



ZONING & PLATTING COMMISSION AGENDA

Tuesday, December 6, 2022

The Zoning and Platting Commission will convene at 6:00 PM on Tuesday, December 6, 2022 at Austin City Hall, Council Chambers, Room 1001 301 W. Second Street, Austin, TX.

Some members of the Zoning and Platting Commission may be participating by videoconference. The meeting may be viewed online at: <http://www.austintexas.gov/page/watch-atxn-live>

[Cesar Acosta](#)
[Nadia Barrera-Ramirez](#) – Chair
[Scott Boone](#)
[Ann Denkler](#) – Parliamentarian
[Betsy Greenberg](#)
[David King](#) – Secretary

[Jolene Kiolbassa](#) – Vice-Chair
[Hank Smith](#)
[Lonny Stern](#)
[Carrie Thompson](#)
[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.

APPROVAL OF MINUTES

1. Approval of minutes from November 15, 2022.

Attorney: Chrissy Mann, 512-974-2179
Commission Liaison: [Andrew Rivera](#), 512-974-6508

PUBLIC HEARINGS

- 2. Rezoning:** [C14-2021-0123 - 7900 South Congress; District 2](#)
Location: 7809 Peaceful Hill Lane; 7713 and 7715 and Byrdhill Lane; 7604, 7900 & 7900 1/2 South Congress Avenue, South Boggy Creek Watershed
Owner/Applicant: Agape Christian Ministries Austin, Inc. (Lawrence A. Wilkerson); RDO Properties, LLC (Rob & Denise Ormand)
Agent: Husch Blackwell LLP (Nikelle Meade)
Request: DR and NO-CO to GR-MU-V-CO for Tract 1; CS-MU-V-CO for Tract 2, as amended
Staff Rec.: **Recommended, with conditions**
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov
Housing and Planning Department
- 3. Rezoning:** [C14-2022-0135 - 5807 Ross Road; District 2](#)
Location: 5807 Ross Road, Dry Creek East Watershed
Owner/Applicant: Radhe Investment Group - RIG 11 Series (Ravi Thakkar)
Request: DR to SF-6
Staff Rec.: **Recommended**
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov
Housing and Planning Department
- 4. Rezoning:** [C14-2022-0153 - Sungold; District 7](#)
Location: 13704 Ida Ridge Drive, Walnut Creek Watershed
Owner/Applicant: SUNGOLD SM LLC (Arjun Demla)
Agent: Bennett Consulting (Rodney K. Bennett)
Request: IP to GR-MU
Staff Rec.: **Recommended**
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov
Housing and Planning Department
- 5. Site Plan:** [SP-2021-0095C - Park 290 Logistics Center; District 1](#)
Location: 9921 East US 290 Highway Service Road Eastbound, Gilleland Creek / Decker Creek Watersheds
Owner/Applicant: BSREP III Decker Lane
Agent: Pacheco Koch Consulting Engineers (Hollis Scheffler)
Request: Environmental Variance to permit fill over 4 feet up to 28 feet and to permit cut over 4 feet up to 22 feet.
Staff Rec.: **Recommended**
Staff: Enrique Maiz-Torres, 512-974-3035, enrique.maiz-torres@austintexas.gov
Randall Rouda, 512-974-3338, randall.rouda@austintexas.gov
Development Services Department

Attorney: Chrissy Mann, 512-974-2179

Commission Liaison: [Andrew Rivera](#), 512-974-6508

6. **Environmental Variance:** [C8J-2021-0141.0A / SP-2021-0446D - 8020 Parmer Lane SH 130 NW](#)
 Location: 8106 East Parmer Lane, Gilleland Creek and Harris Branch Creek Watersheds
 Owner/Applicant: Pape-Dawson Engineers, Travis Moltz
 Request: Two Environmental variances: 1) Request to vary from LDC 30-5-342 to allow fill over 4 feet to 15 feet. 2) Request to vary from 30-5-261(G) to allow floodplain modification in a critical water quality zone buffer.
 Staff Rec.: **Recommended**
 Staff: Pamela Abee-Taulli, Miranda Reinhard, 512-974-1879 (Abee-Taulli); 512-978-1537 (Reinhard), pamelaaabee-taulli@austintexas.gov; miranda.reinhard@austintexas.gov
 Jennifer Bennett, 512-974-5002, jennifer.bennett@austintexas.gov
 Development Services Department (Abee-Taulli); Watershed Protection Department (Reinhard)
7. **Preliminary Plan:** [C8J-2021-0112 - Easton Park Section 5A Preliminary Plan; District 2](#)
 Location: William Cannon and Cota Vista, North Fork Dry Creek Watershed
 Owner/Applicant: Carma Easton, LLC (Matthew McCafferty)
 Agent: Carlson, Brigance and Doering, Inc. (C. Brigance)
 Request: Approval of a preliminary plan consisting of 9 total lots on 58.63 acres.
 Staff Rec.: **Approve with conditions as listed in Exhibit C**
 Staff: Sue Welch, 512-854-7637, sue.welch@traviscountytexas.gov
 Single Office: Travis County-City of Austin
8. **Final Plat out of an approved Preliminary Plan:** [C8J-2021-0048.1A - Quad Park 3B-3a Easton Park Final Plat; District 2](#)
 Location: Apogee & Skytex, North and South Fork Dry Creek Watersheds
 Owner/Applicant: Carma Easton, LLC (Matthew McCafferty)
 Agent: Carlson, Brigance and Doering, Inc. (C. Brigance)
 Request: Approval of a final plat out of an approved preliminary plan consisting of 63 total lots on 26.52 acres.
 Staff Rec.: **Approve with conditions as listed in Exhibit C**
 Staff: Sue Welch, 512-854-7637, sue.welch@traviscountytexas.gov
 Single Office: Travis County-City of Austin
9. **Preliminary Plan:** [C8-2022-0252.SH - Goodnight Town Center, Phase 1 Section 1; District 2](#)
 Location: 8901 Vertex Boulevard, Onion Creek Watershed
 Owner/Applicant: Austin Goodnight Ranch, LP (Myra Goepf)
 Agent: Greg Fortman (HR Green)
 Request: Approval of Goodnight Town Center, Phase 1, Section 1 Preliminary Plan, consisting of one lot dedicated for ROW purposes on 1.65 acres of land.
 Staff Rec.: **Recommended**
 Staff: Joey de la Garza, 512-974-2664, joey.delagarza@austintexas.gov
 Development Services Department

Attorney: Chrissy Mann, 512-974-2179

Commission Liaison: [Andrew Rivera](#), 512-974-6508

- 10. Resubdivision:** [C8-2022-0254.0A - 1191 Ridge Drive Subdivision; District 1](#)
 Location: 1191 Ridge Drive, Boggy Creek Watershed
 Owner/Applicant: Tejas 1 QOZB, LP (Gary G. Gill)
 Agent: Southwest Engineers, Inc. (Kody Schouten)
 Request: Approve the resubdivision of portions of lots into a 6 lot subdivision on 0.52 acres.
 Staff Rec.: **Disapprove for Reasons as listed in Exhibit C**
 Staff: Cesar Zavala, 512-974-3404, cesar.zavala@austintexas.gov
 Development Services Department
- 11. Final Plat out of an approved Preliminary Plan:** [C8J-2020-0057.1A - Slaughter Lane 90 Acre Tract, Phase 1 Small Lot Final Plat](#)
 Location: East Slaughter Lane, Marble Creek Watershed
 Owner/Applicant: M/I Homes of Austin, LLC (William Peckman)
 Agent: LJA Engineering, LLC (Russell Kotara)
 Request: Approval of a final plat out of an approved preliminary plan consisting of 127 total lots on 64.8855 acres.
 Staff Rec.: **Approve with conditions as listed in Exhibit C**
 Staff: Paul Scoggins, 512-854-7619, paul.scoggins@traviscountytexas.gov
 Single Office: Travis County-City of Austin
- 12. Final Plat from approved preliminary plan:** [C8-2019-0146.1A - Thaxton Subdivision, Small Lot Subdivision, Phase One; District 2](#)
 Location: Slaughter Lane & Thaxton Rd., Marble Watershed
 Owner/Applicant: M/I Homes of Austin, LLC (Royce Rippey)
 Agent: LJA Engineering, LLC (Russell Kotara)
 Request: Approval of the final plat consisting of 152 total lots on 56.20 acres.
 Staff Rec.: **Disapprove for Reasons listed in Exhibit C**
 Staff: Cesar Zavala, 512-974-3404, cesar.zavala@austintexas.gov
 Development Services Department
- 13. Preliminary Plan with a variance:** [C8-2022-0287 - Three Hills Apartments: District 5](#)
 Location: 12234 Heatherly Drive, Onion Creek Watershed
 Owner/Applicant: Three Hills Land, LLC (Ross Hamilton)
 Agent: Quiddity Engineering (Gemsong N. Ryan)
 Request: Approval the preliminary plan comprised of 8 lots on 58.39 acres with a variance to LDC 25-4-171 to allow lots to not front a dedicated public street and allow lots to front a private street.
 Staff Rec.: **Approve variance as recommended by staff and approve the preliminary plan with the conditions listed in Exhibit C**
 Staff: Cesar Zavala, 512-974-3404, cesar.zavala@austintexas.gov
 Development Services Department

- 14. Resubdivision:** [C8-2022-0267.0A – Research Park Resubdivision of Lot 1-A](#)
Location: 11801-1/2 Research Blvd Service Road, Walnut Creek Watershed
Owner/Applicant: Karlin Duval, LLC (Matthew Schwab)
Agent: HRGreen Development TX (Joe Isaja)
Request: Approval of a resubdivision of a 35.207 acre portion of Lot 1, Research Park, Lot 2 and a portion of Lot 3, Research Park into 8 lots for commercial development.

Staff Rec.: **Disapprove for Reasons listed in Exhibit C**
Staff: Nick Coussoulis, 512-978-1769, nicholas.coussoulis@austintexas.gov
Development Services Department

ITEMS DISCUSSION AND ACTION

- 15.** Discussion and possible action to amend adopted Zoning and Platting Commission 2023 meeting schedule.

ITEMS FROM THE COMMISSION

- 16.** 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)
- A) Residential in Commercial Zoned Properties Code Amendment
 - B) Vertical Mixed Use 2 Code Amendment
 - C) Equitable Transit-Oriented Development Policy Plan

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)

Comprehensive Plan Joint Committee
(Commissioners: Thompson, Boone and Smith)

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

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

Attorney: Chrissy Mann, 512-974-2179
Commission Liaison: [Andrew Rivera](#), 512-974-6508

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.

SPEAKER REGISTRATION

All participants wishing to address the commission must register to speak. Public participation is available by teleconference or in-person.

Teleconference Registration

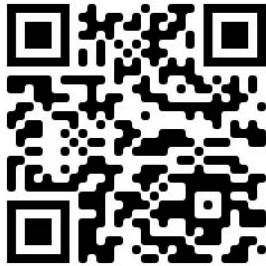
Registration for participation by teleconference closes on **Tuesday, December 6, 2022 at 2:00 PM**. Teleconference code and additional information to be provided after the closing of teleconference registration.

In-Person Registration

While in-person registrants are encouraged to register in advance of the meeting, in-person registration closes at **6:00 p.m.** the day of the meeting utilizing a mobile device to scan the below QR code which will be displayed in council chambers. Mobile devices will also be available at the meeting for public use for the purpose of speaker registration.

Click on link below or scan the QR code and submit the form to register to speak. Speakers should submit a separate registration form for each item of interest.

<https://forms.office.com/g/90fSJ07xY9>



Please contact Andrew Rivera, Commission Liaison, for questions regarding speaker registration at Andrew.rivera@austintexas.gov or by phone 512-974-6508.

Presentations and handouts are requested to be e-mailed to Commission Liaison Andrew Rivera at Andrew.rivera@austintexas.gov by 1:00 PM day of the meeting.

PARKING & VALIDATION

Parking is available at the City Hall parking garage and is free with validation.

A stamp machine will be available to manually stamp the parking ticket.

Speakers Testimony Time Allocation

Speaker	Number	Time Allocated
Applicant / Agent	1	6 min. and 3min. rebuttal
Primary Speaker Opposed	1	6 min.
All other Speakers	unlimited	3 min.

Donation of time is not an option.

Zoning and Platting Commission 2022 Meeting Schedule

- Tues. January 4 2022 @ Austin City Hall, 6PM
- Tues. January 18 2022@ Austin City Hall, 6PM
- Tues. February 1 2022@ Austin City Hall, 6PM
- Tues. February 15 2022@ Austin City Hall, 6PM
- Tues. March 1 2022@ Austin City Hall, 6PM
- Tues. March 29 2022@ Austin City Hall, 6PM
- Tues. April 5 2022@ Austin City Hall, 6PM
- Tues. April 19 2022@ Austin City Hall, 6PM
- Tues. May 3 2022@ Austin City Hall, 6PM
- Tues. May 17 2022@ Austin City Hall, 6PM
- Tues. June 7 2022@ Austin City Hall, 6PM
- Tues. June 21 2022@ Austin City Hall, 6PM
- Tues. July 5 2022@ Austin City Hall, 6PM
- Tues. July 19 2022@ Austin City Hall, 6PM
- Tues. August 2 2022@ Austin City Hall, 6PM
- Tues. August 16 2022@ Austin City Hall, 6PM
- Tues. September 6 2022@ Austin City Hall, 6PM
- Tues. September 20 2022@ Austin City Hall, 6PM
- Tues. October 4 2022@ Austin City Hall, 6PM
- Tues. October 18 2022@ Austin City Hall, 6PM
- Tues. November 1 2022@ Austin City Hall, 6PM
- Tues. November 15 2022@ Austin City Hall, 6PM
- Tues. December 6 2022@ Austin City Hall, 6PM
- Tues. December 20 2022@ Austin City Hall, 6PM