



## ZONING & PLATTING COMMISSION AGENDA

**Tuesday, April 4, 2023**

The Zoning and Platting Commission will convene at 6:00 PM on Tuesday, April 4, 2023 at Austin City Hall, Council Chambers, Room 1001 301 W. Second Street, Austin, TX.

Some members of the Zoning and Platting Commission may be participating by videoconference. The meeting may be viewed online at: <http://www.austintexas.gov/page/watch-atxn-live>

[Cesar Acosta](#)  
[Scott Boone](#)  
[Alejandra Flores](#)  
[William D. Floyd](#)  
[David Fouts](#)  
[Betsy Greenberg](#) - Vice-Chair

[Ryan Johnson](#)  
[Jolene Kiolbassa](#)  
[Hank Smith](#) – Chair  
[Lonny Stern](#)  
[Carrie Thompson](#) - Secretary

### **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

### **PUBLIC 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.

### **APPROVAL OF MINUTES**

1. Approval of minutes from March 21, 2023.

Attorney: Chrissy Mann, 512-974-2179  
Commission Liaison: [Andrew Rivera](#), 512-974-6508

## PUBLIC HEARINGS

- 2. Rezoning:** [C14-2022-0159 - Standing Rock Residential; District 10](#)  
Location: 5715 Standing Rock Drive, West Bull Creek Watershed  
Owner/Applicant: Steven Beim  
Agent: Thrower Design (A. Ron Thrower)  
Request: RR to SF-1-CO  
Staff Rec.: **Recommended**  
Staff: Sherri Sirwaitis, 512-974-3057, [sherri.sirwaitis@austintexas.gov](mailto:sherri.sirwaitis@austintexas.gov)  
Planning Department
- 3. Rezoning:** [C14-2022-0143 - 7611 Jester Boulevard Rezone; District 10](#)  
Location: 7611 Jester Boulevard, Bull Creek  
Owner/Applicant: Bandali Builders (Aman Bandali)  
Agent: Keepers Land Planning (Ricca Keepers)  
Request: SF-2 to SF-6  
Staff Rec.: **Recommendation of SF-5**  
Staff: Sherri Sirwaitis, 512-974-3057, [sherri.sirwaitis@austintexas.gov](mailto:sherri.sirwaitis@austintexas.gov)  
Planning Department
- 4. Rezoning:** [C14-2023-0010 - 9815 & 9817 Anderson Mill Rd.](#)  
Location: 9815 & 9817 Anderson Mill Road, Bull Creek  
Owner/Applicant: Ramin & Jennifer Zavareh  
Request: LR-CO to CS  
Staff Rec.: **Recommendation of LR-CO, to change a condition of zoning**  
Staff: Sherri Sirwaitis, 512-974-3057, [sherri.sirwaitis@austintexas.gov](mailto:sherri.sirwaitis@austintexas.gov)  
Planning Department
- 5. Rezoning:** [C14-2023-0006 - Wynne Lane Single Family; District 5](#)  
Location: 7500 Wynne Lane, South Boggy Creek Watershed  
Owner/Applicant: Jon Conner  
Agent: Thrower Design, LLC (Victoria Haase)  
Request: MH to SF-3  
Staff Rec.: **Recommended**  
Staff: Ricky Barba, 512-974-7740, [Ricky.Barba@Austintexas.gov](mailto:Ricky.Barba@Austintexas.gov)  
Planning Department

6. **Site Plan Revision; Compatibility Waiver:** [SP-2018-0092C\(R1\) - The Greens on Cooper Lane Revision; District 2](#)  
 Location: 7601 Cooper Lane, South Boggy Creek  
 Owner/Applicant: VTC Coopers LLC  
 Agent: Thrower Design (Ron Thrower)  
 Request: Approval of a compatibility waiver (LDC 25-2-1063) to allow encroachment of the 25' setback.  
 Staff Rec.: **Recommended**  
 Staff: Rosemary Avila, 512-974-2784, rosemary.avila@austintexas.gov  
 Heather Chaffin, 512-974-2140, heather.chafiin@austintexas.gov  
 Development Services Department
7. **Site Plan Revision; Conditional Use Permit:** [SP-00-2186C\(R5\) - Center Park at Tech Ridge; District 1](#)  
 Location: 500 Canyon Ridge Drive, Walnut Creek  
 Owner/Applicant: Parmer Tech Ridge LLC c/o Regency Centers LP  
 Agent: WGI (Kassie Kolander)  
 Request: Approval of a conditional use permit for a large retail use site plan revision.  
 Staff Rec.: **Recommended**  
 Staff: Rosemary Avila, 512-974-2784, rosemary.avila@austintexas.gov  
 Heather Chaffin, 512-974-2140, heather.chafiin@austintexas.gov  
 Development Services Department
8. **Site Plan - Appeal:** [SP-2021-028C - 2428 W Ben White Mixed Use Development; District 5](#)  
 Location: 2428 W Ben White Boulevard, Barton Creek & Williamson Creek  
 Owner/Applicant: Strait Lakehills, Ltd (Robert Strait)  
 Agent: Jones & Carter, Inc (Justin Cadieux)  
 Request: Appeal of Environmental Officer Decision  
 Staff Rec.: **Denial**  
 Staff: Christine Barton-Holmes, 512-974-2788, christine.barton-holmes@austintexas.gov  
 Heather Chaffin, 512-974-2140, heather.chafiin@austintexas.gov  
 Development Services Department
9. **Subdivision:** [C8J-2022-0351 - Whisper Valley Multifamily- Parcel 3 & 4](#)  
 Location: 9605 N FM 973 Road, Gilleland Creek  
 Owner/Applicant: Francis Capello  
 Agent: HR Green Development Texas, LLC (Michael Giannetta)  
 Request: Approval of Preliminary Plan  
 Staff Rec.: **Pending**  
 Staff: Amy Combs, 512-974-2786, amy.combs@austintexas.gov  
 Development Services Department

Attorney: Chrissy Mann, 512-974-2179

Commission Liaison: [Andrew Rivera](#), 512-974-6508

- 10. Subdivision:** [C8-2023-0036.0A - Veranda Apartments](#)  
Location: 7205 E Ben White Boulevard, Carson Creek  
Owner/Applicant: Mac McElwrath  
Agent: Ryan Lamarre (Quiddity Engineering)  
Request: Approval of a service extension request for 250 feet of 12 inch water main and 200 or 270 feet of 8 inch gravity wastewater main for a 1 lot final plat on 18.04 acres.  
Staff Rec.: **Disapproval for Reasons, per Exhibit C**  
Staff: Nicholas Coussoulis, 512-978-1769,  
Nicholas.Coussoulis@austintexas.gov  
Steve Hopkins, Steve.Hopkins@austintexas.gov  
Development Services Department

## ITEMS FROM THE COMMISSION

- 11.** Discussion and possible action to adopt a recommendation concerning Budget FY 23-24.  
(Sponsors: Chair Smith and Vice-Chair Greenberg)

## 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.*

## ELECTIONS & NOMINATIONS

- 12.** Election of interim parliamentarian.  
**13.** Election of Officers.

## COMMITTEE REPORTS

Codes and Ordinances Joint Committee  
(Commissioners: Flores, Greenberg and Thompson)

Comprehensive Plan Joint Committee  
(Commissioners: Boone, Thompson and Smith)

Small Area Planning Joint Committee  
(Commissioners: Acosta, Greenberg and Johnson)

## 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

Attorney: Chrissy Mann, 512-974-2179  
Commission Liaison: [Andrew Rivera](#), 512-974-6508

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 Department, at 512-974-6508, for additional information; TTY users route through Relay Texas at 711.

## SPEAKER REGISTRATION

All participants wishing to address the commission must register to speak. Public participation is available by teleconference or in-person.

### Teleconference Registration

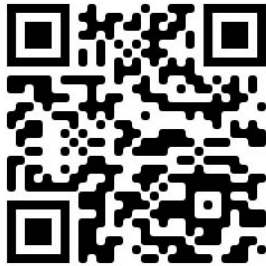
Registration for participation by teleconference closes on **Tuesday, April 4, 2023 at 2:00 PM**. Teleconference code and additional information to be provided after the closing of teleconference registration.

### In-Person Registration

While in-person registrants are encouraged to register in advance of the meeting, in-person registration closes at **6:00 p.m.** the day of the meeting utilizing a mobile device to scan the below QR code which will be displayed in council chambers. Mobile devices will also be available at the meeting for public use for the purpose of speaker registration.

**Click on link below or scan the QR code and submit the form to register to speak. Speakers should submit a separate registration form for each item of interest.**

<https://forms.office.com/g/90fSJ07xY9>



---

Please contact Andrew Rivera, Commission Liaison, for questions regarding speaker registration at [Andrew.rivera@austintexas.gov](mailto:Andrew.rivera@austintexas.gov) or by phone 512-974-6508.

Presentations and handouts are requested to be e-mailed to Commission Liaison Andrew Rivera at [Andrew.rivera@austintexas.gov](mailto:Andrew.rivera@austintexas.gov) by 1:00 PM day of the meeting.

**PARKING & VALIDATION**

Parking is available at the City Hall parking garage and is free with validation. A stamp machine will be available to manually stamp the parking ticket.

**Speakers Testimony Time Allocation**

<b>Speaker</b>	<b>Number</b>	<b>Time Allocated</b>
<b>Applicant / Agent</b>	1	6 min. and 3min. Rebuttal
<b>Primary Speaker Opposed</b>	1	6 min.
<b>All other Speakers</b>	Unlimited	3 min.

**Zoning and Platting Commission 2023 Meeting Schedule**

Unless otherwise noted the commission will convene at 6:00 PM, Austin City Hall

January 3,2023	August 15,2023
January 17,2023	September 5,2023
February 7,2023	September 19,2023
February 21,2023	October 3,2023
March 7,2023	October 17,2023
March 21,2023	November 14, 2023 , 5 PM Consent Agenda
April 4,2023	November 21,2023
April 18,2023	December 5,2023
May 2,2023	December 19,2023
May 16,2023	
June 6,2023	
June 20,2023	
July 11, 2023 , 5 PM, Consent Agenda	
July 18,2023	
August 1,2023	