



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

**The Zoning & Platting Commission convened in a meeting on Tuesday, March 7, 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:

**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**

Absent:

Cesar Acosta

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 21, 2023.

Motion to approve the minutes of February 21, 2023 approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner Denkler on a vote of 10-0. Commissioner Acosta absent.

PUBLIC HEARINGS

2. **Rezoning:** [C14-2022-0040 - Pioneer Hill Plaza; District 1](#)
Location: 10017-1/2 Dessau Road and 1501-1/2 Arborside Drive, Walnut Creek Watershed
Owner/Applicant: Continental Homes of Texas, LTD (John Sparrow)
Agent: Doan & Associates (Julie Doan)
Request: MF-3-CO to CS
Staff Rec.: Recommendation of GR-MU-CO
Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov
Housing and Planning Department

Public Hearing closed.

Motion by Vice-Chair Kiolbassa, seconded by Commissioner Greenberg to grant Staff's recommendation of GR-MU-CO, combining district zoning for C14-2022-0040 - Pioneer Hill Plaza located at 10017-1/2 Dessau Road and 1501-1/2 Arborside Drive, was approved on a vote of 9-1. Commissioner Smith voting nay. Commissioner Acosta absent.

3. **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: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov
Housing and Planning Department
Postponement Request: Staff postponement request to March 21, 2023

Motion to grant Staff's request for postponement of this item to March 21, 2023 approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner Denkler on a vote of 10-0. Commissioner Acosta absent.

4. **Rezoning:** [C14-2022-0159 - Standing Rock Residential; District 10](#)
Location: 5715 Standing Rock Drive, West Bull Creek Watershed
Owner/Applicant: Steven Beim
Agent: Thrower Design (A. Ron Thrower)
Request: RR to SF-1-CO
Staff Rec.: **Recommended**
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 April 4, 2023 approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner Denkler on a vote of 10-0. Commissioner Acosta absent.

- 5. Subdivision:** [C8-2022-0003.0A - 5600 Jackie Robinson; District 1](#)
Location: 5600 Jackie Robinson Street, Fort Branch Watershed
Owner/Applicant: Matt McDonnell (5600 Jackie Robinson Investment)
Agent: Civilitude LLC (Nhat Ho)
Request: Approval of the 4 lots subdivision on 8.17 acres.
Staff Rec.: **Approve with Conditions per Exhibit C**
Staff: Amy Combs, 512 -974-2786, Amy.Combs@austintexas.gov
Development Services Department

Public Hearing closed.

Motion to grant Staff's recommendation, Approve with Conditions per Exhibit C, for C8-2022-0003.0A - 5600 Jackie Robinson located at 5600 Jackie Robinson Street approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner Denkler on a vote of 10-0. Commissioner Acosta absent.

- 6. Final Plat:** [C8-2022-0318.0A - Maxwell Subdivision; District 3](#)
Location: 2114 Maxwell Lane, Carson Creek Watershed
Owner/Applicant: Real Holdings, LLC (Lynn Yuan)
Agent: LOConsultants (Sergio Lozano, P.E.)
Request: Approval of the five lot subdivision on 0.59 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 for Disapproval for Reasons per Exhibit C, for C8-2022-0318.0A - Maxwell Subdivision located at 2114 Maxwell Lane approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner Denkler on a vote of 10-0. Commissioner Acosta absent.

ITEMS FROM THE COMMISSION

7. Discussion and possible action to forward a recommendation to Council regarding Budget FY 23-24. (Sponsors: Commissioners Denkler and King)

Item disposed without discussion or action.

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 regarding applicability of land use regulations pertaining to charter schools. (Sponsors: Commissioners Greenberg and Denkler)

Item disposed without discussion or action.

10. Discussion and possible action to forward a recommendation to Council regarding ATX Walk Bike Roll - Update of the Bikeways, Urban Trails and Sidewalks, Pedestrian Crossing and Shared Streets Plans. (Sponsors: Chair Barrera-Ramirez and Vice-Chair Kiolbassa)

Motion by Chair Nadia Barrera-Ramirez, seconded by Vice-Chair Kiolbassa to approve the ATX Walk Bike Roll - Update of the Bikeways, Urban Trails and Sidewalks, Pedestrian Crossing and Shared Streets Plans recommendation, as amended, was approved on a vote of 9-0. Commissioner Thompson abstained. Commissioner Acosta absent.

Recommendation:

<https://services.austintexas.gov/edims/document.cfm?id=404813>

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.

NOMINATIONS & ELECTIONS

11. Discussion and possible action nominating members for Council consideration to serve on Joint Committees.

Commissioner Greenberg nominated to serve on Code and Ordinance Joint Committee and approved on a vote of 10-0. Commissioner Acosta absent.

12. Discussion and possible action to elect interim officers.

Following members nominated and approved to serve as interim officers:

Hank Smith – Chair
Betsy Greenberg – Vice-Chair
Carrie Thompson – Secretary

Approved on a vote of 10-0, Commissioner Acosta absent.

COMMITTEE REPORTS & WORKING GROUPS

Codes and Ordinances Joint Committee
(Chair Barrera-Ramirez, Vice-Chair Kiolbassa, Commissioner Denkler)

Update provided by Chair Barrera-Ramirez and Commissioner Denkler

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

Update provided by Commissioner Smith

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

No report provided.

FY 23-24 Budget Working Group
(Commissioners: Greenberg, King and Denkler)

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, March 7, 2023 at 7:18 p.m.

Minutes approved on March 21, 2023 was approved on the consent agenda on the motion by Commissioner Kiolbassa, seconded by Commissioner Flores on a vote of 8-0. Commissioner Acosta off the dais. Commissioners Boone and Stern absent.