



**Regular Meeting
ZONING & PLATTING COMMISSION
Tuesday, June 6, 2023**

The Zoning & Platting Commission convened in a meeting on Tuesday, June 6, 2023
@ <http://www.austintexas.gov/page/watch-atxn-live>

Chair Smith called the Commission Meeting to order at 6:00 p.m.

Commission Members in Attendance:

Scott Boone
Alejandra Flores
William D. Floyd
Dave Fouts
Betsy Greenberg – Vice-Chair
Kendra Garrett
Ryan Johnson - Parliamentarian
Hank Smith – Chair
Lonny Stern
Carrie Thompson - Secretary

Absent:

Cesar Acosta

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 May 16, 2023.

Approval of minutes from May 16, 2023 was approved on the consent agenda on the motion by Commissioner Stern, seconded by Commissioner Foust on a vote of 10-0. Commissioner Acosta absent.

PUBLIC HEARINGS

2. **Rezoning:** [C14-2023-0004 - 7414 Sherwood Road Family; District 5](#)
Location: 7414 Sherwood Road, South Boggy Creek- Suburban
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

Public Hearing closed.

Motion to grant Staff's recommendation of SF-3 district zoning for C14-2023-0004 - 7414 Sherwood Road Family located at 7414 Sherwood Road was approved on the consent agenda on the motion by Commissioner Stern, seconded by Commissioner Foust on a vote of 10-0. Commissioner Acosta absent.

3. **Rezoning:** [C14-2023-0033 - 12151 Hunters Chase Rezoning; District 6](#)
Location: 12151 Hunters Chase Drive, Lake Creek
Owner/Applicant: 12151 Hunters Chase Drive, LP (Josh Rosen)
Agent: Armbrust & Brown, PLLC (Richard T. Suttle)
Request: GR-MU to GR-MU-V
Staff Rec.: **Recommended**
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov
Planning Department

Public Hearing closed.

Motion to grant Staff's recommendation of GR-MU-V combining district zoning for C14-2023-0033 - 12151 Hunters Chase Rezoning located at 12151 Hunters Chase Drive was approved on the consent agenda on the motion by Commissioner Stern, seconded by Commissioner Foust on a vote of 10-0. Commissioner Acosta absent.

4. **Rezoning:** [C14-2022-0092 - Mopac Park Development; District 7](#)
Location: 12408 N. Mopac Expressway Service Road South Bound and 2900 O'Neal Lane, Walnut Creek
Owner/Applicant: Sharon Ma Austin Revocable Trust (Danny Y-L Ma, & Michael-Z Chang, Co-Trustees)
Agent: Alice Glasco Consulting (Alice Glasco)
Request: CS-1-CO to CH
Staff Rec.: **Pending**
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov
Planning Department
Postponement Request: **Indefinite Postponement request by Applicant.**

Motion to grant Applicant's request for Indefinite Postponement of this item was approved on the consent agenda on the motion by Commissioner Stern, seconded by Commissioner Foust on a vote of 10-0. Commissioner Acosta absent.

5. **Site Plan Extension:** [SP-2017-0478D\(XT2\) - All Stor Westlake](#)
Location: 9021 FM 2244 Road, Barton Creek
Owner/Applicant: All Stor Westlake LTD, Endeavor Real Estate Group
Agent: H.D. Brown Consulting, Amanda Brown
Request: Three-year extension to a previously approved site plan
Staff Rec.: **Recommended**
Staff: Jennifer Bennett, 512-974-9002, jennifer.bennett@austintexas.gov
Development Services Department

Public Hearing closed.

Motion to grant Staff's recommendation for SP-2017-0478D(XT2) - All Stor Westlake located at 9021 FM 2244 Road was approved on the consent agenda on the motion by Commissioner Stern, seconded by Commissioner Foust on a vote of 9-0. Commissioner Acosta absent. Commissioner Flores recused due to conflict of interest (Employed by related professional consulting business).

6. **Site Plan Extension:** [SP-2013-0076DX\(XT3\) - RRISD Pearson Ranch High School](#)
Location: 8501 PEARSON RANCH ROAD, Lake Creek (Suburban)
Owner/Applicant: Round Rock I.S.D
Agent: Cunningham-Allen Inc.
Request: Five-year extension to a previously approved site plan
Staff Rec.: **Recommended**
Staff: Gabriel Guerrero Jr, 512-978-4658, gabriel.guerrero@austintexas.gov
Development Services Department

7. **Rezoning:** [C14-2022-0169 - Neighborhood Convenience Store](#)
Location: 1311 W Slaughter Lane, Slaughter Creek (Suburban)
Owner/Applicant: Seven Squirrels (Jose Gutierrez)
Agent: Vincent Gerard & Associates Inc. (Vincent Huebinger)
Request: SF-2 to LR
Staff Rec.: **Pending**
Staff: Nancy Estrada, 512-974-7617, nancy.estrada@austintexas.gov
Planning Department
Postponement Request: Staff postponement request to July 18, 2023.

Motion to grant Staff request for postponement of this item to July 18, 2023 was approved on the consent agenda on the motion by Commissioner Stern, seconded by Commissioner Foust on a vote of 10-0. Commissioner Acosta absent.

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.

NOMINATIONS

8. Nomination of members to be considered by Council to serve on Joint Committees

Commissioner Foust nominated to serve on the Comprehensive Plan Joint Committee was approved on a vote of 10-0. Commissioner Acosta absent.

COMMITTEE REPORTS

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

No report provided.

Comprehensive Plan Joint Committee
(Commissioners: Thompson and Smith)

No report provided.

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

No report provided.

Chair Smith adjourned the meeting without objection on Tuesday, June 6, 2023 at 6:06 p.m.

On June 20, 2023 approval of minutes from June 6, 2023 was approved on the consent agenda on the motion by Vice-Chair Greenberg, seconded by Commissioner Flores on a vote of 9-0. Commissioner Acosta and Commissioner Foust off the dais.

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