



ZONING & PLATTING COMMISSION AGENDA

Tuesday, October 17, 2023

The Zoning and Platting Commission will convene at 6:00 PM on Tuesday, October 17, 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 October 3, 2023

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

PUBLIC HEARINGS

2. **Rezoning:** [C14-2023-0068 - 3601 Davis Lane, Building 1; District 8](#)
Location: 3601 Davis Lane, Building 1, Williamson Creek Watershed
Owner/Applicant: WW Deerfield, Ltd.
Agent: DuBois, Bryant & Campbell, L.L.P., (David Hartman)
Request: LR to GR-CO
Staff Rec.: **Recommended**
Staff: Cynthia Hadri, 512-974-7620, cynthia.hadri@austintexas.gov
Planning Department
3. **Rezoning:** [C14-2023-0005 - Champions Commercial – Tract 4; District 10](#)
Location: 6025 N. Capital of Texas Highway, Lake Austin, Bull Creek Watersheds
Owner/Applicant: East VH 2222, LLC (Vinod Nagi, President)
Agent: Armbrust & Brown, PLLC (Michael J. Whellan)
Request: GR-CO to GR-CO, to change a condition of zoning
Staff Rec.: **Pending**
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov
Planning Department
Postponement Request: Postponment request by Staff to November 14, 2023
4. **Rezoning:** [C814-2018-0122.01 - Circuit of the Americas PUD Amendment #1; District 2](#)
Location: 9201 Circuit of the Americas Boulevard and McAngus Road
Owner/Applicant: Circuit of the Americas, Inc. (Alyssa Epstein)
Agent: Metcalfe Wolff Stuart & Williams, LLP (Michele Rogerson Lynch)
Request: PUD to PUD, to change a condition of zoning
Staff Rec.: **Pending**
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov
Planning Department
Postponement Request: Postponment request by Staff to November 14, 2023
5. **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

Attorney: Chrissy Mann, 512-974-2179

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

6. **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
7. **Site Plan** [SPC-2009-0362C\(R2\) - Waller Creek Tunnel Project- Waller Beach](#)
(Conditional Use): [Improvements SPR #2; District 9](#)
 Location: 74 Trinity Street, Lady Bird Lake
 Owner/Applicant: Austin Rowing Club (Elizabeth Barhydt)
 Agent: Aqua Permits (Stephen Hawkins)
 Request: Requesting approval of the new dock configuration on P zoned land.
 Staff Rec.: **Recommended**
 Staff: Clarissa Davis, 512-974-1423, Clarissa.Davis@austintexas.gov
 Development Services Department
8. **Site Plan** [SPC-2022-0441C - Avery Oaks Park; District 6](#)
(Conditional Use):
 Location: 9204 North Lake Creek Parkway, Buttercup Creek
 Owner/Applicant: Lakeline Avery Partners, LP
 Agent: Nora Engineering & Planning LLC (Candace Craig)
 Request: Approval of a Community Recreation (Public) use site plan in a MF-4
 zoning district.
 Staff Rec.: **Recommended**
 Staff: Jennifer Bennett, 512-974-9002, jennifer.bennett@austintexas.gov
 Development Services Department
9. **Site Plan** [SPC-2023-0158A - Texas Children's Hospital North Campus -](#)
(Conditional Use): [Heliport; District 6](#)
 Location: 9835 North Lake Creek Parkway, Lake Creek
 Owner/Applicant: Texas Children's Hospital (Jill Pearsall)
 Agent: Drenner Group (Amanda Swor)
 Request: Approval of a Conditional Use Permit for a Heliport use.
 Staff Rec.: **Recommended**
 Staff: Rosemary Avila, 512-974-2784, rosemary.avila@austintexas.gov
 Development Services Department

- 10. 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, Exhibit C**
Staff: Joey de la Garza, 512-974-2664, joey.delagarza@austintexas.gov
Development Services Department
- 11. Final Plat from Approved Preliminary Plan:** [C8J-2022-0273.2A - Lagos Austin Section Two Phase Two](#)
Location: Murchison Street, Gilleland Creek
Owner/Applicant: GG Lagos, LP (Thomas Griffiths)
Agent: Kimley-Horn and Associates, Inc. (Jacob Kondo)
Request: Approval with conditions of Lagos Austin Section Two Phase Two Subdivision consisting of 147 lots on 32.711 acres. Water provided by Manville Water Supply Corporation and wastewater will be provided by the City of Austin
Staff Rec.: **Recommended**
Staff: Sarah Sumner, 512-854-7687, sarah.sumner@traviscountytexas.gov
Single Office
- 12. Final Plat from Approved Preliminary Plan:** [C8J-2019-0090.2A - Stoney Ridge Highlands Phase 2; District 2](#)
Location: 7527 Elroy Road, Dry Creek East
Owner/Applicant: KB Home Lone Star, Inc. (Laurie Lara)
Agent: Carlson, Brigrance & Doering, Inc. (Lee Whited)
Request: Approval of the final plat composed of 98 lots on 15.503 acres.
Staff Rec.: **Approve with Conditions per Exhibit C**
Staff: Cesar Zavala, 512-974-3404, cesar.zavala@austintexas.gov
Development Services Department
- 13. 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

- 14. 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

ITEMS FROM THE COMMISSION

- 15.** Discussion regarding meeting schedule for calendar year 2024. (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 Stern)

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

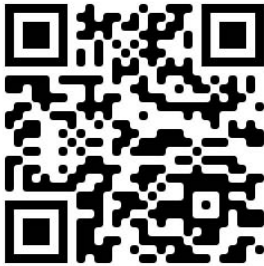
Registration for participation by teleconference closes on **Tuesday, October 17, 2023 at 2:00 PM**. Teleconference code and additional information to be provided after the closing of teleconference registration.

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

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	