



ZONING & PLATTING COMMISSION AGENDA

Tuesday, March 21, 2023

The Zoning and Platting Commission will convene at 6:00 PM on Tuesday, March 21, 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](#)
[Scott Boone](#)
[Alejandra Flores](#)
[William D. Floyd](#)
[David Fouts](#)
[Betsy Greenberg](#) - Vice-Chair

[Ryan Johnson](#)
[Jolene Kiolbassa](#)
[Hank Smith](#) – Chair
[Lonny Stern](#)
[Carrie Thompson](#) - Secretary

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 March 7, 2023.

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

PUBLIC HEARINGS

2. **Rezoning:** [C14-2022-0133 - 10701 Dessau Road; District 1](#)
Location: 10701 Dessau Road, Walnut Creek Watershed
Owner/Applicant: Golden Ember Trust (Kimberly M. Henze)
Agent: Smith Robertson, LLP (David Hartman)
Request: SF-2 to MF-4
Staff Rec.: **Recommended**
Staff: Jonathan Tomko, 512-974-1057, jonathan.tomko@austintexas.gov
Housing and Planning Department

3. **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.: **Recommended**
Staff: Nancy Estrada, 512-974-7617, nancy.estrada@austintexas.gov
Housing and Planning Department

4. **Rezoning:** [C14-2023-0006 - Wynne Lane Single Family; District 5](#)
Location: 7500 Wynne Lane, South Boggy Creek Watershed
Owner/Applicant: Jon Conner
Agent: Thrower Design, LLC (Victoria Haase)
Request: MH to SF-3
Staff Rec.: **Recommended**
Staff: Ricky Barba, 512-974-7740, Ricky.Barba@Austintexas.gov
Housing and Planning Department

5. **Preliminary Plan:** [C8-2022-0330 - Harris Branch Commerce Park Preliminary Plan; District 1](#)
Location: 6400 E Parmer Lane, Harris Branch and Gilleland Creek Watersheds
Owner/Applicant: Austin HB Residential Properties
Agent: CSF Civil Group (Charles Steinman, P.E.)
Request: Preliminary Plan approval to create 14 total lots on 297.37 acres and associated improvements.
Staff Rec.: **Disapproval for Reasons, per Exhibit C**
Staff: Juan Enriquez, 512-974-2767, juan.enriquez@austintexas.gov
Development Services Department

6. **Site Plan- Hill Country Roadway and Variances:** [SPC-2021-0195C - Kaalo Studio; District 10](#)

Location: 7901 FM 2222 Road, West Bull Creek Watershed
Owner/Applicant: Rajib Adhikary
Agent: MWM Design Group (Shari Pape)
Request: Approval of a Hill Country Roadway site plan, request to vary from LDC 25-8-301 to allow driveway on slope over 15 percent and request to vary from LDC 25-2-1123 to allow construction on steep slopes.
Staff Rec.: **Recommended**
Staff: Rosemary Avila, 512-974-2784, rosemary.avila@austintexas.gov
Mike McDougal, (512) 974-6380, mike.mcdougal@austintexas.gov
Development Services Department

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.

ELECTIONS & NOMINATIONS

7. Election of interim parliamentarian.
8. Nomination of members to be considered by Council to serve on Joint Committees.

COMMITTEE REPORTS & WORKING GROUPS

Codes and Ordinances Joint Committee
(Commissioner Greenberg)

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

Small Area Planning Joint Committee
(Commissioners: Acosta 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.

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

SPEAKER REGISTRATION

All participants wishing to address the commission must register to speak. Public participation is available by teleconference or in-person.

Teleconference Registration

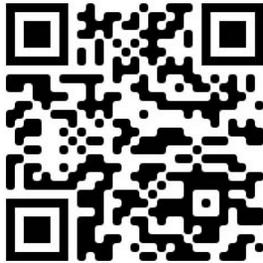
Registration for participation by teleconference closes on **Tuesday, March 21, 2023 at 2:00 PM**. Teleconference code and additional information to be provided after the closing of teleconference registration.

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	