



**Special Called Meeting  
ZONING & PLATTING COMMISSION  
Tuesday, October 20, 2020**

**The Zoning & Platting Commission convened in a meeting on Tuesday, October 20, 2020  
@ <http://www.austintexas.gov/page/watch-atxn-live>**

**Vice-Chair Barrera-Ramirez called the Commission Meeting to order at 6:04 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  
Ellen Ray  
Hank Smith**

**Absent**

**Jolene Kiolbassa – Chair  
Cesar Acosta**

**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 October 6, 2020.

Motion to approve minutes from October 6, 2020 was approved, as amended, on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner King on a vote of 9-0. Chair Kiolbassa and Commissioner Acosta absent.

## B. PUBLIC HEARINGS

1. **Rezoning:** [C14-2020-0059 - Cypress Creek Apartment Homes; District 7](#)  
Location: 1417 West Howard Lane, Walnut Creek Watershed  
Owner/Applicant: Ringgold Partners I, Ltd. (John Bultman)  
Agent: Alice Glasco Consulting (Alice Glasco)  
Request: GR, CS-CO to GR-MU  
Staff Rec.: **Recommended, with conditions**  
Staff: Sherri Sirwaitis, 512-974-3057, [sherri.sirwaitis@austintexas.gov](mailto:sherri.sirwaitis@austintexas.gov)  
Housing and Planning Department

Public Hearing closed.

Motion by Commissioner Smith, second by Commissioner Duncan to grant Staff's recommendation of GR-MU combining district zoning, with the condition of the Transportation Impact Analysis memorandum, for C14-2020-0059 - Cypress Creek Apartment Homes located at 1417 West Howard Lane was approved on a vote of 9-0. Chair Kiolbassa and Commissioner Acosta absent.

2. **Rezoning:** [C14-2020-0091 - Johnny Morris Road Light Industrial; District 1](#)  
Location: 6215 ½ Johnny Morris Road, Walnut Creek Watershed  
Owner/Applicant: Texas Coldworks, LLC (Christian Garces)  
Agent: Kimley-Horn (Harrison M. Hudson, P.E.)  
Request: LI-CO, W/LO-CO to LI  
Staff Rec.: **Pending; Postponement request by Staff to November 4, 2020**  
Staff: Sherri Sirwaitis, 512-974-3057, [sherri.sirwaitis@austintexas.gov](mailto:sherri.sirwaitis@austintexas.gov)  
Housing and Planning Department

Motion to approve Staff's request for postponement of this item to November 4, 2020 was approved, as amended, on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner King on a vote of 9-0. Chair Kiolbassa and Commissioner Acosta absent.

3. **Rezoning:** [C14-2020-0099 - Rezoning of 15204 N. FM 620; District 6](#)  
Location: 15204 North FM 620 Road, Lake Creek Watershed  
Owner/Applicant: England Ranch SE, LP (Joe F. England)  
Agent: Armbrust & Brown, PLLC (Richard T. Suttle)  
Request: DR to MF-4  
Staff Rec.: **Recommended**  
Staff: Sherri Sirwaitis, 512-974-3057, [sherri.sirwaitis@austintexas.gov](mailto:sherri.sirwaitis@austintexas.gov)  
Housing and Planning Department

Public Hearing closed.

Motion to grant Staff's recommendation of MF-4 district zoning for C14-2020-0099 - Rezoning of 15204 N. FM 620 located at 15204 North FM 620 Road was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner King on a vote of 9-0. Chair Kiolbassa and Commissioner Acosta absent.

4. **Site Plan:** [SPC-2019-0505D - Colton Bluff Park; District 2](#)  
Location: 7405 Lowery Crossing, Cottonmouth Creek Watershed  
Owner/Applicant: KB Homes – Austin Division (Laurie Lara)  
Agent: SEC Planning, Ltd. (Amy Booth)  
Request: Conditional Use Permit for Community Recreation use in SF-4A-CO zoning  
Staff Rec.: **Recommended**  
Staff: Ann DeSanctis, 512-974-3102, ann.desanctis@austintexas.gov  
Development Services Department

Public Hearing closed.

Motion to recommend Staff's recommendation for SPC-2019-0505D - Colton Bluff Park located at 7405 Lowery Crossing was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner King on a vote of 9-0. Chair Kiolbassa and Commissioner Acosta absent.

5. **Final Plat with Preliminary Plan:** [C8-2017-0307.4A - Vistas Section 5; District 2](#)  
Location: 1834 Old Lockhart Road, Rinard Creek Watershed  
Owner/Applicant: Vista Bluff Investments LP  
Agent: BGE, Inc (John Kim)  
Request: Approval of a final plat out of a preliminary plan, comprised of 162 lots on 44.5 acres.  
Staff Rec.: **Disapproval for Reasons**  
Staff: Steve Hopkins, 512-974-3175, steve.hopkins@austintexas.gov  
Development Services Department

Public Hearing closed.

Motion to Disapprove for Reasons, per Exhibit C of the Staff report, was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner King on a vote of 9-0. Chair Kiolbassa and Commissioner Acosta absent.

6. **Final Plat with Preliminary Plan:** [C8-2018-0217.4A - Colton Bluff Phase 3; 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: Approval of a final plat out of an approved preliminary for 64 lots on 12.17 acres.  
Staff Rec.: **Disapproval for Reasons**  
Staff: Steve Hopkins, 512-974-3175, steve.hopkins@austintexas.gov  
Development Services Department

Public Hearing closed.

Motion to Disapprove for Reasons, per Exhibit C of the Staff report, was approved on the consent agenda on the motion by Commissioner Smith, seconded by Commissioner King on a vote of 9-0. Chair Kiolbassa and Commissioner Acosta absent.

## **D. PRESENTATION**

1. Presentation and possible action to adopt recommendations to be forwarded to Council regarding matters related to Onion Creek. Staff: Kevin Shunk, 512 974-9176, Watershed Protection Department

Presentation provided by Kevin Shunk, Watershed Protection Department.

## **E. NEW BUSINESS**

1. Discussion regarding Zoning and Platting Commission meeting schedule for calendar year 2021.

Item discussed and disposed.

## **F. 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.

## **G. 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 Aguirre and King – Establish Onion Creek Working Group

## **H. 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 Housing and Planning Department, at 512-974-6508, for additional information; TTY users route through Relay Texas at 711.

**Vice-Chair Barrera-Ramirez adjourned the meeting without objection on Tuesday, October 20, 2020 at 7:04 p.m.**