



## ZONING & PLATTING COMMISSION AGENDA

**Tuesday, January 3, 2023**

The Zoning and Platting Commission will convene at 6:00 PM on Tuesday, January 3, 2023 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 December 20, 2022.

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

## PUBLIC HEARINGS

2. **Site Plan** [SP-2017-0382D\(XT2\) - 7300 Dee Gabriel Collins Road Spoils Disposal Project](#)  
**Extension:**  
Location: 7300 Dee Gabriel Collins Road, Onion Creek Watershed  
Owner/Applicant: WPM Construction Services, Inc. (Joe Leoni)  
Agent: BGE, Inc. (Brian Grace)  
Request: Approval of a two year extension to a previously approved site plan.  
Staff Rec.: **Recommended**  
Staff: Rosemary Avila, 512-974-2784, rosemary.avila@austintexas.gov  
Development Services Dept.
  
3. **Final Plat out of approved Preliminary Plan:** [C8-2018-0171.2A.SH - Goodnight Ranch Phase Two East Section Two Final Plat; District 2](#)  
Location: 9308 Capitol View Drive, Onion Creek Watershed  
Owner/Applicant: Myra Goepp (Austin Goodnight Ranch, LP)  
Agent: Greg Fortman (HR Green)  
Request: Approval of Goodnight Ranch Phase Two East Section Two Final Plat consisting of 118 lots on 23.4 acres with dedicated ROW and all associated improvements.  
  
Staff Rec.: **Disapproval for Reasons, per Exhibit C**  
Staff: Joey de la Garza, (512) 974-2664, joey.delagarza@austintexas.gov  
Development Services Department
  
4. **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.: **Disapproval for Reasons, per Exhibit C**  
Staff: Cesar Zavala, 512-974-3404, cesar.zavala@austintexas.gov  
Development Services Department

5. **Final Plat from approved preliminary plan:** [C8-2019-0146.1A - Thaxton Subdivision, Small Lot Subdivision, Phase One; District 2](#)  
 Location: Slaughter Lane & Thaxton Road, Marble Creek Watershed  
 Owner/Applicant: M/I Homes of Austin, LLC (Royce Rippy)  
 Agent: LJA Engineering, LLC (Russell Kotara)  
 Request: Approval of the final plat consisting of 152 total lots on 56.20 acres.  
 Staff Rec.: **Disapproval for Reasons, per Exhibit C**  
 Staff: Cesar Zavala, 512-974-3404, cesar.zavala@austintexas.gov  
 Development Services Department
6. **Resubdivision with variance:** [C8-2021-0205.0A - Resubdivision of Valley Side Heights Section One; District 1](#)  
 Location: 11309 Wedgewood Drive, Walnut Creek Watershed  
 Owner/Applicant: Atlantic Urbana II Braker Lane LLC.  
 Agent: HR Green Development (Farriss Abboushi, P.E.)  
 Request: Approval the plat comprised of 2 lots on 20.118 acres with a variance to LDC 25-4-151 to allow the plat to not align or connect streets.  
 Staff Rec.: **Approve variance as recommended by staff; Approve the plat with the conditions listed in Exhibit C**  
 Staff: Cesar Zavala, 512-974-3404, cesar.zavala@austintexas.gov  
 Development Services Department
7. **Replat with partial plat vacation:** [C8-2022-0229.0A - Bristol Subdivision; District 4](#)  
 Location: 6209 Friendswood Drive, Little Walnut Creek Watershed  
 Owner/Applicant: Bristol Highlands, LLC (Robert Worrall)  
 Agent: Civil and Environmental Consultants, Inc. (Luis Garcia)  
 Request: Approval to replat specific lots from the existing plat with a partial plat vacation to remove a plat note  
 Staff Rec.: **Approval of the replat consisting of 34 lots on 5.06 acres.**  
 Staff: Juan Enriquez, 512-974-2767, juan.enriquez@austintexas.gov  
 Development Services Department
8. **Resubdivision:** [C8-2022-0267.0A - Resubdivision of Lot 1-A; District 6](#)  
 Location: 11801-1/2 Research Boulevard Service Road Northbound, Walnut Creek Watershed  
 Owner/Applicant: Karlin Duval, LLC (Matthew Schwab)  
 Agent: HR Green Development TX (Joe Isaja)  
 Request: Approval of a resubdivision of a 53 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.: **Disapproval for Reasons, per Exhibit C**  
 Staff: Nick Coussoulis, 512-978-1769, nicholas.coussoulis@austintexas.gov  
 Development Services Department

## ITEMS FROM THE COMMISSION

Attorney: Chrissy Mann, 512-974-2179

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

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)
10. Presentation and report by the Onion Creek and Localized Working Group. (Sponsors: Commissioners Denkler, King and Smith)

## **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)

## **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

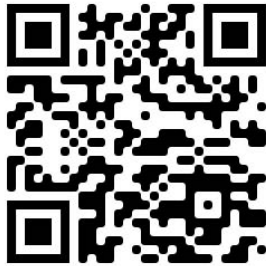
Registration for participation by teleconference closes on **Tuesday, December 20, 2022 at 2:00 PM**. Teleconference code and additional information to be provided after the closing of teleconference registration.

### 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>



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Please contact Andrew Rivera, Commission Liaison, for questions regarding speaker registration at [Andrew.rivera@austintexas.gov](mailto: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](mailto: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**

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