



**Regular Meeting  
ZONING & PLATTING COMMISSION**

**Tuesday, January 5, 2021**

The Zoning & Platting Commission convened in a meeting on Tuesday, January 5, 2021  
@ <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:**

**Cesar Acosta  
Ana Aguirre – Secretary  
Nadia Barrera-Ramirez – Vice-Chair  
Timothy Bray  
Ann Denkler – Parliamentarian  
Jim Duncan  
Bruce Evans  
Jolene Kiolbassa – Chair  
Ellen Ray  
Hank Smith**

**Absent:**

**David King**

**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 speaker registration deadline will each be allowed a three-minute allotment to address their concerns regarding items not posted on the agenda.

1. Ms. Karen Reynolds – Not present

## A. APPROVAL OF MINUTES

1. Approval of minutes from December 15, 2020.

Motion by Commissioner Denkler, seconded by Commissioner Ray to postpone approval of December 15, 2020 minutes was approved on a vote of 10-0. Commissioner King absent.

## B. PUBLIC HEARINGS

- 1. Rezoning:** [C14-2020-0131 - FPT Apartments; District 5](#)  
Location: 1434 Genoa Drive, Slaughter Creek Watershed  
Owner/Applicant: David Malone, Molly Denham, Jimmye Malone  
Agent: FPT Holdings, LLC (Saad Fidai)  
Request: DR to MF-5  
Staff Rec.: **Recommendation of MF-3, with conditions; Postponement request by the Applicant to January 19, 2021**  
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov  
Housing and Planning Department

Motion to grant Applicant's request for postponement of this item to January 19, 2021 was approved on the consent agenda on the motion by Commissioner Denkler, seconded by Commissioner Smith on a vote of 10-0. Commissioner King absent.

- 2. Zoning:** [C14-2020-0138 - TCR McKinney Falls; \(Contiguous to District 2\)](#)  
Location: 8201 Thaxton Road, Marble Creek Watershed  
Owner/Applicant: Philip Boghosian, as Trustee of the Philip Boghosian Living Trust  
Agent: Husch Blackwell LLP (Micah King)  
Request: Unzoned to SF-6  
Staff Rec.: **Recommended**  
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov  
Housing and Planning Department

Motion by Commissioner Aguirre, seconded by Vice-Chair Barrera-Ramirez to postpone the item to January 19, 2021 was approved on a vote of 7-1. Commissioner Evans voted nay. Commissioners Acosta and Bray abstained. Commissioner King absent.

- 3. Subdivision Construction Plan:** [C8-2019-0080.1B.SH - Persimmon Construction Plans; District 2](#)  
Location: 7051 Meadow Lake Boulevard, Onion Creek Watershed  
Owner/Applicant: Dunaway Associates  
Agent: June Routh  
Request: Variance request to exceed four feet of cut within 100 feet of a classified waterway (LDC 25-8-341)  
Staff Rec.: **Recommended**  
Staff: Jonathan Garner, 512-974-1665, Jonathan.Garner@austintexas.gov  
Development Services Department

Public Hearing closed.

Motion to grant Staff's recommendation for C8-2019-0080.1B.SH - Persimmon Construction Plans located at 7051 Meadow Lake Boulevard was approved on the consent agenda on the motion by Commissioner Denkler, seconded by Commissioner Smith on a vote of 10-0. Commissioner King absent.

4. **Site Plan:** [SP-2020-0228D - Brushy Creek Regional Utility Authority Raw Water Pump Station](#)
- Location: 9416 Lime Creek Road, Lake Travis Watershed  
Owner/Applicant: Karen Bondy, General Manager  
Brushy Creek Regional Utility Authority  
Agent: David Smith (Walker Partners Engineers)  
Request: 1. Request to vary from LDC 25-8-301 to construct private driveways crossing slopes in excess of 15 percent gradient.  
2. Request to vary from LDC 25-8-302(A) to construct a surface parking lot on slopes in excess of 15 percent gradient.  
3. Request to vary from LDC 25-8-302(B) to construct a building on slopes in excess of 25 percent gradient.  
4. Request to vary from LDC 25-8-342 to allow fill in excess of four feet in the Drinking Water Protection Zone.  
5. Request to vary from LDC 25-8-453(D)(1) to allow impervious cover in excess of 20 percent Net Site Area.
- Staff Rec.: **Recommended**  
Staff: Jonathan Garner, 512-974-1665, Jonathan.Garner@austintexas.gov  
Development Services Department

Public Hearing closed.

Motion to grant Staff's recommendation for SP-2020-0228D - Brushy Creek Regional Utility Authority Raw Water Pump Station located at 9416 Lime Creek Road was approved on the consent agenda on the motion by Commissioner Denkler, seconded by Commissioner Smith on a vote of 10-0. Commissioner King absent.

5. **Final Plat with Preliminary Plan:** [C8-2018-0122.3A - EastVillage Phase 2; District 1](#)
- Location: 12817 Willowgrove Lane, Harris Branch Watershed  
Owner/Applicant: KB Homes - Austin Division  
Agent: Angela Ploetz (LJA)  
Request: Approval of final plat comprised of 119 lots on 22.17 acres  
Staff Rec.: **Recommended**  
Staff: Steve Hopkins, 512-974-3175, steve.hopkins@austintexas.gov  
Development Services Department

Public Hearing closed.

Motion to grant Staff's recommendation for SP-2020-0228D - Brushy Creek Regional Utility Authority Raw Water Pump Station located at 12817 Willowgrove Lane was approved on the consent agenda on the motion by Commissioner Denkler, seconded by Commissioner Smith on a vote of 10-0. Commissioner King absent.

**6. Site Plan:** [SP-2017-0483D\(R1\) - West Travis County Public Utility Agency; District 8](#)

Location: 10710-1/2 West SH 71, Barton Creek Watershed-Barton Springs Zone  
Owner/Applicant: Jennifer Riechers, West Travis County Public Utility  
Agent: Murfee Engineering Company, Inc.  
Request: Revision of a previously approved site plan to add a second ground storage tank on a site zoned P that is greater than one acre in size, thus requiring a Conditional Use Permit per LDC 25-2-625.  
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's recommendation for SP-2017-0483D(R1) - West Travis County Public Utility Agency located at 10710-1/2 West SH 71 was approved on the consent agenda on the motion by Commissioner Denkler, seconded by Commissioner Smith on a vote of 10-0. Commissioner King absent.

### **C. 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 and Commissioner Duncan)

Item disposed without discussion or action.

### **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.*

Commissioners Bray and Denkler – Virtual meetings notification and speaker registration.

### **E. 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.

Onion Creek and Localized Flooding Working Group  
(Commissioners: Aguirre, King, Denkler and Smith)

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 Housing and Planning 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, January 5, 2021 at 6:24 p.m.**