)
Agent: Austin Transit Partnership (Yannis Banks)
Request: SF-3 to P
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 P district zoning for C14-2022-0079 - Expo Center Park and Ride located at 7311 Decker Lane was approved on the consent agenda on the motion by Commissioner Smith, seconded by Vice-Chair Kiolbassa on a vote of 7-0. Chair Barrera-Ramirez recused due to a conflict of interest. Commissioner Stern abstained on this item. Commissioners Acosta and Woody absent.

- 8. Rezoning:** [C14-2022-0039 - Peaceful Hill Residential; District 2](#)
Location: 7901 Peaceful Hill Lane, South Boggy Creek Watershed
Owner/Applicant: Jeffrey Fluitt
Agent: Throrer 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

Motion to grant Neighborhood's request for postponement of this item to September 20, 2022 was approved 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.

- 9. Rezoning:** [C14-2022-0053 - Swansons Ranch Single Family; District 5](#)
Location: 9608, 9700, and 9702 Swansons Ranch Road, Slaughter Creek Watershed
Owner/Applicant: ITALEX Builders Inc. (John Luke Sanchez)
Agent: Throrer Design (Victoria Haase)
Request: SF-1; SF-2 to SF-3
Staff Rec.: **Recommended**
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov
Housing and Planning Department

Public Hearing closed.

Motion by Commissioner Smith, seconded by Commissioner Thompson to grant Staff's recommendation of SF-3 district zoning for C14-2022-0053 - Swansons Ranch Single Family located at 9608, 9700, and 9702 Swansons Ranch Road was approved on a vote of 6-3. Chair Kiolbassa and Commissioners Denkler and Greenberg voted nay. Commissioners Acosta and Woody absent.

- 10. Rezoning:** [C14-2022-0056 - 7415 Albert Road Rezoning; District 5](#)
Location: 7415 Albert Road, Williamson Creek / South Boggy Creek Watersheds
Owner/Applicant: Ironstone Partners LLC (Juan Pablo Mondragon)
Request: DR to SF-3
Staff Rec.: **Recommended**
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov
Housing and Planning Department

Public Hearing closed.

Motion by Commissioner Greenberg, seconded by Commissioner King to grant SF-3-CO combining district zoning with the Conditional Overlay limiting the number of units to four (4), for C14-2022-0056 - 7415 Albert Road Rezoning located at 7415 Albert Road was approved on a vote of 8-0. Commissioner Boone off the dais. Commissioners Acosta and Woody absent.

- 11. Rezoning:** [C14-2022-0066 - 12195 Metric; District 7](#)
Location: 12195 Metric Boulevard, Walnut Creek Watershed
Owner/Applicant: Unity Five Investments LLC (Nasruddin Mahensia)
Agent: Mathias Company (Richard Mathias)
Request: LR, GR-CO to LR-MU
Staff Rec.: **Recommended**
Staff: Sherri Sirwaitis, 512-294-0246, sherri.sirwaitis@austintexas.gov
Housing and Planning Department

Public Hearing closed.

Motion to grant Staff's recommendation of LR-MU combining district zoning for C14-2022-0066 - 12195 Metric located at 12195 Metric Boulevard was approved 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.

- 12. Site Plan - Variance:** [SP-2021-0127C - Mercedes Benz South Austin; District 5](#)
Location: 10900 S IH 35 SVRD SB, Onion Creek Watershed
Owner/Applicant: Swickard Auto Group (Eric Iversen)
Agent: Jones Carter (Eric Vann)
Request: Variance to allow a private driveway through a Critical Water Quality Zone
Staff Rec.: **Recommended**
Staff: Babatunde Daramola, 512-974-6316, babatunde.daramola@austintexas.gov
Development Services Department

Public Hearing closed.

Motion to grant Staff's recommendation for SP-2021-0127C - Mercedes Benz South Austin located at 10900 S IH 35 SVRD SB was approved 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.

- 13. Final Plat out of Approved Preliminary Plan:** [C8-2020-0112.1A - Braker Valley Subdivision Phase 1 Final Plat; District 1](#)
Location: 4806 Blue Goose Road, 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, Exhibit C**
Staff: Joey de la Garza, 512-974-2664, joey.delagarza@austintexas.gov
Development Services Department

Public Hearing closed.

Motion to grant Staff's recommendation to Disapprove for Reasons, per Exhibit C, for C8-2020-0112.1A - Braker Valley Subdivision Phase 1 Final Plat located at 4806 Blue Goose Road was

approved 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.

- 14. Preliminary Plan with variance:** [C8-2021-0152 - Pinnacle at Wildhorse Ranch; District 1](#)
- Location: 12000 Blue Bluff Road, Gilleland Creek Watershed
Owner/Applicant: Texas WH200 LP
Agent: Kimley-Horn (Kevin Burks)
Request: Approval of Pinnacle at Wildhorse Ranch, consisting of 57 total lots on approximately 60.06 acres. Also, approval of variances from LDC § 25-8-341, to allow cut over four feet, and LDC § 25-8-342, to allow fill over four feet.
- Staff Rec.: **TBD**
Staff: Jennifer Bennett, 512-974-9002, jennifer.bennett@austintexas.gov
Development Services Department

Public Hearing closed.

Motion to grant Staff's recommendation to Disapprove for Reasons, per Exhibit C, for C8-2021-0152 - Pinnacle at Wildhorse Ranch located at 12000 Blue Bluff Road and approve variances from LDC § 25-8-341, to allow cut over four feet, and LDC § 25-8-342, to allow fill over four feet was approved 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.

- 15. Final Plat out of Approved Preliminary Plan:** [C8J-2008-0212.01.1A – Sun Chase Mirador Phase 1 Section 1, A Small Lot Subdivision; District 2](#)
- Location: 16070 Pearce Lane, Dry Creek East Watershed
Owner/Applicant: HTSC Pearce Ln Owner, LP (Robert Witte)
Agent: Carlson, Brigrance & Doering, Inc. (Brian Kelling)
Request: Approval with conditions of Mirador Phase 1 Section 1 A Small Lot Subdivision consisting of 138 lots on 41.148 acres. Water and wastewater will be provided by the City of Austin.
- Staff Rec.: **Recommended**
Staff: Sarah Sumner, 512-854-7687, sarah.sumner@traviscountytexas.gov
Single Office

Public Hearing closed.

Motion to grant Staff's recommendation for C8J-2008-0212.01.1A – Sun Chase Mirador Phase 1 Section 1, A Small Lot Subdivision located at 16070 Pearce Lane was approved on the motion by Vice-Chair Kiolbassa, seconded by Commissioner Smith on a vote of 8-0. Commissioner Boone off the dais. Commissioners Acosta and Woody absent.

- 16. Partial Plat Vacation:** [C8S-79-017VAC - Circle Ranch Estates Vacation of Lots 3, 4 and 5](#)
- Location: 2601 Crystal Bend Drive, Gilleland Creek Watershed
Owner/Applicant: Pflugerville Property Owner, LLC (Benjamin Brosseau)
Agent: BGE, Inc. (Brian Grace)
Request: Approval of the partial plat vacation of Circle Ranch Estates Lots 3, 4 and 5, Volume 77, Page 367-368 containing of 30.9 acres.

Staff Rec.: **Recommended**
Staff: Sarah Sumner, 512-854-7687, sarah.sumner@traviscountytexas.gov
Single Office

Public Hearing closed.

Motion to grant Staff's recommendation for C8S-79-017VAC - Circle Ranch Estates Vacation of Lots 3, 4 and 5 located at 12000 Blue Bluff Road and approve variances from LDC § 25-8-341, to allow cut over four feet, and LDC § 25-8-342, to allow fill over four feet was approved 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.

17. Final Plat: [C8-2022-0147.0A - Maxwell Subdivision; District 3](#)
Location: 2114 Maxwell Lane, Carson Creek Watershed
Owner/Applicant: Real Holdings, LLC (Lynn Yuan)
Agent: LOC Consultants (Sergio Lozano, P.E.)
Request: Approval of the five lot subdivision on 0.59 acres.
Staff Rec.: **Disapproval for Reasons, Exhibit C**
Staff: Cesar Zavala, 512-974-3404, cesar.zavala@austintexas.gov
Development Services Department

Public Hearing closed.

Motion to grant Staff's recommendation for Disapproval for Reasons, per Exhibit C, for C8-2022-0147.0A - Maxwell Subdivision located at 2114 Maxwell Lane was approved 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.

18. Final Plat from Approved Preliminary Plan: [C8-2018-0165.4A - Cascades at Onion Creek East, Phase Four Final Plat; District 5](#)
Location: 11601 S IH 35 SVRD NB, Onion Creek Watershed
Owner/Applicant: M/I Homes of Austin, LLC (William G. Peckman)
Agent: LJA Engineering (Russell Kotara, P.E.)
Request: Approval of the final plat consisting of 110 lots on 22.34 acres
Staff Rec.: **Disapproval for Reasons, Exhibit C**
Staff: Cesar Zavala, 512-974-3404, cesar.zavala@austintexas.gov
Development Services Department

Public Hearing closed.

Motion to grant Staff's recommendation for C8-2018-0165.4A - Cascades at Onion Creek East, Phase Four Final Plat located at 11601 S IH 35 SVRD NB was approved 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.

19. 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 by Commissioner Smith, seconded by Commissioner Stern to approve the recommendation, as amended, was approved on a vote of 6-2. Commissioners Greenberg and Thompson voted nay. Commissioner Boone off the dais. Commissioners Acosta and Woody absent.

Recommendation:

<https://www.austintexas.gov/edims/document.cfm?id=391106>

ITEMS FROM THE COMMISSION

20. 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.

21. 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)

Item postponed to September 6, 2022 by unanimous consent on a vote of 8-0. Commissioner Boone off the dais. Commissioners Acosta and Woody absent.

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: King and Greenberg)

No report provided.

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

No report provided.

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Chair Barrera-Ramirez adjourned the meeting without objection on Tuesday, August 16, 2022 at 9:56 p.m.

Minutes approved on September 6, 2022 on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner Greenberg on a vote of 8-0. Commissioners Acosta , Denkler and Woody absent.