



ZONING & PLATTING COMMISSION AGENDA

Tuesday, September 5, 2023

The Zoning and Platting Commission will convene at 6:00 PM on Tuesday, September 5, 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 August 15, 2023

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

PUBLIC HEARINGS

- 2. Rezoning:** [C14-2023-0077 - Allandale Car Wash](#)
Location: 7320 Burnet Road, Shoal Creek
Owner/Applicant: Armbrust & Brown PLLC (Michael J. Whellan)
Agent: Kimley-Horn and Associates Inc. (Jonathan Sosebee)
Request: CS to CS-MU-V
Staff Rec.: **Recommendation of CS-MU-V-CO**
Staff: Dana Moses, 512-974-8008, dana.moses@austintexas.gov
Planning Department
- 3. Rezoning:** [C14-2023-0061 - 4806 Commercial Park Drive](#)
Location: 4806 Commercial Park Drive, Walnut Creek
Owner/Applicant: M2G Ventures, LLC (Amy Castellanos)
Agent: Kimley-Horn and Associates Inc. (Jonathan Sosebee)
Request: I-RR to LI
Staff Rec.: **Recommendation of LI zoning district.**
Staff: Dana Moses, 512-974-8008, dana.moses@austintexas.gov
Planning Department
- 4. Rezoning:** [C14-2023-0066 - 6905 West Gate Blvd; District 5](#)
Location: 6905 West Gate Boulevard, Williamson Creek Watershed
Owner/Applicant: First Texas Dollar Partner LLC (Michael Hankins)
Agent: Lentworth Consulting LLC (Ignacio Gonzales, Jr.)
Request: LO to GR
Staff Rec.: **Recommended**
Staff: Cynthia Hadri, 512-974-7620, cynthia.hadri@austintexas.gov
Planning Department
- 5. Rezoning:** [C814-2008-0136.02 - North Austin Medical Centre PUD Amendment #2](#)
Location: 12221 North Mo-Pac Expressway Northbound and 2311-2511 Park Bend Drive, Walnut Creek
Owner/Applicant: St. David's Healthcare Partnership, LP, LLP
Agent: Armbrust & Brown, PLLC (Michael J. Whellan)
Request: PUD to PUD, to change a condition of zoning
Staff Rec.: **Recommended, with conditions**
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov
Planning Department

6. **Rezoning:** [C14-2023-0076 - 3 Men Movers](#)
Location: 9989 E US 290 HWY SVRD EB, Gilleland Creek
Owner/Applicant: Austin 130, LLC (Jacky Fischer)
Agent: HD Brown Consulting, LLC (Amanda Brown)
Request: I-RR to LI
Staff Rec.: **Recommendation of CS**
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov
Planning Department
7. **Resubdivision:** [C8-2023-0144.0A - Application Resubdivision of Lot 1 of the Resub of Lot 1 of 290 & Parmer](#)
Location: 10150 E US 290 HWY SERVICE ROAD WB, Gilleland Creek
Owner/Applicant: OP III ATX Howard Lane LP
Agent: Kimley-Horn(Zach Johnson)
Request: Approval of a Resubdivision Application
Staff Rec.: **Approve With Conditions Listed in Exhibit C**
Staff: Nick Coussoulis, 512-978-1769, Nicholas.Coussoulis@austintexas.gov
Development Services Department
8. **Resubdivision:** [C8-2023-0143.0A - Application Resubdivision of Lot 4 of the Resub of Lot 1 of 290 & Parmer](#)
Location: 10151 E US 290 HWY SERVICE ROAD WB, Gilleland Creek
Owner/Applicant: OP III ATX Howard Lane LP
Agent: Kimley-Horn(Zach Johnson)
Request: Approval of a Resubdivision Application
Staff Rec.: **Approve With Conditions Listed in Exhibit C**
Staff: Nick Coussoulis, 512-978-1769, Nicholas.Coussoulis@austintexas.gov
Development Services Department
9. **Final Plat:** [C8-2023-0149.0A - Eastside Commerce Subdivision; District 3](#)
Location: 1312 Dalton Ln, Carson Creek Watershed
Owner/Applicant: SRPF C/Dalton Lane, L.P. (David M. Blackbird)
Agent: Kimley-Horn (Thomas Lombardi, Jr.)
Request: Approval of 12 lot subdivision on 59.859 acres of previously unplatted land.
Staff Rec.: **Disapprove for reasons listed in Exhibit C**
Staff: Joey de la Garza, 512-974-2664, joey.delagarza@austintexas.gov
Development Services Department

- 10. Final Plat out of previously approved Preliminary Plan:** [C8-2020-0112.1A - Braker Valley Phase 1; District 1](#)
- Location: 4806 Blue Goose Rd, Walnut Creek Watershed
 Owner/Applicant: Donald J. Reese (RR Braker Valley, LP)
 Agent: Chris Rawls (BGE, Inc.)
 Request: Approval of Braker Valley Phase 1 final plat, a subdivision consisting of 196 single-family lots and 12 green space lots on 68.614 acre with all associated improvements.
- Staff Rec.: **Recommended**
 Staff: Joey de la Garza, 512-974-2664, joey.delagarza@austintexas.gov
 Development Services Department
- 11. Preliminary Plan:** [C8-2022-0169 – Evelyn Tract Preliminary Plan; District 1](#)
- Location: Blue Goose Road, Decker Creek / Walnut Creek
 Owner/Applicant: Century Land Holdings II, LLC (Steve Sherrill)
 Agent: LJA Engineering, Inc. (Russell W. Kotara, P.E.)
 Request: Approval of the preliminary plan composed of 542 lots on 106.27 acres.
 Staff Rec.: **Disapprove for reasons listed in Exhibit C**
 Staff: Cesar Zavala, 512-974-3404, cesar.zavala@austintexas.gov
 Development Services

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: Foust, Smith and Thompson)

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

ADJOURNMENT

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

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

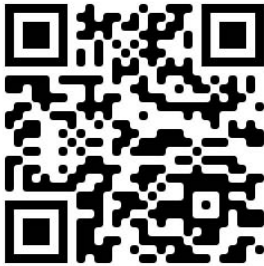
Registration for participation by teleconference closes on **Tuesday, September 5, 2023** at **2:00 PM**. Teleconference code and additional information to be provided after the closing of teleconference registration.

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 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 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

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

Zoning and Platting Commission 2023 Meeting Schedule

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

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|--------------------------------------|---|
| 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 | |