



**Regular Meeting
ZONING & PLATTING COMMISSION
Tuesday, April 6, 2021**

**The Zoning & Platting Commission convened in a meeting on Tuesday, April 6, 2021
@ <http://www.austintexas.gov/page/watch-atxn-live>**

Chair Kiolbassa called the Commission Meeting to order at 6:01 p.m.

Commission Members in Attendance:

**Cesar Acosta
Nadia Barrera-Ramirez – Vice-Chair
Timothy Bray
Jolene Kiolbassa – Chair
David King
Ann Denkler – Parliamentarian
Ellen Ray
Hank Smith
Carrie Thompson
Roy Woody**

Absent:

One vacancy on the dais.

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

CITIZEN COMMUNICATION

The first four (4) speakers signed up prior to the speaker registration deadline will each be allowed a three-minute allotment to address their concerns regarding items not posted on the agenda.

1. Ms. Zenobia Joseph – Ms. Joseph conveyed matters related to affordable housing.

A. APPROVAL OF MINUTES

1. Approval of minutes from March 16, 2021.

Motion by Commissioner King, seconded by Commissioner Woody to postpone approval of the minutes from March 16, 2021 to April 20, 2021 was approved on a vote of 10-0. One vacancy on the Commission.

B. PUBLIC HEARINGS

- 1. Site Plan Extension:** [SP-2015-0507D\(XT2\) - Travaasa Improvements Phase 2](#)
Location: 13500 FM 2769 Road, Lake Travis Watershed
Owner/Applicant: Solidago, LLC (Mark Stebbings)
Agent: Cunningham-Allen, Inc. (Richard Couch)
Request: 3-Year Extension of Time (to December 31, 2024)
Staff Rec.: **Recommended**
Staff: Randall Rouda, 512-974-3338, randall.rouda@austintexas.gov
Development Services Department

Item withdrawn by Applicant; no action taken.

- 2. Final Plat from Approved Preliminary Plan:** [C8J-2008-0168.4A - Entrada Phase 5](#)
Location: Louris Lane, Gilleland Creek Watershed
Owner/Applicant: Lennar Homes of Texas Land and Construction, Ltd. (Kevin Pape)
Agent: Carlson, Brigrance & Doering, Inc. (Brendan McEntee)
Request: Approval of Entrada Phase 5, A Small Lot Subdivision consisting of 148 lots on 53.427 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
Single Office

Public Hearing closed.

Motion to approve Staff's recommendation for C8J-2008-0168.4A - Entrada Phase 5 located at Louris Lane was approved on the consent agenda on the motion by Commissioner Smith, seconded by Vice-Chair Barrera-Ramirez on a vote of 10-0. One vacancy on the Commission.

3. Final Plat from [C8J-2018-0091.2A - Turners Crossing North Phase 2](#)

**Approved
Preliminary Plan:**

Location: FM 1327 at North Turnersville Road, Rinard Creek Watershed
Owner/Applicant: Meritage Homes of Texas, LLC (Matthew Scrivener)
Agent: Kimley-Horn and Associates, Inc. (Jacob Kondo)
Request: Approval of Turners Crossing North Phase Two Subdivision consisting of 304 lots on 100.665 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
Single Office

Public Hearing closed.

Motion to approve Staff's recommendation for C8J-2018-0091.2A - Turners Crossing North Phase 2 located at FM 1327 at North Turnersville Road was approved on the consent agenda on the motion by Commissioner Smith, seconded by Vice-Chair Barrera-Ramirez on a vote of 10-0. One vacancy on the Commission.

4. Resubdivision: [C8-2019-0185.0A - Armadillo Parks; District 2](#)

Location: 901 & 909 Armadillo Road, Garrison Park NP Area; Williamson Creek Watershed
Owner/Applicant: David Cox (Verde Ville LLC)
Agent: George Gonzalez (Genesis 1 Engineering Co.)
Request: Approval of Armadillo Parks, a resubdivision of Lots 1 and 2, Big White Cloud Subdivision, comprised of 5 lots on 0.703 acre.

Staff Rec.: **Recommended with Conditions**
Staff: Steve Hopkins, 512-974-3175, steve.hopkins@austintexas.gov
Development Services Department

Public Hearing closed.

Motion to approve Staff's recommendation for C8-2019-0185.0A - Armadillo Parks located at 901 & 909 Armadillo Road, with conditions, was approved on the consent agenda on the motion by Commissioner Smith, seconded by Vice-Chair Barrera-Ramirez on a vote of 9-0. Commissioner King abstained on this item. One vacancy on the Commission.

5. Final Plat from [C8-2018-0043.2A - Parkside Section 1 at Wildhorse Ranch; District 1](#)

**Approved
Preliminary Plan:**

Location: 9936-1/2 Lindell Lane, Decker and Gilleland Creek Watersheds
Owner/Applicant: Forestar Group
Agent: BGE, Inc. (Pablo Martinez)
Request: Approval of a final plat comprised of 145 lots on 37.39 acres
Staff Rec.: **Disapproval for Reasons**
Staff: Jennifer Bennett-Reumuth, 512-974-9002, jennifer.bennett-reumuth@austintexas.gov

Public Hearing closed.

Motion to for Disapproval for Reasons, per the Staff report Exhibit C, for C8-2018-0043.2A - Parkside Section 1 at Wildhorse Ranch located at 9936-1/2 Lindell Lane was approved on the consent agenda on the motion by Commissioner Smith, seconded by Vice-Chair Barrera-Ramirez on a vote of 10-0. One vacancy on the Commission.

6. Final Plat: [C8-2019-0053.0A - Wells Branch Commercial Lots, Section One; District 7](#)

Location: 501 West Well Branch Parkway, Harris Branch Watershed
Owner/Applicant: Sealy Heatherwilde, L.P. (Mark P. Sealy)
Agent: Jones Carter, Inc. (Gemsong Ryan)
Request: Approval of the five lot subdivision on 11.187 acres
Staff Rec.: **Recommended**
Staff: Cesar Zavala, 512-974-3404, cesar.zavala@austintexas.gov

Public Hearing closed.

Motion to approve Staff's recommendation for C8-2019-0053.0A - Wells Branch Commercial Lots, Section One, per the plat notes in Exhibit A, located at 501 West Well Branch Parkway was approved on the consent agenda on the motion by Commissioner Smith, seconded by Vice-Chair Barrera-Ramirez on a vote of 10-0. One vacancy on the Commission.

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 and Vice-Chair Barrera-Ramirez)

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.

Commissioner Smith / Chair Kiolbassa – Request briefing by demographer.

E. NOMINATIONS & ELECTIONS

1. Nomination and election of officers.

After closing of nominations, the following slate of Commissioners were elected on a vote of 10-0. One vacancy on the Commission.

Chair – Nadia Barrera-Ramirez
Vice-Chair – Jolene Kiolbassa
Secretary – David King

Parliamentarian – Ann Denkler

2. Nomination and recommendation for Council consideration; member to serve on Comprehensive Plan Joint Committee.

After the closing of nominations, Commissioner Cesar Acosta was nominated to serve on Comprehensive Plan Joint Committee, on a vote of 10-0. One vacancy on the Commission.

F. COMMITTEE REPORTS & WORKING GROUPS

Codes and Ordinances Joint Committee
(Chair Kiolbassa, Vice-Chair Barrera-Ramirez; Commissioner Denkler)

No report provided.

Comprehensive Plan Joint Committee
(Commissioners: Bray and Smith)

No report provided.

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

No report provided.

Onion Creek and Localized Flooding Working Group
(Commissioners: King, Denkler and Smith)

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, April 6, 2021 at 6:30 p.m.