



**Regular Meeting
ZONING & PLATTING COMMISSION
Tuesday, July 18, 2023**

**The Zoning & Platting Commission convened in a meeting on Tuesday, July 18, 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:

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

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 June 20, 2023 and July 11, 2023

Motion to approve minutes of June 20, 2023 and July 11, 2023 was approved on the consent agenda on the motion by Vice-Chair Greenberg, seconded by Commissioner Flores on a vote of 11-0.

PUBLIC HEARINGS

2. **Rezoning:** [C14-2022-0169 - Neighborhood Convenience Store](#)
Location: 1311 W Slaughter Lane, Slaughter Creek (Suburban)
Owner/Applicant: Seven Squirrels (Jose Gutierrez)
Agent: Vincent Gerard & Associates Inc. (Vincent Huebinger)
Request: SF-2 to LR
Staff Rec.: **Recommended**
Staff: Nancy Estrada, 512-974-7617, nancy.estrada@austintexas.gov
Planning Department

Public Hearing closed.

Motion to grant Staff's recommendation of LR for C14-2022-0169 - Neighborhood Convenience Store located at 1311 W Slaughter Lane was approved on the consent agenda on the motion by Vice-Chair Greenberg, seconded by Commissioner Flores on a vote of 11-0.

3. **Rezoning:** [C14-2023-0005 - Champions Commercial Development \(Tract 4\)](#)
Location: 6025 N. Capital of Texas Highway, Bull Creek
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: **Staff request for Indefinite Postponement**

Motion to grant Staff's request for Indefinite Postponement of this item was approved on the consent agenda on the motion by Vice-Chair Greenberg, seconded by Commissioner Flores on a vote of 11-0.

4. **Site Plan- Hill Country Roadway and Variances:** [SPC-2022-0307C - Fire & EMS Station - Canyon Creek; District 10](#)
Location: 9804 N FM 620 Rd , Lake Travis (Water Supply Rural)
Owner/Applicant: City of Austin Public Works (Michelle Noriega)
Agent: GarzaEMC (Sarah Gill)
Request: Approval of a Hill Country Roadway site plan, request to vary from LDC 25-2-1023 to reduce the required HCR Buffer.
Staff Rec.: **Recommended**
Staff: Christine Barton-Holmes, 512-974-2788, christine.barton-holmes@austintexas.gov
Mel Fuechec, (512)974-3036, mel.fuechec@austintexas.gov
Development Services Department

Public Hearing closed.

Motion to grant Staff's recommendation for SPC-2022-0307C - Fire & EMS Station - Canyon Creek located at 9804 N FM 620 Rd was approved on the consent agenda on the motion by Vice-Chair Greenberg, seconded by Commissioner Flores on a vote of 11-0.

- 5. Resubdivision:** **C8-2021-0050.0A - 607 Montopolis Drive Subdivision; District 3**
- Location: 607 Montopolis Drive Subdivision, Country Club East
- Owner/Applicant: L4S, LLC (Sean Murphy)
- Agent: Southwest Engineers, Inc. (Grant Geissinger)
- Request: Approval of the proposed 607 Montopolis Subdivision consisting of 5 lots on 0.939 ac.(40,848 sqft) of previously platted property with all associated improvements.
- Staff Rec.: **Approve with conditions, Exhibit C**
- Staff: Joey de la Garza, 512-974-2664, joey.delagarza@austintexas.gov
Development Services Department

Public Hearing closed.

Motion to grant Staff's recommendation approve with conditions, Exhibit C, as amended to reflect revised plat note as follows. Extended or obstructed fire access shall be mitigated with an AFD approved sprinkler system for buildings on Lots 3, and 4. For C8-2021-0050.0A - 607 Montopolis Drive Subdivision located at 607 Montopolis Drive Subdivision was approved on the consent agenda on the motion by Vice-Chair Greenberg, seconded by Commissioner Flores on a vote of 11-0.

ITEMS FROM THE COMMISSION

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 Thompson)

Update provided by Vice-Chair Greenberg.

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

Update provided by Chair Smith.

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

No report provided.

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.

ITEMS FROM THE COMMISSION

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 Thompson)

No report provided.

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

No report provided.

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

No report provided.

Chair Smith adjourned the meeting without objection on Tuesday, July 18, 2023 at 6:07 p.m.

On August 1, 2023 was approved on the consent agenda on the motion by Commissioner Flores, seconded by Vice-Chair Greenberg on a vote of 7-0. Commissioners Boone, Garrett, Johnson and Thompson absent.

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 Housing and Planning Department, at 512-974-6508, for additional information; TTY users route through Relay Texas at 711.