

# Special Meeting of the Zoning and Platting Commission July 7, 2020

## Zoning and Platting Commission to be held July 7, 2020 with Social Distancing Modifications

Public comment will be allowed via telephone; no in-person input will be allowed. **All speakers, including applicants and representatives, must register in advance (Day before the scheduled meeting, July 6, 2020 by Noon).**

To speak remotely at the July 7, 2020 Zoning and Platting Commission Meeting, residents must:

Call or preferably email the board liaison at 512-974-6508 and [andrew.rivera@austintexas.gov](mailto:andrew.rivera@austintexas.gov) (the day before the meeting). The following information is required:

1. The speaker name.
2. Item number(s) they wish to speak on.
3. Whether they are for/against/neutral.
4. Mailing address.
5. Telephone number. Must be the number that will be used to call-in.

**Failure to provide the required information by noon July 6, 2020 shall render a request null and void.**

A registered speaker may not sign up another speaker. Previous registration on an item does not automatically roll over.

- Once a request to register to speak has been called in or emailed to the board liaison, residents will receive either an email or phone call with additional information regarding the call in process.

- Handouts or other information must be emailed to [andrew.rivera@austintexas.gov](mailto:andrew.rivera@austintexas.gov) by 1:00 PM Tuesday, July 7, 2020. This information will be provided to Commission members in advance of the meeting.

- Residents may watch the meeting here: <http://www.austintexas.gov/page/watch-atxn-live>

### **Time Allotment:**

**Applicant: 6 minutes and 3 minutes rebuttal.**

**Speakers: 3 minutes.**

**Postponement requests must be submitted to the case manager and Andrew Rivera by 5PM  
Monday, July 6, 2020**

## **Order of Meeting**

Determination of Quorum / Meeting Called to Order

Reading of Proposed Consent Agenda

\*Vote and Disposal of Consent Agenda

\*\*Determination of Discussion Postponement Items

Discussion Cases (Including public comment, staff and applicant / representative presentations)

Other Business

Adjournment

\* The consent agenda may be acted upon by one vote without separate discussion.

Speakers are allowed to provide testimony on an item proposed for the consent agenda. At the discretion of the Commission the item may remain on the consent agenda.

\*\* Discussion postponement consists of public comment by 2 individuals for the postponement and 2 individuals against the postponement at 2 minutes each per speaker. Testimony should not delve into the merits of the case. The granting of a postponement must be approved by affirmative vote of the Commission.



## **ZONING & PLATTING COMMISSION AGENDA**

**Tuesday, July 7, 2020**

The Zoning and Platting Commission will convene at 6:00 PM on Tuesday, July 7, 2020 via Videoconference <http://www.austintexas.gov/page/watch-atxn-live>

[Ana Aguirre](#) – Secretary  
[Nadia Barrera-Ramirez](#) – Vice-Chair  
[Timothy Bray](#)  
[Ann Denkler](#) – Parliamentarian  
[Jim Duncan](#)  
[Bruce Evans](#)

[David King](#)  
[Jolene Kiolbassa](#) – Chair  
[Ellen Ray](#)  
[Hank Smith](#)

Vacant (District 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.

## 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](mailto:wendy.rhoades@austintexas.gov)  
Planning and Zoning Department
- 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](mailto:wendy.rhoades@austintexas.gov)  
Planning and Zoning Department
- 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.: **No action required – Withdrawn by Applicant**  
Staff: Sherri Sirwaitis, 512-974-3057, [sherri.sirwaitis@austintexas.gov](mailto:sherri.sirwaitis@austintexas.gov)  
Planning and Zoning Department
- 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](mailto:heather.chaffin@austintexas.gov)  
Planning and Zoning Department

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](mailto:steve.hopkins@austintexas.gov)  
Development Services
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 zone (P) Public, over one acre in size.  
Staff Rec.: **Recommended**  
Staff: Anaiah Johnson, 512-974-2932, [anaiah.johnson@austintexas.gov](mailto:anaiah.johnson@austintexas.gov)  
Development Services Department
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](mailto:sylvia.limon@austintexas.gov)  
Development Services Department
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](mailto:cesar.zavala@austintexas.gov)  
Development Services Department

## **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
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
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

## **D. BRIEFINGS**

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

Comprehensive Plan Joint Committee  
(Commissioners: Aguirre, Evans and Smith)

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

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

## **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.

Attorney: [Nicolas Parke](#), 512-974-6463  
Commission Liaison: [Andrew Rivera](#), 512-974-6508