



**Regular Meeting
ZONING & PLATTING COMMISSION
Tuesday, April 4, 2023**

The Zoning & Platting Commission convened in a meeting on Tuesday, April 4, 2023
@ <http://www.austintexas.gov/page/watch-atxn-live>

Chair Smith called the Commission Meeting to order at 6:02 p.m.

Commission Members in Attendance:

Scott Boone
Alejandra Flores
William D. Floyd
Dave Fouts
Betsy Greenberg – Vice-Chair
Ryan Johnson
Jolene Kiolbassa
Hank Smith – Chair
Lonny Stern
Carrie Thompson - Secretary

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 March 21, 2023.

Motion to approve minutes from March 21, 2023 was approved on the consent agenda on the motion by Vice-Chair Greenberg, seconded by Commissioner Johnson on a vote of 10-0. Commissioner Acosta absent.

PUBLIC HEARINGS

2. **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
Planning Department

Public Hearing closed.

Motion by Commissioner Thompson, seconded by Commissioner Johnson to grant SF-1-CO, combining district zoning for C14-2022-0159 - Standing Rock Residential located at 5715 Standing Rock Drive was approved on a vote of 7-2. Chair Smith and Greenberg voted nay. Commissioner Boone abstained. Commissioner Acosta absent.

Conditions:

Impervious cover shall not exceed 30.6 %.
Bed and Breakfast and Conservation Single Family are prohibited uses.

Note: Case reheard on April 18, 2023 due to renounce.

3. **Rezoning:** [C14-2022-0143 - 7611 Jester Boulevard Rezone; District 10](#)
Location: 7611 Jester Boulevard, Bull Creek
Owner/Applicant: Bandali Builders (Aman Bandali)
Agent: Keepers Land Planning (Ricca Keepers)
Request: SF-2 to SF-6
Staff Rec.: **Recommendation of SF-5**
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov
Planning Department

Public Hearing closed.

Motion by Commissioner Stern, seconded by Vice-Chair Greenberg to grant SF-5, district zoning for C14-2022-0143 - 7611 Jester Boulevard Rezone located at 7611 Jester Boulevard was approved on a vote of 10-0. Commissioner Acosta absent.

4. **Rezoning:** [C14-2023-0010 - 9815 & 9817 Anderson Mill Rd.](#)
Location: 9815 & 9817 Anderson Mill Road, Bull Creek
Owner/Applicant: Ramin & Jennifer Zavareh
Request: LR-CO to CS
Staff Rec.: **Recommendation of LR-CO, to change a condition of zoning**

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

Public Hearing closed.

Motion by Vice-Chair Greenberg, seconded by Commissioner Stern to grant LR-CO, combining district zoning, to change a condition of zoning for C14-2023-0010 - 9815 & 9817 Anderson Mill Rd. located at 9815 & 9817 Anderson Mill Road was approved on a vote of 8-0. Commissioner Johnson voted nay. Commissioner Fouts abstained on this item. Commissioner Acosta absent.

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

Public Hearing closed.

Motion by Commissioner Johnson, seconded by Commissioner Flores to grant SF-3 district zoning for C14-2023-0006 - Wynne Lane Single Family located at 7500 Wynne Lane was approved on a vote 10-0. Commissioner Acosta absent.

6. **Site Plan Revision; Compatibility Waiver:** [SP-2018-0092C\(R1\) - The Greens on Cooper Lane Revision; District 2](#)
Location: 7601 Cooper Lane, South Boggy Creek
Owner/Applicant: VTC Coopers LLC
Agent: Throrer Design (Ron Throrer)
Request: Approval of a compatibility waiver (LDC 25-2-1063) to allow encroachment of the 25' setback.
Staff Rec.: **Recommended**
Staff: Rosemary Avila, 512-974-2784, rosemary.avila@austintexas.gov
Heather Chaffin, 512-974-2140, heather.chaffin@austintexas.gov
Development Services Department

Public Hearing closed.

Motion by Vice-Chair Greenberg, seconded by Commissioner Stern to grant a waiver from § 25-2-1063, for SP-2018-0092C(R1) - The Greens on Cooper Lane Revision located at 7601 Cooper Lane, encroachment shall not be less than 24 feet 6 inches, was approved on a vote of 10-0. Commissioner Acosta absent.

7. **Site Plan Revision; Conditional Use Permit:** [SP-00-2186C\(R5\) - Center Park at Tech Ridge; District 1](#)

Location: 500 Canyon Ridge Drive, Walnut Creek
Owner/Applicant: Parmer Tech Ridge LLC c/o Regency Centers LP
Agent: WGI (Kassie Kolander)
Request: Approval of a conditional use permit for a large retail use site plan revision.
Staff Rec.: **Recommended**
Staff: Rosemary Avila, 512-974-2784, rosemary.avila@austintexas.gov
Heather Chaffin, 512-974-2140, heather.chafiin@austintexas.gov
Development Services Department

Public Hearing closed.

Motion to grant Staff's recommendation for SP-00-2186C(R5) - Center Park at Tech Ridge located at 500 Canyon Ridge Drive was approved on the consent agenda on the motion by Vice-Chair Greenberg, seconded by Commissioner Johnson on a vote of 10-0. Commissioner Acosta absent.

8. Site Plan - Appeal: [SP-2021-028C - 2428 W Ben White Mixed Use Development; District 5](#)
Location: 2428 W Ben White Boulevard, Barton Creek & Williamson Creek
Owner/Applicant: Strait Lakehills, Ltd (Robert Strait)
Agent: Jones & Carter, Inc (Justin Cadieux)
Request: Appeal of Environmental Officer Decision
Staff Rec.: **Denial**
Staff: Christine Barton-Holmes, 512-974-2788, christine.barton-holmes@austintexas.gov
Heather Chaffin, 512-974-2140, heather.chafiin@austintexas.gov
Development Services Department

Item posted in error; disposed without action.

9. Subdivision: [C8J-2022-0351 - Whisper Valley Multifamily- Parcel 3 & 4](#)
Location: 9605 N FM 973 Road, Gilleland Creek
Owner/Applicant: Francis Capello
Agent: HR Green Development Texas, LLC (Michael Giannetta)
Request: Approval of Preliminary Plan
Staff Rec.: **Pending**
Staff: Amy Combs, 512-974-2786, amy.combs@austintexas.gov
Development Services Department

Public Hearing closed.

Motion for approval with conditions per Exhibit C for C8J-2022-0351 - Whisper Valley Multifamily- Parcel 3 & 4 located at 9605 N FM 973 Road was approved on the consent agenda on the motion by Vice-Chair Greenberg, seconded by Commissioner Johnson on a vote of 10-0. Commissioner Acosta absent.

10. Subdivision: [C8-2023-0036.0A - Veranda Apartments](#)
Location: 7205 E Ben White Boulevard, Carson Creek
Owner/Applicant: Mac McElwrath

Agent: Ryan Lamarre (Quiddity Engineering)
Request: Approval of a service extension request for 250 feet of 12 inch water main and 200 or 270 feet of 8 inch gravity wastewater main for a 1 lot final plat on 18.04 acres.
Staff Rec.: **Disapproval for Reasons, per Exhibit C**
Staff: Nicholas Coussoulis, 512-978-1769, Nicholas.Coussoulis@austintexas.gov
Steve Hopkins, Steve.Hopkins@austintexas.gov
Development Services Department

Public Hearing closed.

Motion for Disapproval for Reasons per Exhibit C for C8-2023-0036.0A - Veranda Apartments located at 7205 E Ben White Boulevard was approved on the consent agenda on the motion by Vice-Chair Greenberg, seconded by Commissioner Johnson on a vote of 10-0. Commissioner Acosta absent.

ITEMS FROM THE COMMISSION

11. Discussion and possible action to adopt a recommendation concerning Budget FY 23-24. (Sponsors: Chair Smith and Vice-Chair Greenberg)

Motion by Commissioner Johnson, seconded by Commissioner Stern to adopt the FY 2023-2024 Budget recommendation, as amended, was approved on a vote of 10-0. Commissioner Acosta absent.

Recommendation:

<https://services.austintexas.gov/edims/document.cfm?id=406874>

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

12. Election of interim parliamentarian.

After closing of nominations, Commissioner Johnson was elected as interim parliamentarian on vote of 10-0. Commissioner Absent.

13. Election of Officers.

After closing of nominations following members were elected as officers on a vote of 10-0. Commissioner Acosta absent.

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

Ryan Johnson - Parliamentarian

COMMITTEE REPORTS

Codes and Ordinances Joint Committee
(Commissioners: Flores, Greenberg and Thompson)

No report provided.

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

No report provided.

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

No report provided.

Chair Smith adjourned the meeting without objection on Tuesday, April 4, 2023 at 8:19 p.m.

Minutes approved on April 18, 2023, on the motion by Vice-Chair Greenberg, seconded by Commissioner Johnson on a vote of 8-0. Commissioners Acosta, Garrett and Stern absent.

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.