



## **ZONING & PLATTING COMMISSION AGENDA**

**Tuesday, March 3, 2020**

The Zoning and Platting Commission will convene at 6:00 PM on  
Tuesday, March 3, 2020 at Austin City Hall, Council Chambers  
[301 W. Second Street, Austin, TX](#)

[Ana Aguirre](#) – Secretary  
[Nadia Barrera-Ramirez](#)  
[Timothy Bray](#)  
[Ann Denkler](#) - Parliamentarian  
[Jim Duncan](#) – Vice-Chair  
[Bruce Evans](#)

[David King](#)  
[Jolene Kiolbassa](#) – Chair  
[Ellen Ray](#)  
[Hank Smith](#)

Vacant (District 4)

### **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

### **CITIZEN COMMUNICATION**

The first four (4) speakers signed up prior to the meeting being called to order will each be allowed a three-minute allotment to address their concerns regarding items not posted on the agenda.

### **A. APPROVAL OF MINUTES**

1. Approval of minutes from February 18, 2020.

Facilitator: [Steve Hopkins](#), 512-974-3175  
Attorney: [Steven Maddoux](#), 512-974-6080  
Commission Liaison: [Andrew Rivera](#), 512-974-6508

## B. PUBLIC HEARINGS

1. **Zoning:** [C814-2018-0122 - Circuit of the Americas PUD; District 2](#)  
Location: 9201 Circuit of the Americas Boulevard, Dry Creek and Maha Creek Watersheds  
Owner/Applicant: Circuit of the Americas, LLC (Kurt Rechner)  
Agent: Metcalfe, Wolff, Stuart & Williams (Michele Rogerson Lynch)  
Request: I-RR to PUD  
Staff Rec.: **Recommendation Pending. Staff request for an indefinite postponement.**  
Staff: [Sherri Sirwaitis](#), 512-974-3057  
Planning and Zoning Department
2. **Zoning and Rezoning:** [C14-2019-0059 - SH 71 and FM 973; District 2](#)  
Location: 3201, 3203, 3205, 3207, 3209, and 3211 East SH 71 Service Road Westbound; 3214 Bessie Avenue, 3174 and 3176 Eva Street, Colorado River Watershed  
Owner/Applicant: Stripes LLC (Billy Arnette)  
Agent: Metcalfe Wolff Stuart & Williams, LLP (Amanda Brown)  
Request: I-SF-2; GR-CO to GR-CO  
Staff Rec.: **Request for Indefinite Postponement by Staff and the Applicant**  
Staff: [Wendy Rhoades](#), 512-974-7719  
Planning and Zoning Department
3. **Zoning:** [C14-2019-0129 - 10801 Wayne Riddell Loop; District 5](#)  
Location: 10801 Wayne Riddell Loop, Onion Creek; Slaughter Creek Watersheds  
Owner/Applicant: Riddell Family Limited Partnership (James A. Henry)  
Agent: Smith Robertson, LLP (David Hartman)  
Request: I-RR to MF-4  
Staff Rec.: **Recommended with Conditions**  
Staff: [Wendy Rhoades](#), 512-974-7719  
Planning and Zoning Department
4. **Rezoning:** [C14-2020-0004 - Applied Materials Warehouse; District 1](#)  
Location: 9614 E. US 290 HWY SVRD WB, Decker Creek Watershed  
Owner/Applicant: Applied Materials, Inc. (Harold McCreary)  
Agent: Alice Glasco Consulting (Alice Glasco)  
Request: From DR to LI  
Staff Rec.: **Recommended**  
Staff: [Kate Clark](#), 512-974-1237  
Planning and Zoning Department

Facilitator: [Steve Hopkins](#), 512-974-3175  
Attorney: [Steven Maddoux](#), 512-974-6080  
Commission Liaison: [Andrew Rivera](#), 512-974-6508

5. **Rezoning:** [C14-2020-0005 - Applied Materials Warehouse; District 1](#)  
Location: 9628 E. US 290 HWY SVRD WB, Decker Creek Watershed  
Owner/Applicant: Applied Materials, Inc. (Harold McCreary)  
Agent: Alice Glasco Consulting (Alice Glasco)  
Request: From DR to LI  
Staff Rec.: **Recommended**  
Staff: [Kate Clark](#), 512-974-1237  
Planning and Zoning Department
6. **Rezoning:** [C14-2020-0009 - Dessau Rezone; District 1](#)  
Location: 9511 Dessau Road, Little Walnut Creek Watershed  
Owner/Applicant: Wilco Group Holdings, LLC. (Cory Damon)  
Agent: Keepers Land Planning (Ricca Keepers)  
Request: From SF-3 to LI  
Staff Rec.: **Recommended**  
Staff: [Kate Clark](#), 512-974-1237  
Planning and Zoning Department
7. **Site Plan:** [SP-2019-0108D - Thaxton Road Tract Offsite Wastewater Improvements; District 2](#)  
Location: 6810-1/2 Colton Bluff Springs Road, Marble Creek Watershed  
Owner/Applicant: Phillip Boghosian  
Agent: Jeff Howard  
Request: Request to vary LDC 25-8-261 to allow development in a critical water quality zone.  
Staff Rec.: **Not Recommended**  
Staff: [Jonathan Garner](#), 512-974-1665  
[Atha Phillips](#), Watershed Protection Department  
Development Services Department

## C. ITEMS FROM THE COMMISSION

### 1. Revision of the Austin Land Development Code

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. Co-Sponsors: Chair Kiolbassa, Vice-Chair Duncan

- a. Update from staff on the Land Development Code Revision (Chair Kiolbassa, Vice-Chair Duncan, Commissioner Aguirre)

## D. 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.*

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## **E. COMMITTEE REPORTS & WORKING GROUPS**

Codes and Ordinances Joint Committee  
(Vice-Chair Duncan, Commissioners: Barrera-Ramirez and Denkler)

Comprehensive Plan Joint Committee  
(Commissioners: Aguirre, Evans and Smith)

Small Area Planning Joint Committee  
(Commissioners: Aguirre, King and Ray)

## **ADJOURNMENT**

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 Planning and Zoning Department, at 512-974-6508, for additional information; TTY users route through Relay Texas at 711.

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