



**Regular Meeting
ZONING & PLATTING COMMISSION
Tuesday, February 7, 2023**

The Zoning & Platting Commission convened in a meeting on Tuesday, February 7, 2023
@ <http://www.austintexas.gov/page/watch-atxn-live>

Chair Barrera-Ramirez called the Commission Meeting to order at 6:08 p.m.

Commission Members in Attendance:

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

Absent

Scott Boone

District 2 vacancy due to appointed member not eligible to begin service.

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 February 7, 2023

Motion to approve minutes of February 7, 2023 was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner Denkler on a vote of 8-0. Commissioner Acosta off the dais. Commissioner Boone absent. One vacancy on the dais.

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

Motion to grant Neighborhood's request for postponement of this item to February 21, 2023 was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner Denkler on a vote of 8-0. Commissioner Acosta off the dais. Commissioner Boone absent. One vacancy on the dais.

- 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

Motion to grant Staff's recommendation of SF-2 district zoning for 4206 and 4208 Rivercrest Drive located at 4206 and 4208 Rivercrest Drive was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner Denkler on a vote of 8-0. Commissioner Acosta off the dais. Commissioner Boone absent. One vacancy on the dais.

- 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

Public Hearing closed.

Motion by Commissioner Greenberg, seconded by Commissioner Smith to grant CS-1 district zoning limited to LO uses and include general retail sales convenience and liquor sales; motion failed on a vote of 5-4. Commissioners voting nay were Commissioners Denkler, King Stern and Thompson. Commissioner Boone absent. One vacancy on the dais.

Item forwarded to Council without a recommendation due to lack of an affirmative vote.

- 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

Motion to grant Staff's request for postponement of this item to February 21, 2023 was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner Denkler on a vote of 8-0. Commissioner Acosta off the dais. Commissioner Boone absent. One vacancy on the dais.

- 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

Motion to grant Applicant's request for indefinite postponement of this item was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner Denkler on a vote of 8-0. Commissioner Acosta off the dais. Commissioner Boone absent. One vacancy on the dais.

- 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

Public Hearing closed.

Motion by Commissioner Denkler, seconded by Commissioner King to grant MF-3-CO district zoning, conditional overlay 58 unit cap, for C14-2022-0170 - Dessau Ridge Development located at 1509

Dessau Ridge Lane was approved on a vote of 8-0. Commissioner Thomposon abstained. Commissioner Boone absent. One vacancy on the dais.

- 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

Public Hearing closed.

Motion to grant Staff's recommendation with Conditions listed in Exhibit C for C8-2020-0167.0A - Blackwood's Subdivision located at 1801 Lightysey Road was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner Denkler on a vote of 8-0. Commissioner Acosta off the dais. Commissioner Boone absent. One vacancy on the dais.

- 9. Partial Plat** **C8-2015-0165.0A(VAC) - Bristol Subdivision; District 4**
Vacation:
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

Public Hearing closed.

Motion to grant Staff's recommendation for C8-2015-0165.0A(VAC) - Bristol Subdivision located at 6209 Friendswood Drive was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner Denkler on a vote of 8-0. Commissioner Acosta off the dais. Commissioner Boone absent. One vacancy on the dais.

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

Public Hearing closed.

Motion to grant Staff's recommendation with Conditions listed in Exhibit C for 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 Denkler on a vote of 8-0. Commissioner Acosta off the dais. Commissioner Boone absent. One vacancy on the dais.

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

Public Hearing closed.

Motion to grant Staff's recommendation with Conditions listed in Exhibit C for C8J-2022-0310.0A - Austin Hills Industrial Park located at 11801 Decker Lake Road was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner Denkler on a vote of 8-0. Commissioner Acosta off the dais. Commissioner Boone absent. One vacancy on the dais.

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

Motion to Disapprove for Reasons per Exhibit C of C8-2022-0267.0A - Resubdivision of Lot 1-A located at 11801-1/2 Research Blvd Service Road Northbound was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner Denkler on a vote of 8-0. Commissioner Acosta off the dais. Commissioner Boone absent. One vacancy on the dais.

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)

Item disposed without discussion or action.

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

Members provided remarks.

FUTURE AGENDA ITEMS

Neighborhood level planning. Commissioners King and Acosta

Working Group Budget FY 23-24. Commissioners Denkler and King

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: Thompson, Boone and Smith)

No report provided

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

No report provided

Chair Barrera-Ramirez adjourned the meeting without objection on Tuesday, February 7, 2023 at 7:16 PM

Minutes approved on February 21, 2023 on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner Denkler on a vote of 10-0. Commissioner Thompson abstained.

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.