



ZONING & PLATTING COMMISSION AGENDA

Tuesday, September 19, 2023

The Zoning and Platting Commission will convene at 6:00 PM on Tuesday, September 19, 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 September 5, 2023

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

PUBLIC HEARINGS

- 2. Rezoning:** [C14-2023-0053 - Bonnell Residential Rezoning; District 10](#)
Location: 4812 Mount Bonnell Road, Lake Austin/ Dry Creek North Watersheds
Owner/Applicant: Live Creek LLC
Agent: Thrower Design LLC (A. Ron Thrower)
Request: LA to SF-2
Staff Rec.: **Recommended**
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov
Planning Department
- 3. Rezoning:** [C14-2023-0083 - Ladera Vista by Stature Homes; District 10](#)
Location: 11622 Ladera Vista, Bull Creek Watershed
Owner/Applicant: Stature Liberators, LLC (Derek Keith)
Request: SF-2 to SF-3
Staff Rec.: **Recommended**
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov
Planning Department
- 4. Rezoning:** [C14-2022-0100 - 7606 Albert Road; District 5](#)
Location: 7606 Albert Road, Williamson Creek Watershed
Owner/Applicant: Albert Road Horizontal Investors L.P. (Matt McDonnell)
Agent: Armbrust & Brown, PLLC (Michael Whellan)
Request: DR to SF-6
Staff Rec.: **Recommendation of SF-6-CO**
Staff: Nancy Estrada, 512-974-7617, nancy.estrada@austintexas.gov
Planning Department
- 5. Rezoning:** [C14-2023-0032 - 1512 Damon Road; District 5](#)
Location: 1512 Damon Road, Williamson Creek Watershed
Owner/Applicant: Albert Road Horizontal Investors L.P. (Matt McDonnell)
Agent: Armbrust & Brown, PLLC (Michael Whellan)
Request: SF-3 to SF-6
Staff Rec.: **Recommendation of SF-6-CO**
Staff: Nancy Estrada, 512-974-7617, nancy.estrada@austintexas.gov
Planning Department

6. **Rezoning:** [C14-2023-0037 - South Congress Multifamily; District 2](#)
 Location: 8400-8412 (even numbers only) South Congress Ave; 108 Ralph Ablanedo Drive, South Boggy Creek Watershed
 Owner/Applicant: SOCO Street Ventures, LLC (Atilla Tuna)
 Agent: DPR Construction (Stephen Rye)
 Request: LI-CO to CS-V
 Staff Rec.: **Pending**
 Staff: Nancy Estrada, 512-974-7617, nancy.estrada@austintexas.gov
 Planning Department
Postponement Request: Postponement request by Staff to October 3, 2023
7. **Rezoning:** [C814-00-2063.10 - Wildhorse Ranch PUD #10; District 1](#)
 Location: 9936 1/2 Lindell Lane, Decker Creek and Gilleland Creek
 Owner/Applicant: Forestar USA Real Estate Group Inc.
 Agent: McLean and Howard LLP (Jeffrey Howard)
 Request: PUD to PUD, to change a condition of zoning.
 Staff Rec.: **Pending**
 Staff: Jonathan Tomko, 512-974-1057, jonathan.tomko@austintexas.gov
 Planning Department
Postponement Request: Postponement request by Staff to October 3, 2023
8. **Rezoning:** [C14-2023-0048 - 7500 Burnet Road](#)
 Location: 7500 Burnet Road, Shoal Creek Watershed
 Owner/Applicant: 7500 Burnet LP (Anthony Clarke)
 Agent: Alice Glasco Consulting (Alice Glasco)
 Request: CS to CS-VMU
 Staff Rec.: **Recommendation of CS-MU-V-CO**
 Staff: Dana Moses, 512-974-8008, dana.moses@austintexas.gov
 Planning Department
9. **Rezoning:** [C14-2023-0058 - 11540, 11600, & 11602 Menchaca Road](#)
 Location: 11540, 11600, & 11602 Menchaca Road, Slaughter Creek Watershed
 Owner/Applicant: DTTW Investments LP (Matt Sitra)
 Agent: Drenner Group, PC (David Anderson)
 Request: IRR to MF-5
 Staff Rec.: **Recommendation of MF-4**
 Staff: Dana Moses, 512-974-8008, dana.moses@austintexas.gov
 Planning Department

- 10. Rezoning:** [C14-2023-0077 - Allandale Car Wash Redevelopment](#)
Location: 7320 Burnet Road, Shoal Creek Watershed
Owner/Applicant: Seamless GCW Ltd.
Agent: Armbrust & Brown, PLLC (Michael Whellan)
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
- 11. Site Plan (Conditional Use):** [SPC-2022-0365C - Juniper Apartments; District 10](#)
Location: 7907 N FM 620 Road, Bull Creek Watershed
Owner/Applicant: Joseph and Margaret Lucas
Agent: Allison Moczygemba (Kimley-Horn)
Request: The applicant requests approval of a Hill Country Roadway Site Plan to construct a multifamily development. The site plan requires approval by a Land Use Commission because of its location within the Hill Country Overlay.
Staff Rec.: **Recommended**
Staff: Clarissa Davis, 512-974-1423, Clarissa.Davis@austintexas.gov
Development Services Department
- 12. Final Plat out of an approved preliminary plan:** [C8J-2022-0030.1A - East Village RA - 18 & 22](#)
Location: 12310 Hulsey Road, Harris Branch
Owner/Applicant: RH Pioneer North, LLC
Agent: T. Walter Hoysa (LJA Engineering, Inc.)
Request: Final plat approval of 4 total lots on 38.73 acres out of an approved preliminary plan
Staff Rec.: **Approval with conditions per Exhibit C**
Staff: Paul Scoggins - Travis County single office, 512-854-7619, paul.scoggins@traviscountytexas.gov
Travis County Development Services - Single Office
- 13. Preliminary Plan:** [C8-2022-0146 - Parkside Section 2 at Wildhorse Ranch; District 1](#)
Location: 9936-1/2 Lindell Lane, Gilleland Creek Watershed
Owner/Applicant: Forestar USA Real Estate (Jeff Scott)
Agent: BGE, Inc. (Pablo Martinez)
Request: Approval of a preliminary plan of 42.3 acres within the Wildhorse Ranch PUD consisting of 169 single family lots with ROW, open space, water quality, drainage, and SER for water and wastewater.
Staff Rec.: **Recommended**
Staff: Nicholas Coussoulis, 512-978-1769, Nicholas.Coussoulis@austintexas.gov
Development Services Department

Attorney: Chrissy Mann, 512-974-2179

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

ITEMS FROM THE COMMISSION

14. Discussion and possible action regarding rules and regulations pertaining to discussion postponement items. (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.

COMMITTEE REPORTS

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

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

Small Area Planning Joint Committee
(Commissioners: Acosta, Floyd 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

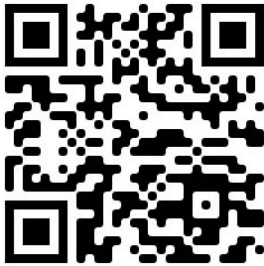
Registration for participation by teleconference closes on **Tuesday, September 19, 2023** at **2:00 PM**. Teleconference code and additional information to be provided after the closing of teleconference registration.

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.

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

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	