



Revised

**Regular Meeting  
ZONING & PLATTING COMMISSION  
Tuesday, November 21, 2023**

**The Zoning & Platting Commission convened in a meeting on Tuesday, November 21, 2023  
@ <http://www.austintexas.gov/page/watch-atxn-live>**

**Chair Smith called the Commission Meeting to order at 6:01 p.m.**

**Commission Members in Attendance:**

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

**One vacancy on the dais.**

**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.

September 19, 2023 approval minutes posted in error. Minutes of November 14, 2023 was approved on the consent agenda on the motion by Vice-Chair Greenberg, seconded by Commissioner Stern on a vote of 9-0. Commissioner Boone off the dais. One vacancy on the dais.

**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

Motion to grant Applicant's request for postponement of this item to January 16, 2024 was approved on the consent agenda on the motion by Vice-Chair Greenberg, seconded by Commissioner Fouts on a vote of 9-0. Commissioner Boone and Thompson absent.

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

Item withdrawn by the Applicant; disposed without action.

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

Motion to grant Applicant's request for postponement of this item to ~~January 16, 2024~~ **December 19, 2023** was approved on the consent agenda on the motion by Vice-Chair Greenberg, seconded by Commissioner Fouts on a vote of 9-0. Commissioner Boone and Thompson absent.

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.**

Motion to grant Staff's request for postponement of this item to December 5, 2023, due to a matter of renotification, was approved on the consent agenda on the motion by Vice-Chair Greenberg, seconded by Commissioner Stern on a vote of 9-0. Commissioner Boone off the dais. One vacancy on the dais.

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

Public Hearing closed.

Motion to grant Staff's recommendation of PUD, to change a condition of zoning district zoning for C814-00-2063.10 - Wildhorse Ranch PUD #10 located at 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) was approved on the consent agenda on the motion by Vice-Chair Greenberg, seconded by Commissioner Stern on a vote of 9-0. Commissioner Boone off the dais. One vacancy on the dais.

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

Motion to grant Neighborhood's request for postponement of this item to December 19, 2023 was approved on the consent agenda on the motion by Vice-Chair Greenberg, seconded by Commissioner Stern on a vote of 9-0. Commissioner Boone off the dais. One vacancy on the dais.

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

Motion to grant Neighborhood’s request for postponement of this item to December 19, 2023 was approved on the consent agenda on the motion by Vice-Chair Greenberg, seconded by Commissioner Stern on a vote of 9-0. Commissioner Boone off the dais. One vacancy on the dais.

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 Postonement request by the Applicant.**

Motion to grant Applicant’s request for Indefinite Postponement was approved on the consent agenda on the motion by Vice-Chair Greenberg, seconded by Commissioner Stern on a vote of 9-0. Commissioner Boone off the dais. One vacancy on the dais.

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

Public Hearing closed.

Motion to grant Staff’s recommendation for C14-2023-0113 - Parmer Crossing - Unit# 058 located at 2500 West Parmer Lane, Unit # 05B was approved on the consent agenda on the motion by Vice-Chair Greenberg, seconded by Commissioner Stern on a vote of 9-0. Commissioner Boone off the dais. One vacancy on the dais.

- 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.**

Motion to grant Staff's request for postponement of this item to December 19, 2023, due to a matter of renotification was approved on the consent agenda on the motion by Vice-Chair Greenberg, seconded by Commissioner Stern on a vote of 9-0. Commissioner Boone off the dais. One vacancy on the dais.

- 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

Public Hearing closed.

Motion to grant Staff's recommendation for SPC-2022-0125D - Barton Creek Blvd & Southwest Parkway Intersection Improvements located at 8700-1/2 Southwest Parkway was approved on the consent agenda on the motion by Vice-Chair Greenberg, seconded by Commissioner Stern on a vote of 9-0. Commissioner Boone off the dais. One vacancy on the dais.

## STAFF BRIEFING

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

After closing of nominations, Commissioner Flores nominated 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.*

Chair Smith / Vice-Chair Greenberg – Public Hearings – Speakers donation of time.

## **COMMITTEE REPORTS**

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

No report provided.

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

No report provided.

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

No report provided.

**Chair Smith adjourned the meeting without objection on Tuesday, November 21, 2023 at 6:38 p.m.**

Minutes approved on December 5, 2023 on the motion by Vice-Chair Greenberg, seconded by Commissioner Floyd on a vote of 9-0. Commissioner Johnson absent. One vacancy on the dais.

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