



**Special Called Meeting  
ZONING & PLATTING COMMISSION  
Tuesday, November 17, 2020**

**The Zoning & Platting Commission convened in a meeting on Tuesday, November 17, 2020  
@ <http://www.austintexas.gov/page/watch-atxn-live>**

**Chair Kiolbassa called the Commission Meeting to order at 6:05 p.m.**

**Commission Members in Attendance:**

**Cesar Acosta  
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**

**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 November 4, 2020.

Motion to approve the minutes from November 4, 2020 (correct date read into the record) was approved on consent agenda on the motion by Commissioner Denkler, second by Commissioner Smith on a vote of 11-0.

## B. PUBLIC HEARINGS

1. **Zoning:** **C14-2020-0116 - 10304 Old San Antonio Road; District 5**  
Location: 10304 Old San Antonio Road, Slaughter Creek Watershed  
Owner/Applicant: Bernadette M. Rainosek, Frank A. Miller, and Walter John Miller  
Agent: McLean & Howard, LLP (Jeffrey S. Howard)  
Request: I-RR to MF-3  
Staff Rec.: **Recommendation of MF-2**  
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov  
Housing and Planning Department

Motion to grant Staff's request for postponement of this item to December 1, 2020 was approved on consent agenda on the motion by Commissioner Denkler, second by Commissioner Smith on a vote of 11-0.

2. **Rezoning:** **C14-2020-0090 - Johnny Morris Road Rezoning; District 1**  
Location: 7008 Johnny Morris Road, Walnut Creek Watershed  
Owner/Applicant: Arabon Real Estate, LLC  
Agent: Thrower Design LLC (A. Ron Thrower)  
Request: SF-2 to GR-MU  
Staff Rec.: **Recommendation of LO-MU**  
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov  
Housing and Planning Department

Public Hearing closed.

Motion by Commissioner Evans, seconded by Commissioner Smith to grant GR-MU-CO combining district zoning, with an additional condition for C14-2020-0090 - Johnny Morris Road Rezoning located at 7008 Johnny Morris Road was approved on a vote of 6-5. Chair Kiolbassa and Commissioners Aguirre, Denkler, Duncan and King voted nay.

### Conditional Overlay

The following uses are not permitted uses of the Property:

Automotive rentals  
Automotive sales  
Exterminating services  
Pawn shop services  
Automotive repair services  
Automotive washing (of any type)  
Funeral services

Drive-in service is prohibited as an accessory use to a restaurant (limited) use.

- 3. Zoning:** **C14-2020-0111 - Vineyard Christian Fellowship of Austin, Texas, Inc.; District 6**  
Location: 13208 Morris Road, Lake Creek Watershed  
Owner/Applicant: Vineyard Christian Fellowship of Austin, Texas, Inc. (Benjamin Koch)  
Agent: Mathias Company (Richard Mathias)  
Request: I-RR to GR for Tract 1 and MF-2 for Tract 2  
Staff Rec.: **Recommendation of MF-2 for Tract 1 and LO-MU for Tract 2**  
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov  
Housing and Planning Department

Motion to grant Neighborhood's request for postponement of this item to December 15, 2020 was approved on consent agenda on the motion by Commissioner Denkler, second by Commissioner Smith on a vote of 11-0.

- 4. Rezoning:** **C14-2020-0006 - 7700 Parmer; District 6**  
Location: 7700 Parmer Lane, Lake Creek Watershed  
Owner/Applicant: BRI 1869 Parmer, LLC  
Agent: Drenner Group (Amanda Swor)  
Request: LI-PDA to LI-PDA, to change a condition of zoning  
Staff Rec.: **Recommended**  
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov  
Housing and Planning Department

Public Hearing closed.

Motion to grant Staff's recommendation of LI-PDA combining district zoning, to change a condition of zoning for C14-2020-0006 - 7700 Parmer located at 7700 Parmer Lane was approved on consent agenda on the motion by Commissioner Denkler, second by Commissioner Smith on a vote of 11-0.

- 5. Preliminary Plan:** **C8J-2018-0151 - Whisper Valley Village 1 Phase 3 & Phase 4; District 1**  
Location: East Braker Lane and Petrichor Boulevard, Gilleland Creek Watershed  
Owner/Applicant: WV V1 P3 and P4, LP.  
Agent: LandDev Consulting, LLC (Judd Willmann)  
Request: Approval of Preliminary Plan with 384 lots on 112.28 acres.  
Staff Rec.: **Recommended**  
Staff: Sue Welch, 512-854-7637, sue.welch@traviscountytexas.gov  
Travis County TNR - Single Office

Public Hearing closed.

Motion to grant Staff's recommendation for C8J-2018-0151 - Whisper Valley Village 1 Phase 3 & Phase 4 located at East Braker Lane and Petrichor Boulevard was approved on consent agenda on the motion by Commissioner Denkler, second by Commissioner Smith on a vote of 11-0.

- 6. Plat Vacation: C8-89-0104.OA(VAC) - Manor Road Amended Plat; District 1**  
Location: 3403 Cambridge Court, Tannehill Branch Watershed  
Owner/Applicant: Cambridge Court Austin, LLC  
Agent: Thrower Design LLC (Beth Turner)  
Request: Total vacation of the Amended plat of Lots 30 & 31, Block D Manor Road Addition.  
Staff Rec.: **Recommended**  
Staff: Steve Hopkins, 512-974-3175, [steve.hopkins@austintexas.gov](mailto:steve.hopkins@austintexas.gov)  
Development Services Department

Public Hearing closed.

Motion to grant Staff's recommendation for C8-89-0104.OA(VAC) - Manor Road Amended Plat located at 3403 Cambridge Court was approved on consent agenda on the motion by Commissioner Denkler, second by Commissioner Smith on a vote of 11-0.

### **C. 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.

### **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.*

### **E. 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.

**Chair Kiolbassa adjourned the meeting without objection on Tuesday, November 17, 2020 at 7:27 p.m.**