



**Regular Called Meeting  
ZONING & PLATTING COMMISSION  
Tuesday, September 15, 2020**

The Zoning & Platting Commission convened in a meeting on Tuesday, September 15, 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  
Timothy Bray  
Ann Denkler – Parliamentarian  
Jim Duncan  
Bruce Evans  
David King  
Jolene Kiolbassa – Chair  
Ellen Ray  
Hank Smith

**Absent**

**Nadia Barrera-Ramirez – Vice-Chair**

**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 September 1, 2020.

Motion to approve the minutes from September 1, 2020 was approved on the consent agenda on the motion by Commissioner King, seconded by Commissioner Duncan on a vote of 8-0. Commissioner Denkler off the dais. Vice-Chair Barrera-Ramirez absent. One vacancy on the Commission.

## B. PUBLIC HEARINGS

1. **Rezoning:** [C14-2020-0084 - The Training Kitchen; District 5](#)  
Location: 1901 Matthews Lane, Williamson Creek Watershed  
Owner/Applicant: Amanda Longtain and Matthew Shepherd  
Agent: Stansberry Engineering Co., Inc. (Blayne Stansberry)  
Request: SF-3; GO-CO to GR  
Staff Rec.: **Recommendation of GO-MU**  
Staff: Wendy Rhoades, 512-974-7719, [wendy.rhoades@austintexas.gov](mailto:wendy.rhoades@austintexas.gov)  
Planning and Zoning Department

Motion by Commissioner King, seconded by Commission Denkler to approve a postponement request by an adjacent property owner to October 6, 2020 was approved on a vote of 8-1. Commissioner Evans voted nay. Vice-Chair Barrera-Ramirez absent. One vacancy on the Commission.

2. **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 Yacktmann  
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](mailto:cesar.zavala@austintexas.gov)  
Development Services Department

Motion by Commissioner King, seconded by Commissioner Denkler to postpone this item to October 6, 2020 was approved on a vote of 7-2. Commissioners Evans and Smith voted nay. Vice-Chair Barrera-Ramirez absent. One vacancy on the Commission.

3. **Final Plat out of an Approved Preliminary Plan:** [C8J-2017-0235.2A - Bella Fortuna Phase 2](#)  
Location: 11300 Bradshaw Road, Onion Creek Watershed  
Owner/Applicant: Clayton Properties Group, Inc. (Adam Boenig)  
Agent: Doucet & Associates (Davood Salek)  
Request: The request is for approval of the Bella Fortuna Phase 2 Final Plat consisting of 68 lots on 18.62 acres. Water and wastewater will be provided by the City of Austin.  
Staff Rec.: **Recommended**  
Staff: Sarah Sumner, 512-854-7687, [Sarah.sumner@traviscountytexas.gov](mailto:Sarah.sumner@traviscountytexas.gov)  
Single Office

Public Hearing closed.

Motion to grant Staff's recommendation for C8J-2017-0235.2A - Bella Fortuna Phase 2 located at 11300 Bradshaw Road was approved on the consent agenda on the motion by Commissioner King, seconded by Commissioner Duncan on a vote of 8-0. Commissioner Denkler off the dais. Vice-Chair Barrera-Ramirez absent. One vacancy on the Commission.

4. **Final Plat out of an Approved** [C8J-2010-0008.1A - Elm Creek Centre Phase 1](#)

**Preliminary Plan:**

Location: 12500 FM 969 Road, Elm Creek Watershed  
Owner/Applicant: CB2Ls, LLC (Buckner Baccus)  
Agent: Jones Carter (Ryan LaMarre)  
Request: Approval of the Elm Creek Centre Phase 1 Final Plat consisting of 4 commercial lots on 8.544 acres. Water provided by Manville Water Supply Corporation and wastewater by on-site septic system.  
  
Staff Rec.: **Recommended**  
Staff: Sarah Sumner, 512-854-7687, sarah.sumner@traviscountytexas.gov  
Single Office

Public Hearing closed.

Motion to grant Staff's recommendation for C8J-2010-0008.1A - Elm Creek Centre Phase 1 located at 12500 FM 969 Road was approved on the consent agenda on the motion by Commissioner King, seconded by Commissioner Duncan on a vote of 8-0. Commissioner Denkler off the dais. Vice-Chair Barrera-Ramirez absent. One vacancy on the Commission.

**C. BRIEFING**

1. [2020 Imagine Austin Annual Report](#)

Presentation and discussion regarding 2020 Imagine Austin Annual Report. Staff: Matthew Dugan, Planning and Zoning Department, (512) 974-7665.

Briefing conducted and presentation provided by:  
Matt Dugan – Planning and Zoning Department  
Cassie DeLeon – Public Health Department  
Erin Wood – Watershed Protection Department  
Laura Esparza – Parks and Recreation Department  
Sam Tedford – Neighborhood Housing and Community Development

**D. ITEMS FROM THE COMMISSION**

1. Discussion and possible action regarding supplemental postponement policy and or rule or regulation pertaining to postponements, per Zoning and Platting Commission Rules of Procedure, Article VII (C). Sponsors: Commissioners Evans and Smith

Item discussed and disposed without action.

2. 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.*

## **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)

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 15, 2020 at 8:15 p.m.**