



**Regular Meeting
ZONING & PLATTING COMMISSION
Tuesday, January 19, 2021**

**The Zoning & Platting Commission convened in a meeting on Tuesday, January 19, 2021
@ <http://www.austintexas.gov/page/watch-atxn-live>**

Chair Kiolbassa called the Commission Meeting to order at 6:03 p.m.

Commission Members in Attendance:

**Cesar Acosta
Ana Aguirre – Secretary
Nadia Barrera-Ramirez – Vice-Chair
Timothy Bray
Jim Duncan
Bruce Evans
David King
Jolene Kiolbassa – Chair
Ann Denkler – Parliamentarian
Ellen Ray
Hank Smith**

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

CITIZEN 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 15, 2020.
2. Approval of minutes from January 5, 2021.

Motion by Commissioner Duncan, seconded by Commissioner Acosta to approve the minutes of December 15, 2020 and January 5, 2021 was approved on a vote of 11-0.

B. PUBLIC HEARINGS

- Rezoning** [C14-2020-0121 - Holland Stone; District 5](#)
Location: 1105 Matthews Lane, South Boggy Creek Watershed
Owner/Applicant: Bart Van Cromvoirt
Agent: Sandlin Services, LLC (Nick Sandlin, P.E.)
Request: From DR to SF-5
Staff Rec.: **Recommended**
Staff: Mark Graham, 512-974-3574, mark.graham@austintexas.gov
Housing and Planning Department

Public Hearing closed.

Motion by Commissioner Smith, seconded by Commissioner Acosta to grant Staff's recommendation of SF-5 district zoning for C14-2020-0121 - Holland Stone located at 1105 Matthews Lane was approved on a vote of 6-5. Chair Kiolbassa and Commissioners Aguirre, Denkler, King and Duncan voted nay.

- Rezoning** [C14-2020-0131 - FPT Apartments; District 5](#)
Location: 1434 Genoa Drive, Slaughter Creek Watershed
Owner/Applicant: David Malone, Molly Denham, Jimmye Malone
Agent: FPT Holdings, LLC (Saad Fidai)
Request: DR to MF-5
Staff Rec.: **Recommendation of MF-3, with conditions**
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov
Housing and Planning Department

Motion to grant Neighborhood's request for postponement of this item to February 16, 2021 was approved on the consent agenda on the motion by Commissioner Duncan, seconded by Commissioner Acosta on a vote of 11-0.

- Zoning** [C14-2020-0138 - TCR McKinney Falls; \(Contiguous to District 2\)](#)
Location: 8201 Thaxton Road, Marble Creek Watershed
Owner/Applicant: Philip Boghosian, as Trustee of the Philip Boghosian Living Trust
Agent: Husch Blackwell LLP (Micah King)
Request: Unzoned to SF-6
Staff Rec.: **Recommended**
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov
Housing and Planning Department

Public Hearing closed.

Motion by Commissioner Smith, seconded by Commissioner Acosta to grant Staff's recommendation of SF-6 district zoning for C14-2020-0138 - TCR McKinney Falls located at 8201 Thaxton Road was approved on a vote of 11-0.

4. **Rezoning:** [C14-2020-0122 - The Villas at Pioneer Hill South Side; District 1](#)
Location: 10017-1/2 Dessau Road, Walnut Creek Watershed
Owner/Applicant: Continental Homes of Texas LP
Agent: Pape-Dawson Engineers Inc., Terry Reynolds
Request: GR-CO and LI-CO to MF-3
Staff Rec.: **Recommendation of MF-3-CO**
Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov
Housing and Planning Department

Public Hearing closed.

Motion to approve Staff's recommendation of MF-3-CO combining district zoning for C14-2020-0122 - The Villas at Pioneer Hill South Side located at 10017-1/2 Dessau Road was approved on the consent agenda on the motion by Commissioner Duncan, seconded by Commissioner Acosta on a vote of 11-0.

5. **Rezoning:** [C14-2020-0123 - The Villas at Pioneer Hill North Side; District 1](#)
Location: 1500-1/2 Arborside Drive, Walnut Creek Watershed
Owner/Applicant: Continental Homes of Texas LP
Agent: Pape-Dawson Engineers Inc., Terry Reynolds
Request: GR-CO to MF-3
Staff Rec.: **Recommendation of MF-3-CO**
Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov
Housing and Planning Department

Public Hearing closed.

Motion to approve Staff's recommendation of MF-3-CO combining district zoning for C14-2020-0123 - The Villas at Pioneer Hill North Side located at 1500-1/2 Arborside Drive was approved on the consent agenda on the motion by Commissioner Duncan, seconded by Commissioner Acosta on a vote of 11-0.

C. ITEMS FROM THE COMMISSION

1. 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 Kiolbassa and Commissioner Duncan)

Item discussed and disposed without action.

2. Staff briefing and discussion on notification and sign-up process. (Sponsors: Commissioners Bray and Denkler)

Briefing provided by Andrew Rivera, Housing and Planning Department, 512-974-6508.

(B-3, listed on the Addendum)

3. Update from the Localized Flooding Working Group and discussion and possible action to approve forwarding inquiries to staff. (Sponsors: Commissioners Denkler and Aguirre)

Motion by Commissioner Aguirre, seconded by Commissioner King to approve forwarding inquiries to staff was approved on a vote of 11-0.

D. 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.

E. COMMITTEE REPORTS & WORKING GROUPS

Codes and Ordinances Joint Committee
(Vice-Chair Barrera-Ramirez; Commissioners Duncan and Denkler)

No report provided.

Comprehensive Plan Joint Committee
(Commissioners: Aguirre, Evans and Smith)

Commissioner Evans stated the Committee plans to meet the week of February 15, 2021.

Small Area Planning Joint Committee
(Commissioners: Aguirre, King and Ray)

No report provided.

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

No report provided.

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.

Chair Kiolbassa adjourned the meeting without objection on Tuesday, January 19, 2021 at 8:32 p.m.