



**Regular Meeting
ZONING & PLATTING COMMISSION
Tuesday, January 3, 2023**

The Zoning & Platting Commission convened in a meeting on Tuesday, January 3, 2023
@ <http://www.austintexas.gov/page/watch-atxn-live>

Chair Barrera-Ramirez called the Commission Meeting to order at 6:01 p.m.

Commission Members in Attendance:

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

Absent

Scott Boone

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.

A. APPROVAL OF MINUTES

1. Approval of minutes from December 20, 2022.

Motion to approve minutes from December 20, 2022 was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner Greenberg on a vote of 10-0. Commissioner Boone absent.

PUBLIC HEARINGS

2. **Site Plan Extension:** [SP-2017-0382D\(XT2\) - 7300 Dee Gabriel Collins Road Spoils Disposal Project](#)
 - 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.

Public Hearing closed.

Motion to grant Staff's recommendation for SP-2017-0382D(XT2) - 7300 Dee Gabriel Collins Road Spoils Disposal Project located at 7300 Dee Gabriel Collins Road was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner Greenberg on a vote of 9-0. Commissioner Denkler abstained on this item. Commissioner Boone absent.

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

Public Hearing closed.

Motion to Disapprove for Reasons per Exhibit C of C8-2018-0171.2A.SH - Goodnight Ranch Phase Two East Section Two Final Plat located at 9308 Capitol View Drive was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner Greenberg on a vote of 10-0. Commissioner Boone absent.

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

Public Hearing closed.

Motion to Disapprove for Reasons per Exhibit C of C8-2022-0254.0A - 1191 Ridge Drive Subdivision located at 1191 Ridge Drive was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner Greenberg on a vote of 10-0. Commissioner Boone absent.

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

Public Hearing closed.

Motion to Disapprove for Reasons per Exhibit C of C8-2019-0146.1A - Thaxton Subdivision, Small Lot Subdivision, Phase One located at Slaughter Lane & Thaxton Road was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner Greenberg on a vote of 10-0. Commissioner Boone absent.

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: Approve 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

Public Hearing closed.

Motion to grant Staff's recommendation for C8-2021-0205.0A - Resubdivision of Valley Side Heights Section One located at 11309 Wedgewood Drive was approved on the consent agenda on the motion

by Commissioner Smith, seconded by Commissioner Greenberg on a vote of 10-0. Commissioner Boone absent.

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

Public Hearing closed.

Motion to grant Staff's recommendation for C8-2022-0229.0A - Bristol Subdivision located at 6209 Friendswood Drive was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner Greenberg on a vote of 10-0. Commissioner Boone absent.

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

Public Hearing closed.

Motion to Disapprove for Reasons per Exhibit C of C8-2022-0267.0A - Resubdivision of Lot 1-A located at 11801-1/2 Research Boulevard Service Road Northbound was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner Greenberg on a vote of 10-0. Commissioner Boone absent.

ITEMS FROM THE COMMISSION

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)

Item disposed without discussion or action.

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

Item postponed by unanimous consent to January 17, 2023. Commissioner Boone absent.

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)

Updated provided by Chair Barrera-Ramirez and Commissioner Denkler

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

No report provided.

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

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.

Chair Barrera-Ramirez adjourned the meeting without objection on Tuesday, January 3, 2023 at 6:09 p.m.

Minutes approved January 17, 2023 on the consent agenda on the motion by Commissioner Denkler, seconded by Commissioner Stern on a vote of 9-0. Chair Barrera-Ramirez and Commissioner Woody absent.