



**Regular Meeting
ZONING & PLATTING COMMISSION
Tuesday, March 2, 2021**

The Zoning & Platting Commission convened in a meeting on Tuesday, March 2, 2021
@ <http://www.austintexas.gov/page/watch-atxn-live>

Chair Kiolbassa called the Commission Meeting to order at 6:03 p.m.

Commission Members in Attendance:

Cesar Acosta
Nadia Barrera-Ramirez – Vice-Chair
Timothy Bray
David King
Jolene Kiolbassa – Chair
Ann Denkler – Parliamentarian
Ellen Ray
Hank Smith
Carrie Thompson

Absent:

Roy Woody

One vacancy on the dais.

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.

A. APPROVAL OF MINUTES

1. Approval of minutes from February 2, 2021.

Motion to approve the minutes from February 2, 2021 was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner Denkler on a vote of 9-0. Commissioner Woody absent; one vacancy on the dais.

B. PUBLIC HEARINGS

1. Site Plan - Boat [SP-2020-0274D - 3336 Mount Bonnell Road; District 10](#)

Dock:

Location: 3336 Mount Bonnell Road, Lake Austin Watershed; Huck's Slough Watershed

Owner/Applicant: Meg Clark

Agent: Janis Smith

Request: Variance request from LDC 25-8-281(C)(2)(b) - to allow construction within 150 feet of a Spring Critical Environmental Feature (CEF).

Staff Rec.: **Recommended, with conditions**

Staff: Radmon Rice, 512-974-3429, radmon.rice@austintexas.gov
Watershed Protection Department

Item posted in error; no action.

2. Final Plat: [C8-2020-0255.0A - Avery Lakeline; District 6](#)

Location: 14121 North US Highway 183, Buttercup Creek Watershed; South Brushy Creek Watershed

Owner/Applicant: Lakeline Avery Partners, LP (Alex Clarke)

Agent: Jones-Carter, Inc. (John Alvarez, P.E.)

Request: Approval of 8 lot subdivision with all associated improvements on 97.21 acres.

Staff Rec.: **Approve with conditions**

Staff: Joey de la Garza, 512-974-2664, joey.delagarza@austintexas.gov
Development Services Department

Public Hearing closed.

Motion to approve Staff recommendation for C8-2020-0255.0A - Avery Lakeline located at 14121 North US Highway 183 was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner Denkler on a vote of 9-0. Commissioner Woody absent; one vacancy on the dais.

3. Partial Plat [C8-2019-0041.1A\(VAC\) - Avery Lakeline; District 6](#)

Vacation:

Location: 14121 North US Highway 183, Buttercup Creek Watershed; South Brushy Creek Watershed

Owner/Applicant: Lakeline Avery Partners, LP (Alex Clarke)

Agent: Jones-Carter, Inc. (John Alvarez, P.E.)

Request: Approval of partial plat vacation of Avery Lakeline subdivision, Travis County Doc. No. 2020023739.

Staff Rec.: **Approve with conditions**

Staff: Joey de la Garza, 512-974-2664, joey.delagarza@austintexas.gov
Development Services Department

Public Hearing closed.

Motion to approve Staff recommendation for C8-2019-0041.1A(VAC) - Avery Lakeline located at 14121 North US Highway 183 was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner Denkler on a vote of 9-0. Commissioner Woody absent; one vacancy on the dais.

4. **Preliminary Plan:** [C8J-2019-0143 - Howard Lane, A Small Lot Subdivision Preliminary Plan](#)
- Location: 2906 East Howard Lane, Harris Branch Watershed; Gilleland Creek Watershed
- Owner/Applicant: Clayton Properties Group, Inc. Brohn Homes (Tyler Gatewood)
- Agent: BGE, Inc. (Adam Berry)
- Request: Approval of Howard Lane, a Small Lot Subdivision Preliminary Plan consisting of 508 lots on 119.38 acres.
- Staff Rec.: **Recommended**
- Staff: Sarah Sumner, 512-854-7687, sarah.sumner@traviscountytexas.gov
Single Office

Public Hearing closed.

Motion to approve Staff recommendation for C8J-2019-0143 - Howard Lane, A Small Lot Subdivision Preliminary Plan located at 2906 East Howard Lane was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner Denkler on a vote of 9-0. Commissioner Woody absent; one vacancy on the dais.

5. **Final Plat with Preliminary Plan:** [C8J-2018-0151.1A - Whisper Valley Village 1, Phase 3 Final Plat; District 1](#)
- Location: Petrichor Blvd and Sonoma Breeze Drive, Gilleland Creek Watershed
- Owner/Applicant: WVV1P3, LP
- Agent: Land Dev Consulting LLC (Judd Willmann)
- Request: Approval of final plat comprised of 268 lots on 79.67 acres
- Staff Rec.: **Recommended**
- Staff: Sue Welch, 512-854-7637, sue.welch@traviscountytexas.gov
Travis County TNR - Single Office

Public Hearing closed.

Motion to approve Staff recommendation for C8J-2018-0151.1A - Whisper Valley Village 1, Phase 3 Final Plat located at Petrichor Blvd and Sonoma Breeze Drive was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner Denkler on a vote of 9-0. Commissioner Woody absent; one vacancy on the dais.

6. **Final Plat with Preliminary Plan:** [C8J-2018-0151.2A - Whisper Valley Village 1, Phase 4 Final Plat; District 1](#)
Location: Petrichor Blvd and Sonoma Breeze Drive, Gilleland Creek Watershed
Owner/Applicant: WVV1P4, LP
Agent: Land Dev Consulting LLC (Judd Willmann)
Request: Approval of final plat comprised of 116 lots on 32.60 acres
Staff Rec.: **Recommended**
Staff: Sue Welch, 512-854-7637, sue.welch@traviscountytexas.gov
Travis County TNR - Single Office

Public Hearing closed.

Motion to approve Staff recommendation for C8J-2018-0151.2A - Whisper Valley Village 1, Phase 4 Final Plat located at Petrichor Blvd and Sonoma Breeze Drive was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner Denkler on a vote of 9-0. Commissioner Woody absent; one vacancy on the dais.

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 Vice-Chair Barrera-Ramirez)

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.

1. Presentation on the [Austin Climate Equity Plan](#). (Sponsors: Chair Kiolbassa and Vice-Chair Barrera-Ramirez)
2. Community flood protection and flood resiliency efforts in response to climate change. (Sponsors: Commissioner King and Chair Kiolbassa)

E. NOMINATIONS & ELECTIONS

1. Nomination and election of Secretary.

After closing of call for nominations, Commissioner King was nominated and elected Secretary on a vote of 9-0. Commissioner Woody absent; one vacancy on the dais.

2. Nomination and recommendation for Council consideration; member to serve on Codes and Ordinances Joint Committee.
3. Nomination and recommendation for Council consideration; member to serve on Comprehensive Plan Joint Committee.

4. Nomination and recommendation for Council consideration; member to serve on Small Area Planning Joint Committee.

After closing of call for members to be recommended to serve on Joint Committees, the following members were selected by slate and approved on a vote of 9-0. Commissioner Woody absent; one vacancy on the dais:

Chair Kiolbassa – Codes and Ordinances Joint Committee

Commissioner Bray – Comprehensive Plan Joint Committee

Commissioner Acosta – Small Area Planning Joint Committee

F. COMMITTEE REPORTS & WORKING GROUPS

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

No report provided.

Comprehensive Plan Joint Committee
(Commissioner: Smith)

No report provided.

Small Area Planning Joint Committee
(Commissioners: King and Ray)

No report provided.

Onion Creek and Localized Flooding Working Group
(Commissioners: 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, March 2, 2021 at 6:25 p.m.