



**Regular Called Meeting
ZONING & PLATTING COMMISSION
Tuesday, July 7, 2020**

**The Zoning & Platting Commission convened in a meeting on Tuesday, July 7, 2020
@ <http://www.austintexas.gov/page/watch-atxn-live>**

Chair Kiolbassa called the Commission Meeting to order at 6:02 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**

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 June 16, 2020.

Motion to approve the minutes of June 16, 2020 was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner King on a vote of 9-0. Commissioner Bray off the dais. One vacancy on the Commission.

B. PUBLIC HEARINGS

- 1. Zoning and Rezoning: C14-2020-0053 - Cascades - Hilltop; District 5**
- Location: 11601-11811 South IH 35 Service Road Northbound, Onion Creek Watershed
- Owner/Applicant: Onion Associates, LLC (Carolyn Beckett)
- Agent: McLean & Howard, LLP (Jeffrey Howard)
- Request: I-SF-2; MF-2-CO to MF-4
- Staff Rec.: **Recommended**
- Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov
Planning and Zoning Department

Motion by Commissioner Duncan, seconded by Commissioner King to grant Neighborhood's request for postponement of this item to August 4, 2020 was approved on a vote of 8-2. Commissioners Evans and Smith voted nay. One vacancy on the Commission.

- 2. Zoning: C14-2020-0058 - 4201 Felter Lane; District 2**
- Location: 4201 Felter Lane, Onion Creek Watershed
- Owner/Applicant: Brookfield Properties, Figueroa at Wilshire
- Agent: Jackson Walker LLP (Pam Madere)
- Request: I-RR to LI
- Staff Rec.: **Recommended**
- Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov
Planning and Zoning Department

Public Hearing closed.

Motion to grant Staff's recommendation of LI district zoning for C14-2020-0058 - 4201 Felter Lane located at 4201 Felter Lane was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner King on a vote of 9-0. Commissioner Bray off the dais. One vacancy on the Commission.

- 3. Rezoning: C14-2020-0054 - Naples; District 6**
- Location: 9710-9718 Anderson Mill Road, Lake Creek Watershed
- Owner/Applicant: Z.F.B., Ltd.
- Agent: Pohl Partners, Inc. (Jennie Braasch)
- Request: CS-MU-CO to CS-MU-CO, to change a condition of zoning
- Staff Rec.: **Recommended**
- Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov
Planning and Zoning Department

Item withdrawn by applicant; no action required.

4. **Rezoning:** **C14-2020-0057 - One Way Out; District 1**
Location: 5601 Nixon Lane, Walnut Creek Watershed
Owner/Applicant: Gyro Plus LLC (Mohammad Arami)
Request: GR-CO to LR-MU
Staff Rec.: **Recommended**
Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov
Planning and Zoning Department

Public Hearing closed.

Motion by Commissioner Denkler seconded by Commissioners King to approve LR-MU-CO district zoning, to include prohibiting the use of service station, for C14-2020-0057 - One Way Out located at 5601 Nixon Lane was approved on a vote of 6-4. Commissioners Bray, Duncan, Smith and Evans voted nay. One vacancy on the Commission.

5. **Final Plat with Variance:** **C8-2019-0135.0A - Tech Junction; District 7**
Location: 13624 Dessau Road, Harris Branch Watershed
Owner/Applicant: Tech Junction LLC
Agent: Stephen Jamison (Jamison Civil Eng)
Request: A final plat comprised of one lot on 14.01 acres, with a variance for a balance of tract without frontage to a public road.
Staff Rec.: **Recommended**
Staff: Steve Hopkins, 512-974-3175, steve.hopkins@austintexas.gov
Development Services

Public Hearing closed.

Motion to grant Staff's recommendation for C8-2019-0135.0A - Tech Junction located at 13624 Dessau Road was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner King on a vote of 9-0. Commissioner Bray off the dais. One vacancy on the Commission.

6. **Site Plan:** **SPC-2019-0413C - Pflugerville ISD Transportation Services; District 1**
Location: 13600 Immanuel Road, Harris Branch Watershed
Owner/Applicant: Pflugerville ISD (Gary Schulte)
Agent: Gil Engineering Associates, Inc. (Monica Silva)
Request: Approval of an expansion of an existing Administrative Services land use on a site zoned (P) Public, over one acre in size.
Staff Rec.: **Recommended**
Staff: Anaiah Johnson, 512-974-2932, anaiah.johnson@austintexas.gov
Development Services Department

Public Hearing closed.

Motion to grant Staff's recommendation for SPC-2019-0413C - Pflugerville ISD Transportation Services located at 13600 Immanuel Road was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner King on a vote of 9-0. Commissioner Bray off the dais. One vacancy on the Commission.

- 7. Resubdivision: C8-2020-0038.0A - Charro Estates, Resubdivision of Lot 15 (5-mile ETJ)**
Location: 694 Mesa Drive, Cedar Creek Watershed
Owner/Applicant: Jocelyn Fuentes
Agent: ATX Permit & Consulting (Lila Nelson)
Request: Approval of a resubdivision of one lot into 5 lots on 5.418 acres.
Staff Rec.: **Disapproval for Reasons**
Staff: Sylvia Limon, 512-974-2767, sylvia.limon@austintexas.gov
Development Services Department

Public Hearing closed.

Motion to grant Staff's recommendation of Disapproval for Reasons, as reflected in exhibit C of the staff report, for C8-2020-0038.0A - Charro Estates, Resubdivision of Lot 15 located at 694 Mesa Drive was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner King on a vote of 9-0. Commissioner Bray off the dais. One vacancy on the Commission.

- 8. Resubdivision: C8-2019-0056.0A - Westlake Heights; District 8**
Location: 1608 Barclay Drive, Eanes Creek Watershed; Barton Creek Watershed-Barton Springs Zone
Owner/Applicant: Hutson Interest, LLC (Duane Hutson)
Agent: Stantec Consulting Service, Inc. (Jennifer Leonard, P.E.)
Request: Approval of the resubdivision of an existing lot and unplatted property consisting of 3 lots on 2.259 acres with a variance request from 25-4-33 for a Balance of Tract.
Staff Rec.: **Recommended**
Staff: Cesar Zavala, 512-576-6395, cesar.zavala@austintexas.gov
Development Services Department

Public Hearing closed.

Motion to grant Staff's recommendation for C8-2019-0056.0A - Westlake Heights located at 1608 Barclay Drive was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner King on a vote of 9-0. Commissioner Bray off the dais. One vacancy on the Commission.

C. ITEMS FROM THE COMMISSION

1. Discuss and consider recommendations to Council regarding virtual meetings. Sponsors: Vice-Chair Barrera-Ramirez; Commissioners Aguirre, Duncan, King and Bray

Recommendations, as amended, regarding virtual meetings approved on unanimous consent.

Recommendations:

<http://www.austintexas.gov/edims/document.cfm?id=343023>

2. Discussion and possible action on City budget recommendations and consider establishing a working group tasked with providing recommendations regarding the budget for possible adoption by the Commission. Sponsors Commissioners Ray and King

Item postponed to July 21, 2020 by unanimous consent.

3. 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.
Sponsors: Chair Kiolbassa, Commissioner Duncan

Disposed without discussion / action.

D. BRIEFINGS

1. Planning in Austin: The Lillie Legacy. Sponsors: Chair Kiolbassa, Commissioner Duncan

Briefing conducted by Commissioner Duncan.

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.

Virtual Meetings Working Group
(Vice-Chair Barrera-Ramirez; Commissioners Aguirre, Duncan, King and Bray)

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, July 7, 2020 at 8:16p.m.