



ZONING & PLATTING COMMISSION AGENDA

Tuesday, February 7, 2023

The Zoning and Platting Commission will convene at 6:00 PM on Tuesday, February 7, 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
David Fouts
[Betsy Greenberg](#)

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

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 January 17, 2023

PUBLIC HEARINGS

- 2. Rezoning:** [C14-2022-0142 - Birgani's Property; District 6](#)
Location: 12604 Blackfoot Trail, Rattan Creek Watershed
Owner/Applicant: Abraham Birgani
Request: SF-2 to GR-MU
Staff Rec.: **Recommendation of LO-MU zoning**
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov
Housing and Planning Department
- 3. Rezoning:** [C14-2022-0113 - 4206 & 4208 Rivercrest Rezoning; District 10](#)
Location: 4206 and 4208 Rivercrest Drive, Lake Austin Watershed
Owner/Applicant: Lauren Thomson 1998 Trust (Lauren Scott)
Agent: Thrower Design (A. Ron Thrower)
Request: LA to SF-2
Staff Rec.: **Recommended**
Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov
Housing and Planning Department
- 4. Rezoning:** [C14-2022-0168 - Jollyville Oak Liquor Cabinet; District 10](#)
Location: 12029 and 12041 Jollyville Road, Walnut Creek Watershed
Owner/Applicant: Raju Malik and Sandeep Kaur
Agent: Husch Blackwell LLP, Micah King
Request: LO to CS-1
Staff Rec.: **Not Recommended**
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov
Housing and Planning Department
- 5. Rezoning:** [C14-2022-0110 - 7605 Albert Road; District 5](#)
Location: 7605 Albert Road, Williamson Creek, South Boggy Creek Watersheds
Owner/Applicant: Mark Hensen
Agent: Thrower Design (A. Ron Thrower)
Request: DR to SF-6
Staff Rec.: **Pending**
Staff: Nancy Estrada, 512-974-7617, nancy.estrada@austintexas.gov
Housing and Planning Department
Postponement Request: Staff Postponement to February 21, 2023

6. **Rezoning:** [C14-2022-0100 - 7606 Albert Road; District 5](#)
 Location: 7606 Albert Road, Williamson Creek Watershed
 Owner/Applicant: Albert Road Horizontal Investors L.P. (Matt McDonnell)
 Agent: Armbrust & Brown (Michael Whellan)
 Request: DR to SF-6
 Staff Rec.: **Pending**
 Staff: Nancy Estrada, 512-974-7617, nancy.estrada@austintexas.gov
 Housing and Planning Department
Postponement Request: Indefinite Postponement request by Applicant
7. **Rezoning:** [C14-2022-0170 - Dessau Ridge Development; District 7](#)
 Location: 1509 Dessau Ridge Lane, Harris Branch Watershed
 Owner/Applicant: Delta LTE LLC
 Agent: ZIF Capital LLC (Zain Fidai)
 Request: LO-CO to MF-3
 Staff Rec.: **Recommended**
 Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov
 Housing and Planning Department
8. **Resubdivision:** [C8-2020-0167.0A - Blackwood's Subdivision; District 5](#)
 Location: 1801 Lightysey Road, West Bouldin Creek
 Owner/Applicant: Noel Blackwood
 Agent: Wheels and Water (Katie Kam)
 Request: Approval of Resubdivision Application
 Staff Rec.: **Recommended with Conditions listed in Exhibit C**
 Staff: Amy Combs, 512-974-2786, amy.combs@austintexas.gov
 Development Services Department
9. **Partial Plat Vacation:** [C8-2015-0165.0A\(VAC\) - Bristol Subdivision; District 4](#)
 Location: 6209 Friendswood Drive, Little Walnut Creek
 Owner/Applicant: Matt Worrall (Bristol Highlands, LLC)
 Agent: Luis Garcia (C&CE, Inc)
 Request: Approval of the partial plat vacation to remove a plat note regarding how many units permitted on a lot.
 Staff Rec.: **Recommended**
 Staff: Juan Enriquez, 512-974-2767, juan.enriquez@austintexas.gov
 Development Services Department

- 10. 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: Austin Goodnight Ranch, LP (Myra Goepf)
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.: **Pending**
Staff: Joey de la Garza, 512-974-2664, joey.delagarza@austintexas.gov
Development Services Department
- 11. Final Plat:** [C8J-2022-0310.0A - Austin Hills Industrial Park, District 1](#)
Location: 11801 Decker Lake Road, Decker Creek
Owner/Applicant: Austin Industrial Hills LLC
Agent: Kimley-Horn (CJ Ponton)
Request: Approval of Final Plat for 6 lots on 134.13 Acres
Staff Rec.: **Recommended with Conditions per Exhibit C**
Staff: Sue Welch, 512-854-7637, sue.welch@traviscountytexas.gov
Travis County TNR - Single Office
- 12. Final Plat out of approved Preliminary Plan:** [C8-2019-0057.2A - Pearson Ranch Phase 2A Final Plat; District 6](#)
Location: 14400 N FM 620 Road, Bee Creek Watershed
Owner/Applicant: Pearson Ranch LLC (Brett Ames)
Agent: Vanessa Mendez (Dunaway Associates)
Request: Approval of Pearson Ranch 2A Final Plat, consisting of 11 lots on 58.65 acres with all associated improvements.
Staff Rec.: **Pending**
Staff: Joey de la Garza, 512-974-2664, joey.delagarza@austintexas.gov
Development Services Department
- 13. Final Plat out of approved Preliminary Plan:** [C8-2019-0057.3A - Pearson Ranch Phase 2B Final Plat; District 6](#)
Location: 14320 N FM 620 Road, Lake Creek Watershed
Owner/Applicant: Pearson Ranch LLC (Brett Ames)
Agent: Vanessa Mendez (Dunaway Associates)
Request: Approval of Pearson Ranch 2B Final Plat, comprised of 4 lots on 22.85 acres with all associated improvements.
Staff Rec.: **Pending**
Staff: Joey de la Garza, 512-974-2664, joey.delagarza@austintexas.gov
Development Services Department

- 14. Resubdivision:** [C8-2022-0267.0A - Resubdivision of Lot 1-A; District 6](#)
Location: 11801-1/2 Research Blvd Service Road Northbound, Walnut Creek
 Watershed
Owner/Applicant: Karlin Duval, LLC (Matthew Schwab)
Agent: HRGreen 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.
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

- 15.** 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)
- 16.** Discussion, “Thanks for service on the Zoning and Platting Commission.” (Sponsors: Chair Barrera-Ramirez and Vice-Chair Kiolbassa)

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,

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

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

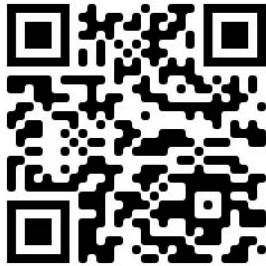
Registration for participation by teleconference closes on **Tuesday, February 7, 2023 at 2:00 PM**. Teleconference code and additional information to be provided after the closing of teleconference registration.

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.

Zoning and Platting Commission 2023 Meeting Schedule

Unless otherwise noted the commission will convene at 6:00 PM, Austin City Hall

January 3,2023	August 15,2023
January 17,2023	September 5,2023
February 7,2023	September 19,2023
February 21,2023	October 3,2023
March 7,2023	October 17,2023
March 21,2023	November 14, 2023 , 5 PM Consent Agenda
April 4,2023	November 21,2023
April 18,2023	December 5,2023
May 2,2023	December 19,2023
May 16,2023	
June 6,2023	
June 20,2023	
July 11, 2023 , 5 PM, Consent Agenda	
July 18,2023	
August 1,2023	