



## ZONING & PLATTING COMMISSION AGENDA

**Tuesday, May 2, 2023**

The Zoning and Platting Commission will convene at 6:00 PM on Tuesday, May 2, 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](#)  
[Kendra Garrett](#)

[Betsy Greenberg](#) - Vice-Chair  
[Ryan Johnson](#) - Parliamentarian  
[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 April 18, 2023.

## PUBLIC HEARINGS

2. **Rezoning:** [C14-2023-0002 - Indian Hills; District 1](#)  
Location: 6201 Quinn Luke Trail, Decker Creek  
Owner/Applicant: IH CLEAN ENERGY CENTER TX LP  
Agent: Metcalfe Wolff Stuart and Williams (Michele Rogerson Lynch)  
Request: LI-CO to LI-CO, to change a condition of zoning.  
Staff Rec.: **Recommended**  
Staff: Jonathan Tomko, (512) 974-1057, jonathan.tomko@austintexas.gov  
Planning Department
  
3. **Rezoning:** [C14-2022-0175 - Airport 973 Addition; District 2](#)  
Location: 3178 & 3180 Eva Street, Colorado River  
Owner/Applicant: Sunoco Retail, LLC (Ola Faye Woods)  
Agent: Metcalfe Wolff Stuart & Williams (Michele Rogerson Lynch)  
Request: I-SF-2 to GR-CO  
Staff Rec.: **Recommended**  
Staff: Nancy Estrada, 512-974-7617, nancy.estrada@austintexas.gov  
Planning Department
  
4. **Rezoning:** [C14-2023-0004 - 7414 Sherwood Road Family; District 5](#)  
Location: 7414 Sherwood Road, South Boggy Creek  
Owner/Applicant: Jon Conner  
Agent: Thrower Design, LLC (A. Ron Thrower)  
Request: SF-2 to SF-3  
Staff Rec.: **Recommended**  
Staff: Ricky Barba, 512-974-7740, Ricky.barba@austintexas.gov  
Planning Department
  
5. **Site Plan- Hill Country Roadway:** [SPC-2021-0140D - Spicewood Springs Road Mobility Improvements; District 10](#)  
Location: 328 1/2 Spicewood Springs Road, Bull Creek/Shoal Creek Watersheds  
Owner/Applicant: Engineering Services Division, City of Austin (Jennifer Massie-Gore)  
Agent: Austin Transportation Department (Paul Terranova)  
Request: Approval of a Hill Country Roadway site plan to construct 0.2 miles of road improvements within the Loop 360 Hill Country Roadway Corridor.  
Staff Rec.: **Recommended**  
Staff: Christine Barton-Holmes, 512-974-2788, christine.barton-holmes@austintexas.gov  
Development Services Department

Attorney: Chrissy Mann, 512-974-2179

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

6. **Total Plat Vacation:** [C8S-75-067VAC - James E. Olsen Resubdivision \(Total Plat Vacation\): District 5](#)  
 Location: 1118 Bluebonnet Lane, Lady Bird Lake  
 Owner/Applicant: Gary & Sharyn Reynolds  
 Agent: TCMB Engineering, LLC (Bob Demyan)  
 Request: Approval of total plat vacation consisting of 1 lot on about 0.44 acres  
 Staff Rec.: **Recommended**  
 Staff: Juan Enriquez, 512-974-2767, [juan.enriquez@austintexas.gov](mailto:juan.enriquez@austintexas.gov)  
 Development Services Department
7. **Final Plat:** [C8-2022-0318.0A - Maxwell Subdivision; District 3](#)  
 Location: 2114 Maxwell Lane, Carson Creek Watershed  
 Owner/Applicant: Real Holdings, LLC (Lynn Yuan)  
 Agent: LOConsultants (Sergio Lozano, P.E.)  
 Request: Approval of the five lot subdivision on 0.59 acres.  
 Staff Rec.: **Disapprove for Reasons, per Exhibit C**  
 Staff: Cesar Zavala, 512-974-3404, [cesar.zavala@austintexas.gov](mailto:cesar.zavala@austintexas.gov)  
 Development Services Department
8. **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.: **Disapprove for Reasons, per Exhibit C**  
 Staff: Nicholas Coussoulis, 512-978-1769, [Nicholas.Coussoulis@austintexas.gov](mailto:Nicholas.Coussoulis@austintexas.gov)  
 Development Services Department

## ITEMS FROM THE COMMISSION

### 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.*

### COMMITTEE REPORTS

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

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

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

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 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

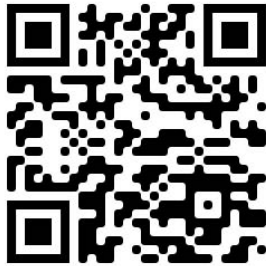
Registration for participation by teleconference closes on Tuesday, May 2, 2023 at 2:00 PM. Teleconference code and additional information to be provided after the closing of teleconference registration.

### 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	