



**Regular Meeting
ZONING & PLATTING COMMISSION
Tuesday, February 2, 2021**

**The Zoning & Platting Commission convened in a meeting on Tuesday, February 2, 2021
@ <http://www.austintexas.gov/page/watch-atxn-live>**

Chair Kiolbassa called the Commission Meeting to order at 6:03 p.m.

Commission Members in Attendance:

**Cesar Acosta
Ana Aguirre – Secretary
Nadia Barrera-Ramirez – Vice-Chair
Timothy Bray
Jim Duncan
Bruce Evans
David King
Jolene Kiolbassa – Chair
Ann Denkler – Parliamentarian
Ellen Ray
Hank Smith**

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

CITIZEN 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 January 19, 2021.

Motion to approve the minutes from January 19, 2021 was approved on the consent agenda on the motion by Commissioner King, seconded by Commissioner Evans on a vote of 11-0.

B. PUBLIC HEARINGS

- 1. Rezoning:** [C14-2020-0139 - Cullen & Ralph Ablanedo; District 2](#)
Location: 8811 Cullen Lane and 203 Ralph Ablanedo Drive, Onion Creek Watershed
Owner/Applicant: Rhodes #4 LLC (Gary Rhodes); Chris E. Clearman
Agent: Drenner Group PC (Amanda Swor)
Request: CS-CO; GR-MU-CO to GR-MU
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 GR-MU combining district zoning for C14-2020-0139 - Cullen & Ralph Ablanedo located at 8811 Cullen Lane and 203 Ralph Ablanedo Drive was approved on the consent agenda on the motion by Commissioner King, seconded by Commissioner Evans was approved on the consent agenda on a vote of 11-0.

- 2. Zoning and Rezoning:** [C814-04-0187.02.SH - Goodnight Ranch PUD - 2nd Amendment; District 2](#)
Location: East side of Old Lockhart Highway between Nuckols Crossing Road and Capitol View Drive, Onion Creek / Marble Creek Watersheds
Owner/Applicant: Austin Goodnight Ranch, L.P.; MVE Venture, Ltd.; Benchmark Land Development, Inc. (Terry Mitchell)
Agent: Austin Goodnight Ranch, L.P. (Myra Goepf); Alice Glasco Consulting (Alice Glasco)
Request: I-SF-2; PUD to PUD, to change conditions of zoning
Staff Rec.: **Postponement request by the Staff to February 16, 2021**
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov
Housing and Planning Department

Motion to grant Staff's request for postponement of this item to February 16, 2021 was approved on the consent agenda on the motion by Commissioner King, seconded by Commissioner Evans was approved on the consent agenda on a vote of 11-0.

- 3. Rezoning:** [C14-2020-0110 - 12212 Tech Ridge Blvd.; District 7](#)
Location: 12212 & 12316 Tech Ridge Boulevard, 211 & 201½ Canyon Ridge Drive, Walnut Creek Watershed
Owner/Applicant: Tech Ridge Phase IV LP
Agent: Drenner Group PC (Amanda Swor)
Request: GR, LI, and RR to GR-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 GR-MU combining district zoning for C14-2020-0110 – 12212 Tech Ridge Blvd located at 12212 & 12316 Tech Ridge Boulevard, 211 & 201½ Canyon Ridge Drive was approved on the consent agenda on the motion by Commissioner King, seconded by Commissioner Evans was approved on the consent agenda on a vote of 11-0.

4. **Partial Plat** [C85-098.02.1A\(VAC\) - Jourdan Crossing partial plat vacation; District 1](#)
Vacation: [District 1](#)
Location: 11909 Samsung Blvd., Harris Branch Watershed
Owner/Applicant: Austin Semiconductor
Agent: Dave Anderson (Drenner Group)
Request: Request approval of the partial plat vacation of the Jourdan Crossing, Phase C, Section 2 plat.
Staff Rec.: **Recommended**
Staff: Steve Hopkins, 512-974-3175, steve.hopkins@austintexas.gov
Development Services Department

Public Hearing closed.

Motion to approve Staff's recommendation for C85-098.02.1A(VAC) - Jourdan Crossing partial plat vacation located at 11909 Samsung Blvd., was approved on the consent agenda on the motion by Commissioner King, seconded by Commissioner Evans on a vote of 10-0. Commissioner Aguirre recused on this matter due to a conflict of interest; familial member employed by Applicant.

5. **Partial Plat** [C8-98-0115.9A\(VAC\) - Pioneer Crossing partial plat vacation; District 1](#)
Vacation: [1](#)
Location: 11909 Samsung Blvd., Harris Branch Watershed
Owner/Applicant: Austin Semiconductor
Agent: Dave Anderson (Drenner Group)
Request: Request approval of the partial plat vacation of the Pioneer Crossing East, Section One "Samsung Blvd" plat.
Staff Rec.: **Recommended**
Staff: Steve Hopkins, 512-974-3175, steve.hopkins@austintexas.gov
Development Services Department

Public Hearing closed.

Motion to approve Staff's recommendation for C8-98-0115.9A(VAC) - Pioneer Crossing partial plat vacation located at 11909 Samsung Blvd., was approved on the consent agenda on the motion by Commissioner King, seconded by Commissioner Evans on a vote of 10-0. Commissioner Aguirre recused on this matter due to a conflict of interest; familial member employed by Applicant.

6. **Final Plat:** [C8-2020-0174.0A - Rome Hudson Subdivision; District 1](#)
Location: 6002 Hudson St., Fort Branch Watershed
Owner/Applicant: Rome LLC
Agent: WGI (Thomas Lombardi, Jr.)
Request: Approval of the final plat composed of two lots on 1.64 acres.
Staff Rec.: **Disapproval for Reasons**
Staff: Cesar Zavala, 512-974-3404, cesar.zavala@austintexas.gov
Development Services Department

Item withdrawn; no action required.

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 Kiolbassa and Commissioner Duncan)

Item disposed without action or action.

D. 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.

E. COMMITTEE REPORTS & WORKING GROUPS

Codes and Ordinances Joint Committee
(Vice-Chair Barrera-Ramirez; Commissioners Duncan and Denkler)

No report provided.

Comprehensive Plan Joint Committee
(Commissioners: Aguirre, Evans and Smith)

No report provided.

Small Area Planning Joint Committee
(Commissioners: Aguirre, King and Ray)

No report provided.

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

No report provided.

ADJOURNMENT

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 Kiobassa adjourned the meeting without objection on Tuesday, February 2, 2021 at 6:11 p.m.