



**Regular Called Meeting
ZONING & PLATTING COMMISSION
Tuesday, September 1, 2020**

**The Zoning & Platting Commission convened in a meeting on Tuesday, September 1, 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
Timothy Bray
Ann Denkler – Parliamentarian
Jim Duncan – Vice-Chair
Bruce Evans
David King
Jolene Kiolbassa – Chair
Hank Smith**

**Absent
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

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 on a vote of 9-0. Commissioner Ray was absent. One vacancy on the Commission.

B. PUBLIC HEARINGS

- 1. 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 GR-MU, as amended
Staff Rec.: **Recommended**
Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov
Planning and Zoning Department

Public Hearing closed.

Motion by Commissioner Evans, seconded by Commissioner Smith, per adopted amendment to include a conditional overlay, to grant GR-MU-CO combining district zoning for C14-2020-0057 - One Way Out located at 601 Nixon Lane was approved on a vote of 7-2. Commissioners Smith and Evans voted nay. Commissioner Ray was absent. One vacancy on the Commission.

Conditional Overlay:

Prohibit Service Station

- 2. Final Plat with Preliminary:** [C8-2018-0217.3A - Colton Bluff Phase 2; District 2](#)
Location: 7231 Colton Bluff Springs Road, Cottonmouth Creek Watershed
Owner/Applicant: KB Home Lone Star LP (John Zinsmeyer)
Agent: Carlson, Brigrance, Doering, Inc. (Geoff Guerrero)
Request: Approva a final plat out of an approved preliminary for 64 lots on 12.17 acres.
Staff Rec.: **Disapproval for Reasons**
Staff: Sylvia Limon, 512-974-2767, sylvia.limon@austintexas.gov
Development Services Department

Public Hearing closed.

Motion to grant staff recommendation, disapprove for reasons as reflected in exhibit C of the Staff report for C8-2018-0217.3A - Colton Bluff Phase 2 was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner Duncan on a vote of 9-0. Commissioner Ray was absent. One vacancy on the Commission.

3. **Resubdivision:** [C8-2019-0100.0A - Resubdivision of Lot 3, Block E, Westover Hills Section Four Section Phase Two; District 10](#)
- Location: 4201 Hyridge Drive, Bull Creek Watershed
- Owner/Applicant: Stephen and Ellyn Yacktman
- Agent: Avalon Engineering (Bruce Aupperle, P.E.)
- Request: Approval of the resubdivision of a lot into a two lot subdivision on 0.4329 acres.
- Staff Rec.: **Recommended**
- Staff: Cesar Zavala, 512-974-3404, cesar.zavala@austintexas.gov
Development Services Department

Motion by Commissioner Duncan, seconded by Commissioner Aguirre to postpone this item to September 15, 2020 was approved on a vote of 9-0. Commissioner Ray was absent. One vacancy on the Commission.

4. **Final w/Preliminary Plan** [C8J-2012-0161.7A - Kara Drive Bridge, Final Plat](#)
- Location: Kara Drive at Gerard Drive, Onion/Cottonmouth Creeks
- Owner/Applicant: CARMA Properties Westport LLC.
- Agent: Kitchen Table Solutions (Jonathan Fleming)
- Request: Approval of a final plat consisting of one lot for public right-of-way only.
- Staff Rec.: **Recommended**
- Staff: Jose Luis Arriaga, Supervisor, 512-854-7562,
joe.arriaga@traviscountytexas.gov
Travis County/City of Austin Single Office

Public Hearing closed.

Motion to grant staff recommendation for C8J-2012-0161.7A - Kara Drive Bridge located at Kara Drive at Gerard Drive was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner Duncan on a vote of 9-0. Commissioner Ray was absent. One vacancy on the Commission.

C. NEW BUSINESS

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

Motion by Commissioner King, seconded by Commissioner Aguirre to approve the Annual Internal Review and Report (July 2019-June 2020), as amended, was approved on a vote of 9-0. Commissioner Ray was absent. One vacancy on the Commission.

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 disposed without discussion or action.

2. Discussion and possible action regarding postponement policy and postponement history.
Sponsors: Commissioners Evans and Denkler

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.

Commissioner Evans / Chair Kiolbassa – Imagine Austin Annual Report

F. COMMITTEE REPORTS & WORKING GROUPS

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

Commissioner Denkler stated the Committee reviewed a reviewed a code amendment regarding Platting Exceptions.

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 Kiolbassa adjourned the meeting without objection on Tuesday, September 1, 2020 at 8:12 p.m.