



**Regular Meeting
ZONING & PLATTING COMMISSION
Tuesday, February 21, 2023**

The Zoning & Platting Commission convened in a meeting on Tuesday, February 21, 2023
@ <http://www.austintexas.gov/page/watch-atxn-live>

Chair Barrera-Ramirez called the Commission Meeting to order at 6:00 p.m.

Commission Members in Attendance:

Cesar Acosta
Nadia Barrera-Ramirez – Chair
Scott Boone
Ann Denkler – Parliamentarian
David Fouts
Betsy Greenberg
David King
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 February 7, 2023

Motion to approve minutes, as amended, from February 7, 2023 was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner Denkler on a vote of 10-0. Commissioner Thompson abstained.

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**
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov
Housing and Planning Department

Public Hearing closed.

Motion by Commissioner Greenberg, seconded by Vice-Chair Kiolbassa to grant SF-2 district zoning for C14-2022-0142 - Birgani's Property located at 12604 Blackfoot Trail was approved on a vote of 10-0. Commissioner Stern voted nay.

- 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.: **Pending**
Staff: Nancy Estrada, 512-974-7617, nancy.estrada@austintexas.gov
Housing and Planning Department
Postponement Request: **Postponement request by Staff to March 7, 2023**

Motion to grant Staff request for postponement of this item to March 7, 2023 was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner Denkler on a vote of 10-0. Commissioner Thompson abstained.

- 4. Rezoning:** [C14-2022-0173 - Stillhouse II Building 4; District 10](#)
Location: 4601 Spicewood Springs Road, Building #4, Bull Creek Watershed
Owner/Applicant: The Muskin Company (Alan and Ellen Muskin)
Agent: Hector Avila
Request: GO-CO to GO-CO, to change a condition of zoning
Staff Rec.: **Recommended**
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov
Housing and Planning Department

Public Hearing closed.

Motion to grant Staff's recommendation of GO-CO, combining district zoning, to change a condition of zoning for C14-2022-0173 - Stillhouse II Building 4 located at 4601 Spicewood Springs Road was

approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner Denkler on a vote of 10-0. Commissioner Thomposon abstained.

- 5. Rezoning:** [C14-2022-0167 - Parmer Field; District 1](#)
Location: 710 Performance Drive and 1300 and 13106 1/2 Harris Ridge Boulevard, Harris Branch Watershed
Owner/Applicant: Karlin McCallen Pass, LLC (Maththew Schwab)
Agent: Armbrust & Brown, PLLC (Richard T. Suttle)
Request: LI-PDA to LI-PDA to change a condition of zoning
Staff Rec.: **Recommended**
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov
Housing and Planning Department

Public Hearing closed.

Motion by Commissioner Smith, seconded by Vice-Chair Kiolbassa to grant Staff's recommendation, of LI-DPA to change a condition of zoning, with an additional condition to limit the Outdoor Entertainment use to a maximum of 7 acres for C14-2022-0167 - Parmer Field located at 710 Performance Drive and 1300 and 13106 1/2 Harris Ridge Boulevard was approved on a vote of 11-0.

- 6. 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

Public Hearing closed.

Motion for Disapproval for Reasons per Exhibit C of C8-2022-0330 - Harris Branch Commerce Park Preliminary Plan located at 6400 E Parmer Lane was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner Denkler on a vote of 10-0. Commissioner Thompson abstained.

PRESENTATION & ACTION

7. Presentation and possible action regarding ATX Walk Bike Roll - Update of the Bikeways, Urban Trails and Sidewalks, Pedestrian Crossing and Shared Streets Plans. Presenters: Laura Dierenfield 974-7189, Ann DeSanctis 974-3102, John Eastman 974-7025 and Nathan Wilkes 974-7016, Public Works Department.

Presentation conducted, provided by Laura Dierenfield 974-7189, Ann DeSanctis 974-3102, John Eastman 974-7025 and Nathan Wilkes 974-7016, Public Works Department.

ITEMS FROM THE COMMISSION

8. 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.

9. Discussion and possible action to consider establishing a Working Group tasked to draft a recommendation regarding Budget FY 23-24. (Sponsors: Commissioners Denkler and King)

Motion by Chair Kiolbassa, seconded by Commissioner Smith to establish a Working Group tasked to draft a recommendation regarding Budget FY 23-24 and appoint the following members, Commissioners Denkler and Greenberg was approved on a vote of 11-0.

10. Discussion and possible action regarding neighborhood level planning. (Sponsors: Commissioners King and Acosta)

Item discussed, disposed without action.

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.

Commissioners Greenberg and Denkler – Charter School site regulations.
Chair Kiolbassa, Vice-Chair Kiolbassa - ATX Walk Bike Roll

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.

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, February 21, 2023 at 8:40 p.m.

Minutes approved on March 7, 2023 on the motion by Commissioner Smith, seconded by Commissioner Denkler on a vote of 10-0. Commissioner Acosta absent.