



**Regular Called Meeting
ZONING & PLATTING COMMISSION
Tuesday, March 3, 2020**

**The Zoning & Platting Commission convened in a meeting on Tuesday, March 3, 2020
@ 301 W. 2nd St., Austin, TX 78704**

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

Commission Members in Attendance:

**Ana Aguirre – Secretary
Nadia Barrera-Ramirez
Ann Denkler – Parliamentarian
Jim Duncan – Vice-Chair
Bruce Evans
Jolene Kiolbassa – Chair
David King
Hank Smith**

Absent

**Timothy Bray
Ellen Ray**

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

CITIZEN COMMUNICATION

The first four (4) speakers signed up prior to the meeting being called to order 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 18, 2020.

Motion to approve the minutes from February 18, 2020 was approved on the consent agenda on the motion by Commissioner King, seconded by Commissioner Evans was approved on a vote of 8-0. Commissioners Bray and Ray absent. One vacancy on the Commission.

B. PUBLIC HEARINGS

- 1. Zoning:** [C814-2018-0122 - Circuit of the Americas PUD; District 2](#)
Location: 9201 Circuit of the Americas Boulevard, Dry Creek and Maha Creek Watersheds
Owner/Applicant: Circuit of the Americas, LLC (Kurt Rechner)
Agent: Metcalfe, Wolff, Stuart & Williams (Michele Rogerson Lynch)
Request: I-RR to PUD
Staff Rec.: **Recommendation Pending. Staff request for an indefinite postponement.**
Staff: [Sherrri Sirwaitis](#), 512-974-3057
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 King, seconded by Commissioner Evans was approved on a vote of 8-0. Commissioners Bray and Ray absent. One vacancy on the Commission.

- 2. Zoning and Rezoning:** [C14-2019-0059 - SH 71 and FM 973; District 2](#)
Location: 3201, 3203, 3205, 3207, 3209, and 3211 East SH 71 Service Road Westbound; 3214 Bessie Avenue, 3174 and 3176 Eva Street, Colorado River Watershed
Owner/Applicant: Stripes LLC (Billy Arnette)
Agent: Metcalfe Wolff Stuart & Williams, LLP (Amanda Brown)
Request: I-SF-2; GR-CO to GR-CO
Staff Rec.: **Request for Indefinite Postponement by Staff and the Applicant**
Staff: [Wendy Rhoades](#), 512-974-7719
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 King, seconded by Commissioner Evans was approved on a vote of 8-0. Commissioners Bray and Ray absent. One vacancy on the Commission.

- 3. Zoning:** [C14-2019-0129 - 10801 Wayne Riddell Loop; District 5](#)
Location: 10801 Wayne Riddell Loop, Onion Creek; Slaughter Creek Watersheds
Owner/Applicant: Riddell Family Limited Partnership (James A. Henry)
Agent: Smith Robertson, LLP (David Hartman)
Request: I-RR to MF-4
Staff Rec.: **Recommended with Conditions**
Staff: [Wendy Rhoades](#), 512-974-7719
Planning and Zoning Department

Motion to grant Neighborhood's request for postponement of this item to April 7, 2020 was approved on the consent agenda on the motion by Commissioner King, seconded by Commission Evans on a vote of 8-0. Commissioners Bray and Ray absent. One vacancy on the Commission.

4. **Rezoning:** [C14-2020-0004 - Applied Materials Warehouse; District 1](#)
Location: 9614 E. US 290 HWY SVRD WB, Decker Creek Watershed
Owner/Applicant: Applied Materials, Inc. (Harold McCreary)
Agent: Alice Glasco Consulting (Alice Glasco)
Request: From DR to LI
Staff Rec.: **Recommended**
Staff: [Kate Clark](#), 512-974-1237
Planning and Zoning Department

Public Hearing closed.

Motion to grant Staff's recommendation of LI district zoning for C14-2020-0005 - Applied Materials Warehouse located at 9614 E. US 290 HWY SVRD WB was approved on the consent agenda on the motion by Commissioner King, seconded by Commission Evans on a vote of 8-0. Commissioners Bray and Ray absent. One vacancy on the Commission.

5. **Rezoning:** [C14-2020-0005 - Applied Materials Warehouse; District 1](#)
Location: 9628 E. US 290 HWY SVRD WB, Decker Creek Watershed
Owner/Applicant: Applied Materials, Inc. (Harold McCreary)
Agent: Alice Glasco Consulting (Alice Glasco)
Request: From DR to LI
Staff Rec.: **Recommended**
Staff: [Kate Clark](#), 512-974-1237
Planning and Zoning Department

Public Hearing closed.

Motion to grant Staff's recommendation of LI district zoning for C14-2020-0005 - Applied Materials Warehouse located at 9628 E. US 290 HWY SVRD WB was approved on the consent agenda on the motion by Commissioner King, seconded by Commission Evans on a vote of 8-0. Commissioners Bray and Ray absent. One vacancy on the Commission.

6. **Rezoning:** [C14-2020-0009 - Dessau Rezone; District 1](#)
Location: 9511 Dessau Road, Little Walnut Creek Watershed
Owner/Applicant: Wilco Group Holdings, LLC. (Cory Damon)
Agent: Keepers Land Planning (Ricca Keepers)
Request: From SF-3 to LI
Staff Rec.: **Recommended**
Staff: [Kate Clark](#), 512-974-1237
Planning and Zoning Department

Public Hearing closed.

Motion to grant Staff's recommendation of LI district zoning for C14-2020-0009 – Dessau Rezone located at 9511 Dessau Road was approved on the consent agenda on the motion by Commissioner King, seconded by Commission Evans on a vote of 8-0. Commissioners Bray and Ray absent. One vacancy on the Commission.

7. **Site Plan:** [SP-2019-0108D - Thaxton Road Tract Offsite Wastewater Improvements; District 2](#)
Location: 6810-1/2 Colton Bluff Springs Road, Marble Creek Watershed
Owner/Applicant: Phillip Boghosian
Agent: Jeff Howard
Request: Request to vary LDC 25-8-261 to allow development in a critical water quality zone.
Staff Rec.: **Not Recommended**
Staff: [Jonathan Garner](#), 512-974-1665
[Atha Phillips](#), Watershed Protection Department
Development Services Department

Public Hearing closed.

Motion by Vice-Chair Duncan, seconded by Commissioner Aguirre to deny request to vary LDC 25-8-261 to allow development in a critical water quality zone. Motion prevailed on a vote of 6-2. Commissioners Evans and Smith voted nay. Commissioners Bray and Ray absent. One vacancy on the Commission.

C. ITEMS FROM THE COMMISSION

1. Revision of the Austin Land Development Code

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. Co-Sponsors: Chair Kiolbassa, Vice-Chair Duncan

- a. Update from staff on the Land Development Code Revision (Chair Kiolbassa, Vice-Chair Duncan, Commissioner Aguirre)

Item discussed and disposed without 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 King and Denkler – Briefing from Demographer

E. COMMITTEE REPORTS & WORKING GROUPS

Codes and Ordinances Joint Committee
(Vice-Chair Duncan, Commissioners: Barrera-Ramirez 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 Kiobassa adjourned the meeting without objection on Tuesday, March 3, 2020 at 7:33 p.m.