



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

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

Chair Smith called the Commission Meeting to order at 6:00 p.m.

Commission Members in Attendance:

Cesar Acosta
Alejandra Flores
William D. Floyd
David Fouts
Betsy Greenberg – Vice-Chair
Ryan Johnson
Jolene Kiolbassa
Hank Smith – Chair
Carrie Thompson - Secretary

Absent:

Scott Boone
Lonny Stern

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.

Motion to approve minutes from March 7, 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.

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

Public Hearing closed.

Motion by Commissioner Acosta, seconded by Commissioner Flores to grant Staff's recommendation of MF-4 district zoning for C14-2022-0133 - 10701 Dessau Road located at 10701 Dessau Road was approved on a vote of 7-2. Vice-Chair Greenberg and Commissioner Kiolbassa voted nay. Commissioners Boone and Stern absent.

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

Public Hearing closed.

Motion by Commissioner Johnson, seconded by Commissioner Fouts to grant SF-6-CO combinig distric zoning for C14-2022-0110 - 7605 Albert Road located at 7605 Albert Road was approved on a vote of 7-2 Vice-Chair Greenberg and Commissioner Kiolbassa voted nay. Commissioners Boone and Stern absent.

Conditional Overlay:

Property is subject to 9 units per acre.

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

Motion to grant Applicant's request for postponement of this item to April 4, 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.

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

Public Hearing closed.

Motion for Disapproval for Reasons per Exhibit C for 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 Kiolbassa, seconded by Commissioner Flores on a vote of 8-0. Commissioner Acosta off the dais. Commissioners Boone and Stern absent.

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

Public Hearing closed.

Motion to grant Staff's recommendation for SPC-2021-0195C - Kaalo Studio located at 7901 FM 2222 Road 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.

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.

Item unanimously postponed to April 4, 2023 without objection, vote 9-0. Commissioners Boone and Stern absent.

8. Nomination of members to be considered by Council to serve on Joint Committees.

After closing of nominations, following members appointed:

Commissioners Flores and Thompson – Codes and Ordinance Joint Committee

Approved on a vote of 8-0. Commissioner Acosta abstained. Commissioners Boone and Stern absent.

Commissioner Johnson – Small Area Planning Joint Committee

Approved on a vote of 9-0. Commissioners Boone and Stern absent.

COMMITTEE REPORTS & WORKING GROUPS

Codes and Ordinances Joint Committee
(Commissioner Greenberg)

Update provided by Vice-Chair Greenberg.

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

Update provided by Chair Smith.

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

Update provided by Commissioner Acosta.

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 Smith adjourned the meeting without objection on Tuesday, March 21, 2023 at 8:17 p.m.

Minutes approved on April 4, 2023 on the motion by Commissioner Kiolbassa, seconded by Commissioner Flores on a vote of 9-0. Commissioner Acosta off the dais. Commissioner Stern and Boone absent.