



ZONING & PLATTING COMMISSION AGENDA

Tuesday, December 19, 2023

The Zoning and Platting Commission will convene at 6:00 PM on Tuesday, December 19, 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 December 5, 2023.

PUBLIC HEARINGS

- 2. 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
- 3. 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
- 4. Rezoning:** [C14-2023-0048 - 7500 Burnet Road; District 7](#)
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:** [C14-2023-0125 - 1601 W 38th; District 10](#)
Location: 1601 W 38th Street, Shoal Creek Watershed
Owner/Applicant: EHRLICH JEFFERSON SQUARE LIMITED PARTNERSHIP (Robert Ehrlich, Jr.)
Agent: Metcalfe Wolff Stuart & Williams LLP (Michele Rogerson Lynch)
Request: GR to CS-1-CO
Staff Rec.: **Recommended**
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov
Planning Department

6. **Site Plan Extension:** [SP-2017-0081C\(XT2\) - South 5th St. Apartments](#)
 Location: 2421 S 5TH ST, West Bouldin Creek
 Owner/Applicant: David G. Ross, Austin South 5th LLC
 Agent: S. Danny Miller, LJA Engineering
 Request: 3-Year Extension of Time for Approved Site Plan
 Staff Rec.: **Approval**
 Staff: Randall Rouda, 512-974-3338, randall.rouda@austintexas.gov
 Development Services Department
7. **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
8. **Environmental Variance:** [SP-2022-0185C - Iglesia Pentecostal Emanuel, Inc.\(W/R SP-2020-0324C\); District 1](#)
 Location: 6300 MOONGLOW DR, Austin 78724, Walnut Creek
 Owner/Applicant: Iglesia Pentecostal Emanuel, Inc. (David Sandres)
 Agent: IT Gonzalez Engineers (Bill Graham)
 Request: Vary from LDC 25-8-261 to allow development of a portion of a driveway in the Critical water Quality Zone.
 Staff Rec.: Environmental Commission recommends the variance with the staff condition. Staff recommends the variance with the condition that the applicant will provide bollards at appropriate locations adjacent to the drive and parking area to prevent vehicle parking off the pavement.
 Staff: Pamela Abee-Taulli, 512.974.1879, pamelaa.abee-taulli@austintexas.gov
 Clarissa Davis, clarissa.davis@austintexas.gov
 Development Services Department

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)

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

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

Small Area Planning Joint Committee
(Commissioners: Flores, 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, December 19, 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 **5:30 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.

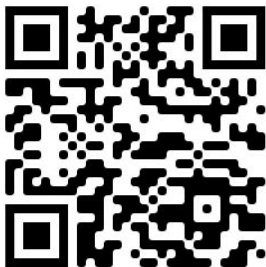
Speaker Donation of Time

For discussion cases, speaker donation of time is an available option for in-person participants. Both the registered speaker donating time and the speaker recipient must be present when the public hearing is conducted. See chart below regarding speaker time allotments. Each speaker may receive up to 3 minutes of donated time.

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

Primary speaker in favor and primary speaker opposed	6 minutes each, up to 9 total minutes with donation of time.
All other speakers in favor or opposed	3 minutes each, up to 6 minutes total with donation of time.

Zoning and Platting Commission 2023 Meeting Schedule

Unless otherwise noted the commission will convene at 6:00 PM, Austin City Hall

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|--------------------------------------|---|
| 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 | |