



**Regular Meeting
ZONING & PLATTING COMMISSION
Tuesday, October 19, 2021**

The Zoning & Platting Commission convened in a regular meeting on Thursday, October 19, 2021 in the Council Chambers of City Hall, 301 W. 2nd Street, Austin, Texas and via videoconference.

@ <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:

Cesar Acosta
Timothy Bray
Ann Denkler – Parliamentarian
Betsy Greenberg
David King
Jolene Kiolbassa – Vice-Chair
Nadia Barrera-Ramirez – Chair
Hank Smith
Carrie Thompson
Roy Woody

One vacancy on the Commission.

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 October 5, 2021.

Motion to approve minutes from October 5, 2021 was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner Acosta on a vote of 10-0. One vacancy on the Commission.

B. PUBLIC HEARINGS

1. **Rezoning:** [C14-2021-0136 - 2609 and 2611 Davis Lane; District 5](#)
Location: 2609 and 2611 Davis Lane, South Boggy Creek Watershed
Owner/Applicant: Doors Development Gold LLC c/o Jeffery Davis (Prashant Vank)
Agent: Land Answers, Inc. (Jim Wittliff)
Request: 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 Denkler, seconded by Commissioner Greenberg to grant SF-3-CO combining district zoning for a 10-foot vegetative buffer along the west property line, for C14-2021-0136 - 2609 and 2611 Davis Lane located at 2609 and 2611 Davis Lane was approved on a vote of 10-0. One vacancy on the Commission.

2. **Rezoning:** [C14-2021-0091 - The Rhett; District 1](#)
Location: 1000 E. Yager Lane, Walnut Creek Watershed
Owner/Applicant: Zydeco Development Corporation (Eric Marcella)
Agent: Thrower Design, LLC (A. Ron Thrower)
Request: LR-CO to GR-MU
Staff Rec.: **Recommendation of GR-MU-CO**
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov
Housing and Planning Department

Public Hearing closed.

Motion by Commissioner Greenberg, seconded by Commissioner Denkler to deny Applicant's request of GR-MU combining district zoning for C14-2021-0091 - The Rhett located at 1000 E. Yager Lane was approved on a vote of 6-3. Those voting nay were Commissioners Smith, Bray and Acosta. Vice-Chair Barrera-Ramirez abstained. One vacancy on the Commission.

3. **Rezoning:** [C14-2021-0003 - Sun Auto; District 6](#)
Location: 2610-½ South Lakeline Boulevard, Buttercup Creek Watershed
Owner/Applicant: Ozone Technology Inc. (Thomas J. Wolf, Jr.)
Agent: Pohl Partners (Jennie Braasch)
Request: LR to GR
Staff Rec.: **Recommended**

Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov
Housing and Planning Department

Motion to indefinitely postpone this item by the Zoning and Platting Commission was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner Acosta on a vote of 10-0. One vacancy on the Commission.

4. **Rezoning:** [C14-2021-0143 - 13497 Research Rezoning; District 10](#)
Location: 13497 Research Boulevard, Lake Creek Watershed
Owner/Applicant: Austin Horizon LLC & Horizon Ventures LLC (James L. Lloyd)
Agent: Thrower Design LLC (A. Ron Thrower)
Request: GR-CO to CS-1
Staff Rec.: **Recommended**
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov
Housing and Planning Department

Public Hearing closed.

Motion to grant Staff's recommendation of CS-1 district zoning for C14-2021-0143 - 13497 Research Rezoning for C14-2021-0143 - 13497 Research Rezoning located at 13497 Research Boulevard was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner Acosta on a vote of 10-0. One vacancy on the Commission.

5. **Rezoning:** [C14-2021-0119 - McHeath 1.48; District 2](#)
Location: 911 and 915 Dittmar Road, South Boggy Creek Watershed
Owner/Applicant: McHeath Ventures, LLC (Chris McClearin)
Agent: Bennett Consulting (Rodney Bennett)
Request: DR & SF-2 (Tract 1) & DR (Tract 2) to MF-2
Staff Rec.: **Recommended**
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov
Housing and Planning Department

Public Hearing closed.

Motion to grant MF-1-CO combining district zoning for C14-2021-0119 - McHeath 1.48 located at 911 and 915 Dittmar Road was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner Acosta on a vote of 10-0. One vacancy on the Commission.

Conditional Overlay:

Maximum of 20 units

Building may not contain more than 2 units (refers to a duplex residential use)

Height is limited to two stories and 30'

25-foot vegetative buffer is required along the east side.

6. **Site Plan:** [SP-2020-0063C - Affinity at Tech Ridge; District 1](#)
Location: 1601 Scottsdale Lane, Little Walnut Creek Watershed
Owner/Applicant: MMI Development (Ross Barkley)
Agent: Pape-Dawson (Shelly Mitchell)
Request: Reduce Compatibility Setback from 25 feet to 5 feet for parking and driveways.

Staff Rec.: **Recommended**
Staff: Randall Rouda, 512-974-3338, randall.rouda@austintexas.gov
Development Services Department

Public Hearing closed.

Motion to approve Staff's recommendation for SP-2020-0063C - Affinity at Tech Ridge located at 1601 Scottsdale Lane was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner Acosta on a vote of 10-0. One vacancy on the Commission.

7. **Final Plat With Preliminary Plan:** [C8J-2019-0141.2A - Skyline Phase 2 Final Plat](#)
Location: 8321 Thaxton Road, Cottonmouth Creek Watershed
Owner/Applicant: Carma Easton LLC
Agent: Carlson, Brigance, and Doering, Inc. (Brett Pasquarella)
Request: Approval of a final plat consisting of 104 lots on 16.613 acres, subject to conditions in comment report.
Staff Rec.: **Approved with Conditions**
Staff: Sue Welch, 512-854-7637, sue.welch@traviscountytexas.gov
Single Office: Travis County / COA

Public Hearing closed.

Motion to approve Staff's recommendation, approved with conditions, for C8J-2019-0141.2A - Skyline Phase 2 Final Plat located at 8321 Thaxton Road was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner Acosta on a vote of 10-0. One vacancy on the Commission.

8. **Final Plat With Preliminary Plan:** [C8J-2019-0141.3A - Skyline Phase 3 Final Plat](#)
Location: 8321 Thaxton Road, Cottonmouth Creek Watershed
Owner/Applicant: Carma Easton LLC
Agent: Carlson, Brigance, and Doering, Inc. (Brett Pasquarella)
Request: Approval of a final plat consisting of 104 lots on 23.129 acres, subject to conditions in comment report.
Staff Rec.: **Approved with Conditions**
Staff: Sue Welch, 512-854-7637, sue.welch@traviscountytexas.gov
Single Office: Travis County / COA

Public Hearing closed.

Motion to approve Staff's recommendation, approved with conditions, for C8J-2019-0141.3A - Skyline Phase 3 Final Plat located at 8321 Thaxton Road was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner Acosta on a vote of 10-0. One vacancy on the Commission.

9. **Final Plat With Preliminary Plan:** [C8-2018-0171.2A.SH - Goodnight Ranch Phase 2 East Section 2 - Final Plat; District 2](#)
Location: 9308 Capitol View Drive, Onion Creek Watershed
Owner/Applicant: Austin Goodnight Ranch, LP (Myra Goepf)
Agent: LandDev Consulting LLC (Greg Fortman)
Request: Approval of a final plat consisting of 118 total lots on 23.4 acres, subject to conditions in the comment report.
Staff Rec.: **Disapproval for Reasons**
Staff: Juan Enriquez, 512-974-2767, juan.enriquez@austintexas.gov
Development Services Department

Public Hearing closed.

Motion to approve Staff's recommendation, Disapproval for Reasons per Exhibit C, for C8-2018-0171.2A.SH - Goodnight Ranch Phase 2 East Section 2 - Final Plat located at 9308 Capitol View Drive was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner Acosta on a vote of 10-0. One vacancy on the Commission.

10. **Final Plat from Approved Preliminary Plan:** [C8-2019-0112.1A - Twilight Gardens; District 8](#)
Location: 8316 Twilight Terrace Drive, Williamson Creek Watershed-Barton Springs Zone
Owner/Applicant: Twilight Estates LLC
Agent: Perales Land Development LLC (Jerry Perales)
Request: Approval of the final plat composed of 12 lots on 17.92 acres.
Staff Rec.: **Disapproval for Reasons**
Staff: Cesar Zavala, 512-974-3404, cesar.zavala@austintexas.gov
Development Services Department

Public Hearing closed.

Motion to approve Staff's recommendation, Disapproval for Reasons per Exhibit C, for C8-2019-0112.1A - Twilight Gardens located at 8316 Twilight Terrace Drive was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner Acosta on a vote of 10-0. One vacancy on the Commission.

11. **Subdivision Vacation:** [C8-76-023\(VAC\) - Ralph White Addition](#)
Location: Rock Bluff Place / Agarita Rd., Lake Travis Watershed
Owner/Applicant: Commanders Point Estates Ltd.
Agent: Carlson, Brigance, and Doering, Inc. (Geoff Guerrero)
Request: Approval of the partial subdivision vacation to remove two lots.
Staff Rec.: **Recommended**

Staff: Cesar Zavala, 512-974-3404, cesar.zavala@austintexas.gov
Development Services Department

Public Hearing closed.

Motion to approve Staff's recommendation for C8-76-023(VAC) - Ralph White Addition located at Rock Bluff Place / Agarita Rd. was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner Acosta on a vote of 10-0. One vacancy on the Commission.

12. Subdivision **C8-72-039(VAC) - Commanders Point**
Vacation:
Location: Agarita / Limestone Place / Rock Bluff Place, Lake Travis Watershed
Owner/Applicant: Commanders Point Estates Ltd.
Agent: Carlson, Brigance, and Doering, Inc. (Geoff Guerrero)
Request: Approval of the partial subdivision vacation to remove 32 lots and portions of a road.
Staff Rec.: **Recommended**
Staff: Cesar Zavala, 512-974-3404, cesar.zavala@austintexas.gov
Development Services Department

Item withdrawn; no action taken.

C. BRIEFING

1. Briefing on Austin Demographics & Housing Blueprint Progress to Date.

Briefing provided by Lila Valencia and Erika Leak, Housing and Planning Department.

D. ITEMS FROM THE COMMISSION

1. Discussion and possible action adopting a resolution affirming meeting location and legally required public notice for in-person Public Hearings for the Zoning and Platting Commission shall reflect the address of Austin City Hall, 301 W. Second Street, Austin, Texas, 78701. (Sponsors: Vice-Chair Kiolbassa, Commissioners Greenberg and King)

Motion by Commissioner King, seconded by Commissioner Greenberg to adopt the resolution was approved on a vote of 9-0. Commissioner Smith abstained. One vacancy on the Commission.

See Recommendation below:

<http://www.austintexas.gov/edims/document.cfm?id=370578>

2. Discussion regarding 2022 Zoning and Platting Commission meeting dates. (Sponsors: Chair Barrera-Ramirez and Vice-Chair Kiolbassa)
3. 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)

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. ELECTIONS AND RECOMMENDATIONS

1. Discussion and possible action recommending a member to Council for the purpose of serving on the Small Area Planning Joint Committee.

Commissioner Greenberg recommended to Council for the purpose of serving on the Small Area Planning Joint Committee approved by unanimous consent.

G. 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: Acosta, Bray and Smith)

No report provided.

Small Area Planning Joint Committee
(Commissioners: Acosta, King)

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, October 19, 2021 at 9:19 p.m.