



**Regular Called Meeting  
ZONING & PLATTING COMMISSION  
Tuesday, July 21, 2020**

**The Zoning & Platting Commission convened in a meeting on Tuesday, July 21, 2020  
@ <http://www.austintexas.gov/page/watch-atxn-live>**

**Chair Kiolbassa called the Commission Meeting to order at 6:00 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.

Item posted in error; no action required.

*Following item was listed on the addendum.*

2. Approval of minutes from July 7, 2020.

Motion to approve the minutes from July 7, 2020 was approved on the consent agenda on the motion by Commissioner Evans, seconded by Commission Duncan on a vote of 10-0. One vacancy on the Commission.

## **B. PUBLIC HEARINGS**

- 1. Rezoning:** [C14-2019-0159 - Arboretum Lot 9; District 10](#)  
Location: 9401 Arboretum Boulevard, Bull Creek Watershed  
Owner/Applicant: GF-ARB C, Ltd. % Live Oak Gottesman  
Agent: Drenner Group, PC (Amanda Swor)  
Request: GR, CS, CS-1 to GR-MU  
Staff Rec.: **Recommended**  
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov  
Planning and Zoning Department

Motion to grant Applicant's request for postponement of this item to August 18, 2020 was approved on the consent agenda on the motion by Commissioner Evans, seconded by Commission Duncan on a vote of 10-0. One vacancy on the Commission.

- 2. Rezoning:** [C14-2020-0060 - Avery Lakeline; District 6](#)  
Location: 14231 North U.S. Highway 183A Service Road North Bound, Butter Cup Creek, South Brushy Creek Watersheds  
Owner/Applicant: Lakeline Avery Partners, LP (Alex Clarke)  
Agent: Alice Glasco Consulting (Alice Glasco)  
Request: MF-4 to CS-MU  
Staff Rec.: **Recommended**  
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov  
Planning and Zoning Department

Public Hearing closed.

Motion to grant Staff recommendation of CS-MU combining district zoning for C14-2020-0060 - Avery Lakeline located at 14231 North U.S. Highway 183A Service Road North Bound was approved on the consent agenda on the motion by Commissioner Evans, seconded by Commission Duncan on a vote of 10-0. One vacancy on the Commission.

- 3. Rezoning:** [C14-2020-0061 - This Old Wood Rezoning; District 1](#)  
Location: 13313 Old Gregg Lane, Harris Branch Watershed  
Owner/Applicant: Big Wood Floors, Inc. (Jeffery Spector)  
Agent: Land Answers, Inc. (Jim Wittliff)  
Request: RR to W/LO-CO  
Staff Rec.: **Recommended**  
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov  
Planning and Zoning Department

Public Hearing closed.

Motion to grant Staff recommendation of W/LO-CO combining district zoning for C14-2020-0061 - This Old Wood Rezoning located at 3313 Old Gregg Lane was approved on the consent agenda on the

motion by Commissioner Evans, seconded by Commission Duncan on a vote of 10-0. One vacancy on the Commission.

4. **Rezoning:** [C14-2020-0066 - Concordia Residence Hall-PDA Amendment; District 6](#)
- Location: 11400 Concordia University Drive, Lake Austin Watershed  
Owner/Applicant: Concordia University (Dan Gregory)  
Agent: Drenner Group (Dave Anderson, Nikki Hoelter)  
Request: R&D-PDA to R&D-PDA, to change a condition of zoning  
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 to grant Staff recommendation of R&D-PDA combining district zoning for C14-2020-0066 - Concordia Residence Hall-PDA Amendment located at 11400 Concordia University Drive was approved on the consent agenda on the motion by Commissioner Evans, seconded by Commission Duncan on a vote of 10-0. One vacancy on the Commission.

5. **Final Plat Out of a Preliminary Plan:** [C8J-2018-0167.1A - Addison Section 5 \(Small Lot Subdivision\) - Final Plat](#)
- Location: Near US 183 South and Dee Gabriel Collins Road, Onion and Cottonmouth Creek Watersheds  
Owner/Applicant: CARMA Properties Westport  
Agent: Kitchen Table Solutions (Jonathan Fleming)  
Request: Approval of a final plat consisting of 144 single-family lots on 23.71 acres.  
Staff Rec.: **Recommended**  
Staff: Joe L. Arriaga, 512-854-7562, [joe.arriaga@traviscountytexas.gov](mailto:joe.arriaga@traviscountytexas.gov)  
Single Office: Travis County/City of Austin

Public Hearing closed.

Motion to grant Staff recommendation for C8J-2018-0167.1A - Addison Section 5 (Small Lot Subdivision) - Final Plat located at Near US 183 South and Dee Gabriel Collins Road was approved on the consent agenda on the motion by Commissioner Evans, seconded by Commission Duncan on a vote of 10-0. One vacancy on the Commission.

6. **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.: **Recommended**  
Staff: Sylvia Limon, 512-974-2767, [sylvia.limon@austintexas.gov](mailto:sylvia.limon@austintexas.gov)  
Development Services Department

Public Hearing closed.

Motion to grant Staff recommendation for C8-2020-0038.0A - Charro Estates, Resubdivision of Lot 15 at 694 Mesa Drive was approved on the consent agenda on the motion by Commissioner Evans, seconded by Commission Duncan on a vote of 10-0. One vacancy on the Commission.

7. **Final Plat from approved preliminary plan:** [C8-2018-0165.1A - Cascades at Onion Creek East, Phase One; District 5](#)  
Location: 11601 South IH-35 Service Road Northbound, Onion Creek Watershed  
Owner/Applicant: M/I Homes of Austin, LLC (William G. Peckman)  
Agent: LJA Engineering, Inc. (Russell Kotara, P.E.)  
Request: Approval of the final plat composed of 91 lots on 40.5379 acres.  
Staff Rec.: **Recommended**  
Staff: Cesar Zavala, 512-974-3404, cesar.zavala@austintexas.gov  
Development Services Department

Public Hearing closed.

Motion to grant Staff recommendation for C8-2018-0165.1A - Cascades at Onion Creek East, Phase One located at 11601 South IH-35 Service Road Northbound was approved on the consent agenda on the motion by Commissioner Evans, seconded by Commission Duncan on a vote of 10-0. One vacancy on the Commission.

8. **Final Plat from approved preliminary plan:** [C8-2018-0171.1A.SH - Goodnight Ranch Phase Two-East Section One; District 2](#)  
Location: 9308 Capitol View Drive, Onion Creek Watershed  
Owner/Applicant: Austin Goodnight Ranch, L.P. (Myra Goepf)  
Agent: LandDev Consulting (Greg Fortman)  
Request: Approve a final plat out of an approved preliminary plan for 175 lots on 66.115 acres.  
Staff Rec.: **Recommended**  
Staff: Sylvia Limon, 512-974-2767, sylvia.limon@austintexas.gov  
Development Services Department

Public Hearing closed.

Motion to grant Staff recommendation for C8-2018-0171.1A.SH - Goodnight Ranch Phase Two-East Section One located at 9308 Capitol View Drive was approved on the consent agenda on the motion by Commissioner Evans, seconded by Commission Duncan on a vote of 10-0. One vacancy on the Commission.

9. **Final Plat (without a preliminary plan):** [C8-2020-0090.0A - Menchaca Road Apartments; District 5](#)  
Location: 7731 Menchaca Road, South Boggy Creek Watershed  
Owner/Applicant: CRP-GREP Elan Dawson Owner L.P. (Logan Kimble, Greystar)  
Agent: BGE, Inc. (Brian Grace)  
Request: Approval of a final plat consisting of 1 lot on 10.70 acres.  
Staff Rec.: **Disapproval for Reasons**

Staff: Jennifer Bennett-Reumuth, 512-974-9002, jennifer.bennett-reumuth@austintexas.gov  
Development Services Department

Public Hearing closed.

Motion to grant Staff recommendation to disapprove for reasons per Exhibit C of the Staff report, for C8-2020-0090.0A - Menchaca Road Apartments located at 7731 Menchaca Road was approved on the consent agenda on the motion by Commissioner Evans, seconded by Commission Duncan on a vote of 10-0. One vacancy on the Commission.

*Following item was listed on the addendum.*

- 10. Site Plan - Extension:** [SPC-99-2019A\(XT5\) - Hyde Park Baptist Church Quarries Multiuse Facility; District 7](#)  
Location: 4400 Mesa Woods Drive, Walnut Creek Watershed  
Owner/Applicant: Hyde Park Baptist Church (Dan Gardner)  
Agent: Armbrust & Brown, LLP (Amanda Morrow)  
Request: Approval of an Extension of 15 years to a previously approved Site Plan, under 25-5-63, Extension of Released Site Plan by the Land Use Commission.  
Staff Rec.: **Recommended**  
Staff: Christine Barton-Holmes, 512-974-2788, christine.barton-holmes@austintexas.gov  
Development Services Department

Public Hearing closed.

Motion to grant Staff recommendation for SPC-99-2019A(XT5) - Hyde Park Baptist Church Quarries Multiuse Facility located at 4400 Mesa Woods Drive was approved on the consent agenda on the motion by Commissioner Evans, seconded by Commission Duncan on a vote of 10-0. One vacancy on the Commission.

## C. BRIEFINGS

1. Briefing on the merger of the Neighborhood and Community Development and Planning and Zoning Department into the Housing and Planning Department as proposed in the City Manager's FY 20-21 budget submittal. Presenters: Rodney Gonzalez, Assistant City Manager, (512) 974-2313; Rosie Truelove, Director, Neighborhood Housing & Community Development, (512) 974-3064; Jerry Rusthoven, Assistant Director / Interim Lead, Planning and Zoning Department, (512) 974-3207.

Briefing provided by Rodney Gonzalez, Assistant City Manager; Rosie Truelove, Director, Neighborhood Housing & Community Development; Jerry Rusthoven, Assistant Director / Interim Lead, Planning and Zoning Department.

**D. NEW BUSINESS**

**E. ITEMS FROM THE COMMISSION**

1. Discussion and possible action on City budget recommendations. Sponsors: Commissioners Ray and King.

Motion by Commissioner Ray, seconded by Commissioner Evans to approve, as amended, the Zoning and Platting Commission FY 2021 Budget Recommendations was approved on a vote of 10-0. One vacancy on the Commission.

Recommendation: <http://www.austintexas.gov/edims/document.cfm?id=344387>

2. 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

Item disposed without discussion / action.

**F. 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.*

**G. COMMITTEE REPORTS & WORKING GROUPS**

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

Commissioner Duncan stated the Committee reviewed the Street Impact Fee ordinance and informed the Commission that Vice-Chair Barrera-Ramirez was elected Vice-Chair of the Committee.

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 Kiobassa adjourned the meeting without objection on Tuesday, July 21, 2020 at 7:37 p.m.**