



ZONING & PLATTING COMMISSION AGENDA

Tuesday, November 14, 2023

The Zoning and Platting Commission will convene at 5:00 PM on Tuesday, November 14, 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 17, 2023

Attorney: Steven Maddoux, 512-974-6080
Commission Liaison: [Andrew Rivera](#), 512-974-6508

PUBLIC HEARINGS

- 2. Rezoning:** [C14-2023-0048 - 7500 Burnet Road; District 5](#)
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.: **Recommendation of CS-MU-V-CO**
Staff: Nancy Estrada, 512-974-7617, nancy.estrada@austintexas.gov
Planning Department
- 3. Rezoning:** [C14-2023-0086 - Bluff Springs Multifamily; District 2](#)
Location: 7614 Bluff Springs Road, South Boggy Creek Watershed
Owner/Applicant: Michael and Elena Woolstrum
Agent: Armbrust & Brown, PLLC (Michael J. Whellan)
Request: I-RR to MF-4
Staff Rec.: **Recommended**
Staff: Cynthia Hadri, 512-974-7620, cynthia.hadri@austintexas.gov
Planning Department
- 4. Rezoning:** [C14-2023-0103 – Matthews; District 5](#)
Location: 1201 Mathews Lane, South Boggy Creek Watershed
Owner/Applicant: Jason Zhang
Agent: Keepers Land Planning (Ricca Keepers)
Request: SF-2 to SF-3
Staff Rec.: **Recommended**
Staff: Cynthia Hadri, 512-974-7620, cynthia.hadri@austintexas.gov
Planning Department
- 5. Rezoning:** [C14-2023-0075 - Circle K NTI ; District 2](#)
Location: 2475 East State Highway 71 Service Road West Bound, Colorado River
Owner/Applicant: KAF II Development Company
Agent: Morris & Associates (Jack Greer)
Request: I-SF-2 to CS
Staff Rec.: **CS-CO**
Staff: Cynthia Hadri, 512-974-7620, cynthia.hadri@austintexas.gov
Planning Department
- 6. Rezoning:** [C14-2023-0097 - Protech 2; District 6](#)
Location: 12225 Roxie Drive, Lake Creek Watershed
Owner/Applicant: Alameddine, LLC (Marwan Alameddine)
Agent: RYO, LLC (Hue Nquyen)
Request: I-SF-2 to CS
Staff Rec.: **Recommended**
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov
Planning Department

Attorney: Steven Maddoux, 512-974-6080

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

7. **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
8. **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
9. **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.: **Recommended**
 Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov
 Planning Department
10. **PUD Amendment:** [C814-2014-0083.01 - Sunfield PUD](#)
 Location: 1901 Turnersville Road, Rinard Creek, Onion Creek, Plum Creek Watershed
 Owner/Applicant: Sunfield Investments LLC; Sunfield Development LLC (Ryan Burkhardt)
 Agent: Jackson Walker LLP (Pamela Madere)
 Request: First amendment proposed to permit industrial uses, reconfigure the location & massing of affordable housing units within residential portions of the PUD, increase impervious cover, request modifications to cut & fill requirements, and update provisions for water service.
 Staff Rec.: **NA ; To be renotified due to notification error.**
 Staff: Nancy Estrada, 512-974-7617, nancy.estrada@austintexas.gov
 Planning Department

- 11. Variance:** [SP-2022-0426C.SH - Blueridge Multifamily at Wildhorse Ranch; District 1](#)
- Location: 9825 Wildhorse Ranch Trl, Gilleland Creek
 Owner/Applicant: Kimley Horn (Allison Lehman)
 Request: Variance request is as follows. Request to vary from LDC 25-8-341 to allow cut to 12 feet; LDC 25-8-342 to allow fill to 10 feet.
- Staff Rec.: **Recommended by Environmental Commission, with conditions: The water quality pond will be a biofiltration pond. Fill over 8 feet will be contained with engineered walls. Slopes created by cut over 8 feet will be revegetated with native seeding and planting (per Standard Specifications Manual 609S.5).**
- Staff: Pamela Abee-Taulli, 512-974-1879, pamel.aabee-taulli@austintexas.gov
 Development Services Department
- 12. Variance:** [SP-2022-0407D - QuikTrip No. 4141; ETJ](#)
- Location: 12500 FM 969 Road, Elm Creek
 Owner/Applicant: Halff Associates (Jeff Bass)
 Request: Variance request is as follows:
 To vary from LDC 25-8-302(A)(2) to allow parking areas on slopes in excess of 15 percent; 25-8-342 to allow fill greater than 4 feet, to 8 feet, on a slope greater than 15 percent; 25-8-341 to allow cut greater than 4 feet, to 13 feet.
- Staff Rec.: **Recommended by Environmental Commission, with conditions: Onsite Rain garden; Landscaping (Landscaping is not required in the ETJ.) The addition of 51 native/adapted trees to the site. The addition of 486 native/adapted shrubs to the site. The replacement of all Bermuda sod with 609S seeding.**
- Staff: Pamela Abee-Taulli, 512-974-1879, pamel.aabee-taulli@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

DISCUSSION AND POSSIBLE ACTION

- 14.** Discussion and possible action adopting the meeting schedule for calendar year 2024.

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, November 14, 2023 at noon**. Teleconference code and additional information to be provided after the closing of teleconference registration.

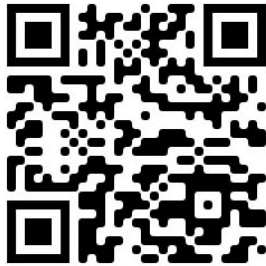
In-Person Registration

While it's encouraged for attendees to register in advance, in-person registration ends at **4:00 p.m.** on the day of the meeting. In-person speakers can register by scanning the QR code provided in Council chambers using their mobile devices. Additionally, public-use mobile devices will be available at the meeting for 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	