



**Regular Called Meeting
ZONING & PLATTING COMMISSION
Tuesday, August 18, 2020**

**The Zoning & Platting Commission convened in a meeting on Tuesday, August 18, 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 - Vice-Chair
Timothy Bray
Ann Denkler – Parliamentarian
Jim Duncan
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 August 4, 2020.

Motion to approve minutes from August 4, 2020, as amended, was approved on the consent agenda on the motion by Commissioner Evans, seconded by Vice-Chair Barrera-Ramirez was approved on a vote of 10-0. One vacancy on the Commission.

B. PUBLIC HEARINGS

1. **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, wendy.rhoades@austintexas.gov
Planning and Zoning Department

Motion to grant Staff's and Applicant's request for indefinite postponement of this item was approved on the consent agenda on the motion by Commissioner Evans, seconded by Vice-Chair Barrera-Ramirez was approved on a vote of 10-0. One vacancy on the Commission.

2. **Rezoning:** [C14-2020-0070 - JBR Holdings; District 5](#)
Location: 9315 South IH 35 Service Road Northbound, Onion Creek Watershed
Owner/Applicant: Alpha Meadows Crossing, Ltd. (Joseph Richter, Jr.)
Agent: Kimley-Horn (Luke Caraway)
Request: CS-CO to CS-CO, to change a condition of zoning
Staff Rec.: **Recommended**
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov
Planning and Zoning Department

Public Hearing closed.

Motion to grant Staff's recommendation of CS-CO combining district zoning, to change a condition of zoning for C14-2020-0070 - JBR Holdings located at 9315 South IH 35 Service Road Northbound was approved on the consent agenda on the motion by Commissioner Evans, seconded by Vice-Chair Barrera-Ramirez was approved on a vote of 10-0. One vacancy on the Commission.

3. **Rezoning:** [C14-2020-0063 - Pier Property Rezoning; District 10](#)
Location: 1703 River Hills Road, Lake Austin Watershed
Owner/Applicant: Tires Made Easy, Inc. (Andrew S. Price)
Agent: Husch Blackwell, LLP (Nikelle Meade)
Request: CS-1 to CR
Staff Rec.: **Recommended**
Staff: Mark Graham, 512-974-3574, mark.graham@austintexas.gov
Planning and Zoning Department

Public Hearing closed.

Motion by Commissioner Denkler, seconded by Commissioner Smith to grant CR district zoning for C14-2020-0063 - Pier Property Rezoning located at 1703 River Hills Road was approved on a vote of 10-0. One vacancy on the Commission.

4. **Rezoning:** [C14-2019-0159 - Arboretum Lot 9; District 10](#)
Location: 9401 Arboretum Boulevard, Bull Creek Watershed
Owner/Applicant: GF-ARB C, Ltd. % Live Oak Gottesman
Agent: Drenner Group, PC (Amanda Swor)
Request: GR, CS, CS-1 to GR-MU
Staff Rec.: **Recommended**
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov
Planning and Zoning Department

Motion to grant Applicant's request for postponement of this item to October 6, 2020 was approved on the consent agenda on the motion by Commissioner Evans, seconded by Vice-Chair Barrera-Ramirez was approved on a vote of 10-0. One vacancy on the Commission.

5. **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.: **Recommended, with conditions**
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov
Planning and Zoning Department

Public Hearing closed.

Motion by Commissioner Aguirre, seconded by Commissioner Smith to grant Staff's recommendation PUD district zoning, with conditions and include Environmental Commission's recommendations for C814-2018-0122 - Circuit of the Americas PUD located at 9201 Circuit of the Americas Boulevard was approved on a vote of 10-0. One vacancy on the Commission.

Environmental Commission Recommendation

Applicant to hire a certified Arborist to oversee the maintenance of (i.e. plan for watering, pruning, mulching, etc.) the planted trees for three years.

6. **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.: **Recommended**
Staff: Sylvia Limon, 512-974-2767, sylvia.limon@austintexas.gov
Sue Welch, 512-854-7637, sue.welch@traviscountytexas.gov
Development Services Department

Public Hearing closed.

Motion to grant Staff's recommendation for C8J-2018-0078.2A - Final Plat Preserve At Oak Hill located at 10304 Circle Drive was approved on the consent agenda on the motion by Commissioner Evans, seconded by Vice-Chair Barrera-Ramirez was approved on a vote of 10-0. One vacancy on the Commission.

C. NEW BUSINESS

1. Discussion and possible action regarding Annual Internal Review and Report (July 2019-June 2020).

Item postponed by unanimous consent to September 1, 2020.

D. 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.

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.

Commissioners Evans / Denkler – Matters related to postponements

F. 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)

Commissioner Evans stated the 2020 Austin Annual report provided to Committee as draft for comment.

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

Commissioner Aguirre stated the Committee will hear additional cases at a rescheduled date.
Commissioner King stated the Committee passed a budget recommendation.

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 18, 2020 at 8:26 p.m.