



## ZONING & PLATTING COMMISSION AGENDA

**Tuesday, October 3, 2023**

The Zoning and Platting Commission will convene at 6:00 PM on Tuesday, October 3, 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: Steven Maddoux, 512-974-6080  
Commission Liaison: [Andrew Rivera](#), 512-974-6508

## PUBLIC HEARINGS

- 2. 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.: **Recommended**  
Staff: Jonathan Tomko, 512-974-1057, jonathan.tomko@austintexas.gov  
Planning Department
- 3. Rezoning:** [C14-2023-0037 - South Congress Multifamily; District 2](#)  
Location: 8400-8412 (even numbers only) South Congress Ave; 108 Ralph Ablanado 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.: **CS-V-CO**  
Staff: Nancy Estrada, 512-974-7617, nancy.estrada@austintexas.gov  
Planning Department
- 4. Rezoning:** [C14-2023-0077 - Allandale Car Wash Redevelopment; District 7](#)  
Location: 7320 Burnet Road, Shoal Creek Watershed  
Owner/Applicant: Seamless GCW, GP, LLC (Joe Warnock)  
Agent: Armbrust & Brown, PLLC (Michael Whellan)  
Request: CS to CS-MU-V  
Staff Rec.: **CS-MU-V-CO**  
Staff: Dana Moses, 512-974-8008, dana.moses@austintexas.gov  
Planning Department
- 5. Rezoning:** [C14-2023-0048 - 7500 Burnet Road; District 7](#)  
Location: 7500 Burnet Road, Shoal Creek Watershed  
Owner/Applicant: 7500 Burnet LP (Anthony Clarke)  
Agent: Alice Glasco Consulting (Alice Glasco)  
Request: CS to CS-MU-V  
Staff Rec.: **CS-MU-V-CO**  
Staff: Dana Moses, 512-974-8008, dana.moses@austintexas.gov  
Planning Department  
**Postponement Request** **Postponement request by Neighborhood to November 14, 2023.**

6. **Rezoning:** [C14-2023-0049 - Bolm East PDA; District 3](#)  
 Location: 901 ½, 905 ½, 907 ½ and 1031 ½ Linger Lane, 1001 and 1003 Ed  
 Bluestein Boulevard NB, 6700 Bolm Road, Colorado River  
 Owner/Applicant: APAC-Texas, Inc.  
 Agent: Armbrust and Brown PLLC (Richard T. Suttle, Jr.)  
 Request: LI to LI-PDA  
 Staff Rec.: **Recommended, with conditions**  
 Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov  
 Planning Department  
**Postponement Request** **Postponement request by Staff to October 17, 2023.**
7. **Rezoning:** [C14-2023-0050 - Bolm West PDA; District 3](#)  
 Location: 700 ½, 713, 726, 726 ½ Linger Lane; 6221 ½, 6299 1/2, 6301 ½  
 Levander Loop, 529 ½, 531 ½, 545 ½, 601 ½, 701 ½ and 827 Ed  
 Bluestein Boulevard, Colorado River  
 Owner/Applicant: APAC-Texas, Inc.  
 Agent: Armbrust and Brown PLLC (Richard T. Suttle, Jr.)  
 Request: LI to LI-PDA  
 Staff Rec.: **Recommended, with conditions**  
 Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov  
 Planning Department  
**Postponement Request** **Postponement request by Staff to October 17, 2023.**
8. **Environmental** [SP-2023-0032C - Estancia Phase 11 Condos; District 5](#)  
**Variances:**  
 Location: 830 Estancia Parkway, Onion Creek  
 Owner/Applicant: Kelechi Madubuko, Kimley-Horn  
 Request: The development proposes variances from LDC 25-8-341 for cut greater  
 than 4 feet on slopes greater than 15% & LDC 25-8-342 for fill greater  
 than 4 feet on slopes greater than 15%  
 Staff Rec.: Approval with the following conditions: Ponds onsite will be biofiltration  
 ponds; Plant 50% more trees than required by landscape code; Retaining  
 wall, 609S seeding/planting, and erosion control matting in areas of steep  
 slopes behind lots.  
 Staff: Mel Fuechec, 512-974-3036, mel.fuechec@austintexas.gov  
 Jennifer Bennett, 512-974-9002, jennifer.bennett@austintexas.gov  
 Environmental Review, Development Services Department

## ITEMS FROM THE COMMISSION

9. Discussion regarding meeting schedule for calendar year 2024. (Sponsors: Chair Smith and Vice-Chair Greenberg)

Attorney: Steven Maddoux, 512-974-6080

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

## **NOMINATIONS**

- 10.** Discussion and possible action to nominate a member to serve on the Codes and Ordinances Joint Committee.

## **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 and Greenberg)

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

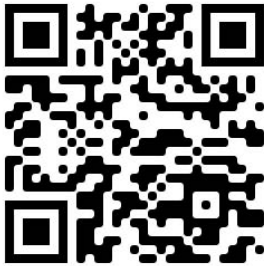
Registration for participation by teleconference closes on **Tuesday, October 3, 2023** at **2:00 PM**. Teleconference code and additional information to be provided after the closing of teleconference registration.

### 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>



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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	