



**Regular Meeting  
ZONING & PLATTING COMMISSION  
Tuesday, September 20, 2022**

The Zoning & Platting Commission convened in a meeting on Tuesday, September 20, 2022  
@ <http://www.austintexas.gov/page/watch-atxn-live>

Commissioner King called the Commission Meeting to order at 6:02 p.m.

**Commission Members in Attendance:**

Cesar Acosta  
Scott Boone  
Ann Denkler – Parliamentarian  
Betsy Greenberg  
David King  
Jolene Kiolbassa – Vice-Chair  
Hank Smith  
Lonny Stern  
Carrie Thompson  
Roy Woody

**Absent**

**Nadia Barrera-Ramirez – Chair**

**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 Joint Meeting August 30, 2022
2. Approval of minutes from September 6, 2022.

Motion to approve minutes from Joint Meeting August 30, 2022 and minutes from September 6, 2022 was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner Stern on a vote of 9-0. Commissioner Acosta off the dais. Chair Barrera-Ramirez absent.

## **PUBLIC HEARINGS**

3.     **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
- Postponement Request:**                     **Postponement request by Staff to October 4, 2022**

Motion to grant Staff's request for postponement of this item to October 4, 2022 was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner Stern on a vote of 9-0. Commissioner Acosta off the dais. Chair Barrera-Ramirez absent.

4.     **Rezoning:**                     [C14-2022-0096 - Magellan International School; District 10](#)  
  
Location:                     7501 North Capital of Texas Highway Northbound (excluding Building A), Bull Creek Watershed  
Owner/Applicant:             Reserve at Bull Creek, LLC (Federico Wilensk)  
Agent:                     Metcalf Wolff Stuart and Williams, LLP (Michele Rogerson Lynch)  
Request:                     LO-CO to GO-CO  
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 GO-CO combining district zoning for C14-2022-0096 - Magellan International School located at 7501 North Capital of Texas Highway Northbound was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner Stern on a vote of 9-0. Commissioner Acosta off the dais. Chair Barrera-Ramirez absent.

5. **Rezoning:** [C814-96-0003.18 - Pioneer Crossing PUD Amendment #18, District 1](#)  
 Location: 3124 East Parmer Lane, Harris Branch Watershed  
 Owner/Applicant: RH Pioneer North, LLC (Annie Atkinson)  
  
 Agent: LJA Engineering, Inc. (T. Walter Hoysa)  
 Request: PUD to PUD, to change a condition of zoning  
 Staff Rec.: **Recommended with conditions**  
 Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov  
 Housing and Planning Department

Public Hearing closed.

Motion by Commissioner Smith, seconded by Commissioner Greenberg to grant Staff recommendation with additional condition for C814-96-0003.18 - Pioneer Crossing PUD Amendment #18 located at 3124 East Parmer Lane was approved on a vote of 10-0. Chair Barrera-Raimrez, absent.

Additional conditions:

- 1) Prior to Third Reading, provide a timeline and have a formal agreement in place for development of parkland on Parcel RA-10.
- 2) Request that Council consider an increase in the Applicant's contribution to the Housing Trust Fund.

*Note: Encourage the Applicant to meet w/City Staff, Travis County Staff, and the nearby property owner to discuss developments and transportation issues along Gregg Lane.*

6. **Zoning:** [C14-2022-0097 - 1507 & 1511 Bastrop Service Road 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

**Postponement Request: Postponement request by Staff to October 4, 2022**

Motion to grant Staff's request for postponement of this item to October 4, 2022 was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner Stern on a vote of 9-0. Commissioner Acosta off the dais. Chair Barrera-Ramirez absent.

7. **Site Plan (Environmental Variance):** [SP-2021-0300D - 5709 Sam Houston Circle Boat Dock; District 10](#)

Location: 5709 Sam Houston Circle, Lake Austin Watershed  
Owner/Applicant: Holly Gunn  
  
Agent: Jon Fichter  
Request: Request to vary from LDC 25-8-281(C)(2)(b) to allow the construction within 150-foot of a rimrock and seep Critical Environmental Feature (CEF).  
  
Staff Rec.: **Recommended**  
Staff: Eric Brown, (512) 978-1539, Eric.Brown@austintexas.gov  
Watershed Protection Department

Public Hearing closed.

Motion to grant Staff's recommendation and Environmental Commission Recommendation for SP-2021-0300D - 5709 Sam Houston Circle Boat Dock located at 5709 Sam Houston Circle was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner Stern on a vote of 9-0. Commissioner Acosta off the dais. Chair Barrera-Ramirez absent.

8. **Preliminary Plan:** [C8-2020-0186 - Harris Branch Commerce Park; District 1](#)

Location: 6400 E Parmer Lane, Harris Branch and Gilleland Creek Watersheds  
Owner/Applicant: Austin HB Residential Properties  
  
Agent: CSF Civil Group (Charles Steinman)  
Request: Approval of Harris Branch Commerce Park, consisting of 14 total lots on approximately 297.37 acres.  
  
Staff Rec.: **Disapproval for Reasons per Exhibit C**  
Staff: Jennifer Bennett, 512-974-9002, jennifer.bennett@austintexas.gov  
Development Services

Public Hearing closed.

Motion for Disapproval for Reasons per Exhibit C located at C8-2020-0186 - Harris Branch Commerce Park located at was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner Stern on a vote of 9-0. Commissioner Acosta off the dais. Chair Barrera-Ramirez absent.

## **ITEMS FROM THE COMMISSION**

9. 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.

10. 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 Greenberg, seconded by Vice-Chair Kiolbassa to approve the recommendation attached as Exhibit A, was approved on a vote of 7-2. Commissioners Smith and Thompson voted nay. Commissioner Acosta abstained. Chair Barrera-Ramirez absent.

11. Environmental, Drainage, and Landscape Amendments. Discuss and consider a recommendation for adoption of an ordinance amending Title 25 of the City Code relating to environmental, drainage, and landscape requirements. City Staff: Liz Johnston, Watershed Protection Department, (512) 974-2619, Liz.Johnston@austintexas.gov (Sponsors: Chair Barrera-Ramirez, Vice-Chair Kiolbassa, and Commissioner Denkler)

Motion by Commissioner Smith, seconded by Commissioner Greenberg to approve the recommendation, as amended, attached as Exhibit B, carried on a vote of 9-0. Vice-Chair Kiolbassa abstained. Chair Barrera-Ramirez absent.

## **NOMINATIONS**

12. 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 Commissioner Acosta 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 by acclamation, Vote 10-0. Chair Barrera-Ramirez 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.

**Commissioner King adjourned the meeting without objection on Tuesday, September 20, 2022 at 8:19 p.m.**

Minutes approved on October 4, 2022, as amended, on the consent agenda, motion by Commissioner Woody, seconded by Commissioner Acosta on a vote of 7-0. Commissioners Denkler, Greenberg, Stern and Smith absent.

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