



**AMENDED**

**Regular Called Meeting  
ZONING & PLATTING COMMISSION  
Tuesday, August 4, 2020**

**The Zoning & Platting Commission convened in a meeting on Tuesday, August 4, 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 July 21, 2020.

Motion to approve minutes from July 21, 2020 was approved was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner King on a vote of 10-0. 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

Public Hearing closed.

Motion by Commissioner Denkler, seconded by Commissioner King to grant Staff's recommendation of MF-4 district zoning for C14-2020-0053 - Cascades – Hilltop located at 11601-11811 South IH 35 Service Road Northbound on a vote of 10-0. One vacancy on the Commission.

- 2. Rezoning: C814-2009-0139.03 - Bull Creek PUD Amendment #3; District 10**  
Location: 5305, 5400, 5404, 5408, 5505 Paradox Cove, 4909, 4915-½, 4929 FM 2222 Road, Bull Creek and Lake Austin Watersheds  
Owner/Applicant: David Booth Revocable Trust (David G. Booth, Trustee)  
Agent: Armbrust & Brown, PLLC (David Armbrust / Amanda Morrow)  
Request: Amend a previously approved PUD to change landscaping and allow civic and cultural services uses  
Staff Rec.: **Pending; Request for Indefinite Postponement by the Staff**  
Staff: Mark Graham, 512-974-3574, mark.graham@austintexas.gov  
Planning and Zoning Department

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

- 3. Site Plan (EV Variance Only): SP-2018-0579C.SH - Persimmons; District 2**  
Location: 7051 Meadow Lake Boulevard, Onion Creek Watershed  
Owner/Applicant: Mike Mullone  
Agent: Dunaway Associates  
Request: Request to vary from LDC 25-8-341 to allow cut of more than four feet on slopes in excess of 15 percent gradient.  
Staff Rec.: **Recommended**  
Staff: Jonathan Garner, 512-422-0801, Jonathan.Garner@austintexas.gov  
Development Services Department

Public Hearing closed.

Motion to grant Staff's recommendation for SP-2018-0579C.SH - Persimmons located at 7051 Meadow Lake Boulevard was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner King on a vote of 10-0. One vacancy on the Commission.

4. **Final Plat with Preliminary:** **C8J-2018-0078.2A - Final Plat Preserve At Oak Hill**  
Location: 10304 Circle Drive, Barton Creek Watershed-Barton Springs Zone  
Owner/Applicant: John C. Kuhn  
Agent: Jamison Civil Engineering (Steve Jamison)  
Request: Approve a final plat out of an approved preliminary of 19 lots on 30.81 acres.  
Staff Rec.: **Disapproval for Reasons**  
Staff: Sylvia Limon, 512-974-2767, sylvia.limon@austintexas.gov  
Sue Welch, 512-854-7637, sue.welch@traviscountytx.gov  
Development Services Department

Public Hearing closed.

Motion to grant Staff's recommendation for C8J-2018-0078.2A - Final Plat Preserve At Oak Hill to disapprove for reasons, as reflected in Exhibit C of the Staff report, located at 10304 Circle Drive was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner King on a vote of 10-0. One vacancy on the Commission.

5. **Resubdivision:** **C8-2020-0100.0A - Resubdivision of Lot 3, Block E, Westover Hills Section Four Section Phase Two; District 10**  
Location: 4201 Hyridge Drive, Bull Creek Watershed  
Owner/Applicant: Stephen and Ellyn Yacktman  
Agent: Avalon Engineering (Bruce Aupperle, P.E.)  
Request: Approval of the resubdivision of a lot into a two lot subdivision on 0.4329 acres.  
Staff Rec.: **Recommended**  
Staff: Cesar Zavala, 512-974-3404, cesar.zavala@austintexas.gov  
Development Services Department

No action; notification error.

## C. BRIEFINGS

## D. NEW BUSINESS

## E. ITEMS FROM THE COMMISSION

1. 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 discussed and disposed without 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.*

Commissioner Aguirre and Commissioner King – Onion Creek Watershed staff briefing

## **G. 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, August 4, 2020 at 7:03 p.m.**