



**Regular Meeting
ZONING & PLATTING COMMISSION
Tuesday, October 17, 2023**

The Zoning & Platting Commission convened in a meeting on Tuesday, October 17, 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

Absent

Cesar Acosta

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

Motion to approve minutes from October 3, 2023 was approved on the consent agenda on the motion by Vice-Chair Greenberg, seconded by Commissioner Flores on a vote of 10-0. Commissioner Acosta absent.

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

Public Hearing closed.

Motion to grant Staff's recommendation of GR-CO, combining district zoning, and prohibit additional uses, for C14-2023-0068 - 3601 Davis Lane, Building 1, located at 3601 Davis Lane, Building 1 was approved on the consent agenda on the motion by Vice-Chair Greenberg, seconded by Commissioner Flores on a vote of 10-0. Commissioner Acosta absent.

Additional prohibited uses:

Service station
Hospital (general)
Commercial off-street parking
Automotive sales
Off-site accessory parking
Automotive sales
Off-site accessory parking
Hospital (limited)
Exterminating services
Automotive washing (of any type)
Automotive repair services

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: Postponement request by Staff to November 14, 2023

Motion to grant Staff's request for postponement of this item to November 21, 2023 was approved on the consent agenda on the motion by Vice-Chair Greenberg, seconded by Commissioner Flores on a vote of 10-0. Commissioner Acosta absent.

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: Postponement request by Staff to November 14, 2023

Motion to grant Staff's request for postponement of this item to November 14, 2023 was approved on the consent agenda on the motion by Vice-Chair Greenberg, seconded by Commissioner Flores on a vote of 10-0. Commissioner Acosta absent.

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

Motion to grant Neighborhood's request for postponement of this item to November 14, 2023 was approved on the consent agenda on the motion by Vice-Chair Greenberg, seconded by Commissioner Flores on a vote of 10-0. Commissioner Acosta absent.

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

Motion to grant Neighborhood's request for postponement of this item to November 14, 2023 was approved on the consent agenda on the motion by Vice-Chair Greenberg, seconded by Commissioner Flores on a vote of 10-0. Commissioner Acosta absent.

7. **Site Plan** [SPC-2009-0362C\(R2\) - Waller Creek Tunnel Project- Waller Beach Improvements SPR #2; District 9](#)
(Conditional Use):
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

Public Hearing closed.

Motion by Commissioner Stern, seconded by Commissioner Johnson to grant Staff's recommendation for SPC-2009-0362C(R2) - Waller Creek Tunnel Project- Waller Beach Improvements SPR #2 located at 74 Trinity Street was approved on a vote of 10-0. Commissioner Acosta absent.

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

Public Hearing closed.

Motion to grant Staff's recommendation for SPC-2022-0441C - Avery Oaks Park located at 9204 North Lake Creek Parkway was approved on the consent agenda on the motion by Vice-Chair Greenberg, seconded by Commissioner Flores on a vote of 10-0. Commissioner Acosta absent.

9. **Site Plan** [SPC-2023-0158A - Texas Children's Hospital North Campus - Heliport; District 6](#)
(Conditional Use):
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

Public Hearing closed.

Motion to grant Staff's recommendation for SPC-2023-0158A - Texas Children's Hospital North Campus - Heliport; located at 9835 North Lake Creek Parkway was approved on the consent agenda on the motion by Vice-Chair Greenberg, seconded by Commissioner Flores on a vote of 10-0. Commissioner Acosta absent.

- 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

Public Hearing closed.

Motion for Disapproval for Reasons per Exhibit C of C8-2023-0149.0A - Eastside Commerce Subdivision located at 1312 Dalton Ln was approved on the consent agenda on the motion by Vice-Chair Greenberg, seconded by Commissioner Flores on a vote of 10-0. Commissioner Acosta absent.

- 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

Public Hearing closed.

Motion to grant Staff's recommendation for C8J-2022-0273.2A - Lagos Austin Section Two Phase Two located at Murchison Street was approved on the consent agenda on the motion by Vice-Chair Greenberg, seconded by Commissioner Flores on a vote of 10-0. Commissioner Acosta absent.

- 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

Public Hearing closed.

Motion to grant Staff's recommendation, approve with condition, per Exhibit C, for C8J-2019-0090.2A - Stoney Ridge Highlands Phase 2 located at 7527 Elroy Road was approved on the consent agenda on the motion by Vice-Chair Greenberg, seconded by Commissioner Flores on a vote of 10-0. Commissioner Acosta absent.

- 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

Motion to grant Staff's request for postponement of this item to November 14, 2023 was approved on the consent agenda on the motion by Vice-Chair Greenberg, seconded by Commissioner Flores on a vote of 10-0. Commissioner Acosta absent.

- 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

Public Hearing closed.

Motion to grant Staff's recommendation of CS-MU-V-CO combining district zoning, with an additional prohibited use, for C14-2023-0077 - Allandale Car Wash Redevelopment located at 7320 Burnet Road was approved on the consent agenda on the motion by Vice-Chair Greenberg, seconded by Commissioner Flores on a vote of 10-0. Commissioner Acosta absent.

Additional prohibited use.

Alternative Financial Services

ITEMS FROM THE COMMISSION

15. Discussion regarding meeting schedule for calendar year 2024. (Sponsors: Chair Smith and Vice-Chair Greenberg)

Item discussed and disposed.

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)

Update provided by Commissioner Flores and Vice-Chair Greenberg

Comprehensive Plan Joint Committee

(Commissioners: Fouts, Smith and Thompson)

Update provide by Chair Smith and Commissioner Thompson

Small Area Planning Joint Committee

(Commissioners: Acosta, Floyd and Johnson)

Update provided by Commissioner Johnson

Chair Smith adjourned the meeting without objection on Tuesday, October 17, 2023 at 6:30 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 Johson absent. One vacancy on the dais.

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