



**ZONING AND PLATTING COMMISSION
REGULAR MEETING
MINUTES
TUESDAY, SEPTEMBER 17, 2024**

The Zoning and Platting Commission convened in a regular meeting on Tuesday September 17, 2024, at Austin City Hall, Council Chambers, Room 1001, 301 W. Second Street, Austin, TX.

Chair Smith called the Zoning and Platting Commission meeting to order at 6:02 p.m.

Board Members/Commissioners in Attendance:

*Hank Smith
Betsy Greenberg
Felix De Portu
Taylor Major*

Board Members/Commissioners in Attendance Remotely:

*Scott Boone
William Floyd
Ryan Puzycki
Lonny Stern*

Board Members/Commissioners absent:

*Alejandra Flores
David Fouts
Carrie Thompson*

PUBLIC COMMUNICATION: GENERAL

List name of speaker(s) and brief description of topic.

APPROVAL OF MINUTES

1. Approve the minutes of the Zoning and Platting Commission regular meeting on September 3, 2024.

The minutes from the meeting of September 3, 2024, were approved on the consent agenda on an 8-0 vote. Commission Flores, Fouts, and Thompson were absent.

PUBLIC HEARINGS

2. **Rezoning:** C14-2024-0108 - Indian Hills FM 973; District 1
Location: 11900 Decker Lake Road, Decker Creek
Owner/Applicant: Club Deal 116 Indian Hills TX LP (Douglas H. Gillilad)
Agent: Metcalfe Wolf Stuart & Williams, LLP (Michele Rogerson Lynch)
Request: LI-CO & MF-3 to GR-MU-CO
Staff Rec.: **Recommended**
Staff: Beverly Villela, 512-978-0740, beverly.villela@austintexas.gov
Planning Department

The motion to approve Staff's recommendation of GR-MU-CO for C14-2024-0108 - Indian Hills FM 973 located at 11900 Decker Lake Road was approved on the consent agenda on a, 8-0 vote. Commission Flores, Fouts, and Thompson were absent.

3. **Conditional Use:** SPC-2023-0432C - Northwest Pool Renovation/7
Location: 7000 Ardath Street, Shoal Creek Watershed
Owner/Applicant: City of Austin, Parks and Recreation Department
Agent: Glenn Frey, PE
Request: Conditional Use Permit
Staff Rec.: **Recommended**
Staff: Meg Greenfield, 512-978-4663, meg.greenfield@austintexas.gov
Sara Wilson, 512-974-3052, sara.wilson@austintexas.gov
Development Services Department

The motion to close the public hearing was approved on Vice Chair Greenberg's motion, Commissioner De Portu's second on an 8-0. Commission Flores, Fouts, and Thompson were absent.

The motion to approve Staff's recommendation of a conditional use permit with a recommendation that before approval of the site plan, there is a careful analysis and identification of groundwater that can affect the pool and the strength of the soil supporting it, was approved on Vice Chair Greenberg's motion, Commission Sterns second on an 8-0. Commission Flores, Fouts, and Thompson were absent.

WORKING GROUP/COMMITTEE UPDATES

4. **Codes and Ordinances Joint Committee** – Update pertaining to recommendations to the Planning Commission regarding proposed amendments to the Land Development Code for which review is required under Section 25-1-502 (Amendment; Review); requests to initiate amendments to the Land Development Code under Section 25-1-501 (Initiation). (Sponsors: Vice Chair Greenberg, Commissioners Flores and Stern)
Update was given by Vice Chair Greenberg.
5. **Comprehensive Plan Joint Committee** – Update regarding recommendations to the Planning Commission on issues relating to the comprehensive plan, including proposed amendments to the

Comprehensive Plan; and implementation of the Comprehensive Plan, including policy directives or initiatives of the city council or the Planning Commission. (Sponsors: Chair Smith and Commissioners Fouts, and Thompson)

No update was given.

6. **Small Area Planning Joint Committee** – Update regarding recommendation and issues surrounding planning and zoning in areas such as downtown, corridors and centers, neighborhoods, the waterfront, planned unit developments, and transit-oriented developments. (Sponsors: Vice Chair Greenberg and Commissioners Floyd, and Puzycki)

No update was given.

FUTURE AGENDA ITEMS

Establish a working group to update and revise the Rules and Procedures. Sponsors: Greenberg and Smith

Chair Smith adjourned the meeting at 6:26 p.m. without objection.