



ZONING & PLATTING COMMISSION AGENDA

Tuesday, November 21, 2023

The Zoning and Platting Commission will convene at 6:00 PM on Tuesday, November 21, 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>

[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
1 Vacancy

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 19, 2023 and November 14, 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:** [C14-2023-0103 – 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

4. **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

5. **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: Postponement request by Staff to December 5, 2023, due to a matter of renotification.

6. **Rezoning:** [C814-00-2063.10 - Wildhorse Ranch PUD #10; District 1](#)
 Location: 9936 1/2 Lindell Lane (including approximately 132 acres of the Wildhorse Planned Unit Development in the vicinity of Lindell Lane and Spanish Mustang Boulevard), 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
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:** [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.: **Recommendation Pending**
 Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov
 Planning Department
Postponement Request: Indefinite Postponement request by the Applicant.

- 10. Rezoning:** [C14-2023-0113 - Parmer Crossing - Unit# 058; District 7](#)
 Location: 2500 West Parmer Lane, Unit # 05B, Walnut Creek
 Owner/Applicant: Brixmor Holdings 12 SPE, LLC
 Agent: Dorsett Johnson LLP (S. Joseph Modric, Esq.)
 Request: GR to CS-1
 Staff Rec.: **Recommended**
 Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov
 Planning Department
- 11. Variance:** [SP-2022-0558D - Bull Creek - Old Lampasas # 3 Dam
Modernization; District 6 & ETJ](#)
 Location: 9018 1/2 Old Lampasas Trl, Bull Creek
 Owner/Applicant: (Minda Sarmiento) COA Public Works
 Agent: Kimberly Patak (Freese & Nichols)
 Request: Variance request is as follows: To vary from LDC •25-8-261 to allow construction in the Critical Water Quality Zone 25-8-341 to allow cut up to 10 feet; 25-8-342 to allow fill up to 9 feet ; 25-8-301 to allow driveway construction on slopes over 15%.
- Staff Rec.: **Recommended by Environmental Commission with conditions & EV Staff recommendation**
 Staff: Mike McDougal, 512-974-6380, mike.mcdougal@austintexas.gov
 Development Services Department
- Postponement Request:** **Postponement request by Staff to December 19, 2023, due to a matter of renotification.**
- 12. Hill Country Roadway:** [SPC-2022-0125D - Barton Creek Blvd & Southwest Parkway Intersection Improvements; District 8](#)
 Location: 8700-1/2 Southwest Parkway, Barton Creek
 Owner/Applicant: THE SAINT JUNE, L.P.,
 Agent: LJA Engineering, INC.
 Request: Improvements in the Right of Way of a Hill Country Roadway
 Staff Rec.: **Recommended**
 Staff: Randall Rouda, 512-974-3338, randall.rouda@austintexas.gov
 Development Services Department

STAFF BRIEFING

- 13. Briefing regarding Short Term Rental Enforcement.**
 Staff: Daniel Word, daniel.word@austintexas.gov, 512-974-6559, Development Services Department

NOMINATIONS

- 14. Nominate a member to serve on the Small Area Planning 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, Greenberg and Stern)

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

Small Area Planning Joint Committee
(Commissioners: 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, November 21, 2023 at 2 PM**. Teleconference code and additional information to be provided after the closing of teleconference registration.

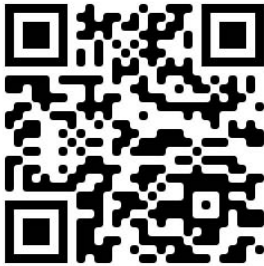
In-Person Registration

While it's encouraged for attendees to register in advance, in-person registration ends at **6 PM** 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	