



**AMENDED**

**Regular Called Meeting  
ZONING & PLATTING COMMISSION  
Tuesday, June 2, 2020**

The Zoning & Platting Commission convened in a meeting on Tuesday, June 2, 2020  
@ <http://www.austintexas.gov/page/watch-atxn-live>

Chair Kiolbassa called the Commission Meeting to order at 6:05 p.m.

**Commission Members in Attendance:**

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

**Absent**

**One vacancy (D-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

**A. APPROVAL OF MINUTES**

1. Approval of minutes from May 19, 2020.

Motion to approve the minutes from May 19, 2020 was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner Evans on a vote 10-0. One vacancy on the Commission.

## B. PUBLIC HEARINGS

1. **Rezoning:** [C14-2020-0046 - Jollyville Apartments; District 10](#)  
Location: 12182 Jollyville Road, Walnut Creek Watershed  
Owner/Applicant: Jollyville Development, LLC (David M. Spatz)  
Agent: Spatz Development (David Spatz)  
Request: SF-2 to MF-3  
Staff Rec.: **Recommended**  
Staff: Sherri Sirwaitis, 512-974-3057, [sherri.sirwaitis@austintexas.gov](mailto:sherri.sirwaitis@austintexas.gov)  
Planning and Zoning Department

Public Hearing closed.

Motion by Commissioner Evans, seconded by Commissioner Smith to approve MF-3-CO combining district zoning, with a maximum of 24 residential units, for C14-2020-0046 - Jollyville Apartments located at 12182 Jollyville Road failed on a vote of 5-5. Those voting nay were Chair Kiolbassa and Commissioners Aguirre, Denkler, Duncan and King. Those voting aye were Vice-Chair Barrera-Ramirez and Commissioners Bray, Ray, Smith and Evans. One vacancy on the Commission.

Forwarded to Council without a recommendation due to lack of affirmative vote.

2. **Rezoning:** [C14-2020-0040 - New Lot; District 6](#)  
Location: 11833 Buckner Road, Lake Travis Watershed  
Owner/Applicant: Ramin Zavareh  
Request: SF-3 to GR  
Staff Rec.: **Not Recommended**  
Staff: Sherri Sirwaitis, 512-974-3057, [sherri.sirwaitis@austintexas.gov](mailto:sherri.sirwaitis@austintexas.gov)  
Planning and Zoning Department

Public Hearing closed.

Motion by Commissioner Aguirre, seconded by Commissioner King to grant Staff's recommendation to deny GR district zoning for C14-2020-0040 - New Lot located 11833 Buckner Road was approved on a vote of 8-2. Commissioners Evans and Smith voted nay. One vacancy on the Commission.

3. **Rezoning:** [C14-2019-0162 - Slaughter and Cullen; District 2](#)  
Location: 166 West Slaughter Lane and 9012 Cullen Lane, Onion Creek Watershed  
Owner/Applicant: LG Slaughter and Cullen LLC (Rob Pivnick)  
Agent: Husch Blackwell LLP (Nikelle Meade)  
Request: GR-CO to GR-CO, to change a condition of zoning.  
Staff Rec.: **Recommended**  
Staff: Wendy Rhoades, 512-974-7719, [wendy.rhoades@austintexas.gov](mailto:wendy.rhoades@austintexas.gov)  
Planning and Zoning Department

Motion to grant Neighborhood's request for postponement of this item to June 16, 2020 was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner Evans on a vote 10-0. One vacancy on the Commission.

4. **Site Plan:** [SPC-2020-0036A - 3521 Convict Hill Daycare; District 8](#)  
Location: 3521 Convict Hill Road, Williamson Creek Watershed-Barton Springs Zone  
Owner/Applicant: Kyle Holder  
Agent: Kyle Holder  
Request: The applicant is requesting a conditional use permit for change of use to Commercial Daycare in SF-3 zoning  
Staff Rec.: **Recommended**  
Staff: Jeremy Siltala, 512-974-2945, jeremy.siltala@austintexas.gov  
Development Services Department

Public Hearing closed.

Motion to approve Staff's recommendation for SPC-2020-0036A - 3521 Convict Hill Daycare located at 3521 Convict Hill Road was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner Evans on a vote 10-0. One vacancy on the Commission.

5. **Resubdivision:** [C8-2019-0104.0A - Parmer Cornerbrook Subdivision; District 1](#)  
Location: 10208 Lindell Lane, Gilleland Creek Watershed  
Owner/Applicant: Cottonwood Holdings, LTD (Peter Dwyer)  
Agent: Kimley Horn (Justin Kramer)  
Request: Approve the resubdivision of a portion of a lot and unplatted property into a one lot subdivision on 17.544 acres.  
Staff Rec.: **Recommended**  
Staff: Cesar Zavala, 512-974-3404, cesar.zavala@austintexas.gov  
Development Services Department

Public Hearing closed.

Motion to approve Staff's recommendation for C8-2019-0104.0A - Parmer Cornerbrook Subdivision located at 10208 Lindell Lane was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner Evans on a vote 10-0. One vacancy on the Commission.

## C. NEW BUSINESS

1. **C14-2019-0129 – 10801 Wayne Riddell Loop**  
Discussion and possible action to rescind Zoning and Platting Commission action from May 19, 2020 regarding C14-2019-0129 – 10801 Wayne Riddell Loop, located at 10801 Wayne Riddell Loop. (Co-Sponsors: Commissioners King, Duncan and Aguirre)

Motion by Commissioner King, second by Commissioner Duncan to rescind action on C14-2019-0129 – 10801 Wayne Riddell Loop failed on a vote of 6-4. Those voting for were Chair Kiolbassa, Barrera-Ramirez and Commissioners Aguirre, Duncan, Denkler and King. Those voting nay were Commissioners Ray, Smith, Evans and Bray. One vacancy on the Commission.

*Note: Prevailing motion required two-thirds vote; 7 favorable votes due to vacancy on the Commission.*

## **D. 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, Commissioner Duncan

Item disposed without discussion and action.

### **2. Virtual Meetings Working Group**

Discuss and consider establishing a Working Group regarding Zoning and Platting Commission Virtual meetings. (Co-Sponsors: Commissioner King and Vice-Chair Barrera-Ramirez)

Motion by Commissioner King, seconded by Commissioner Duncan to establishing a Working Group by regarding Zoning and Platting Commission Virtual meetings consisting of Vice-Chair Barrera-Ramirez and Commissioners Aguirre, Bray, Duncan and King was approved on a vote of 10-0. One vacancy on the Commission.

## **E. 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.*

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

Codes and Ordinances Joint Committee

(Vice-Chair Barrera-Ramirez; Commissioners Duncan and Denkler)

No report provided.

Comprehensive Plan Joint Committee

(Commissioners: Aguirre, Evans and Smith)

No report provided.

Small Area Planning Joint Committee

(Commissioners: Aguirre, King and Ray)

No report provided.

## **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.

**Chair Kiolbassa adjourned the meeting without objection on Tuesday, June 2, 2020 at 8:16 p.m.**