



**Regular Meeting
ZONING & PLATTING COMMISSION
Tuesday, September 5, 2023**

**The Zoning & Platting Commission convened in a meeting on Tuesday, September 5, 2023
@ <http://www.austintexas.gov/page/watch-atxn-live>**

Vice-Chair Greenberg called the Commission Meeting to order at 6:02 p.m.

Commission Members in Attendance:

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

Absent

**Alejandra Flores
Ryan Johnson - Parliamentarian
Hank Smith – Chair**

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 August 15, 2023**

Minutes from August 15, 2023 was approved on the consent agenda on the motion by Commissioner Stern, seconded by Commissioner Fouts on a vote of 8-0. Chair Smith and Commissioners Flores and Johnson absent.

PUBLIC HEARINGS

2. **Rezoning:** [C14-2023-0077 - Allandale Car Wash](#)
Location: 7320 Burnet Road, Shoal Creek
Owner/Applicant: Armbrust & Brown PLLC (Michael J. Whellan)
Agent: Kimley-Horn and Associates Inc. (Jonathan Sosebee)
Request: CS to CS-MU-V
Staff Rec.: **Recommendation of CS-MU-V-CO**
Staff: Dana Moses, 512-974-8008, dana.moses@austintexas.gov
Planning Department

Motion to grant Staff request for postponement of this item to September 19, 2023 was approved on the consent agenda on the motion by Commissioner Stern, seconded by Commissioner Fouts on a vote of 8-0. Chair Smith and Commissioners Flores and Johnson absent.

3. **Rezoning:** [C14-2023-0061 - 4806 Commercial Park Drive](#)
Location: 4806 Commercial Park Drive, Walnut Creek
Owner/Applicant: M2G Ventures, LLC (Amy Castellanos)
Agent: Kimley-Horn and Associates Inc. (Jonathan Sosebee)
Request: I-RR to LI
Staff Rec.: **Recommended**
Staff: Dana Moses, 512-974-8008, dana.moses@austintexas.gov
Planning Department

Public Hearing closed.

Motion to grant Staff's recommendation of LI combining district zoning for C14-2023-0061 - 4806 Commercial Park Drive located at 4806 Commercial Park Drive was approved on the consent agenda on the motion by Commissioner Stern, seconded by Commissioner Fouts on a vote of 8-0. Chair Smith and Commissioners Flores and Johnson absent.

4. **Rezoning:** [C14-2023-0066 - 6905 West Gate Blvd; District 5](#)
Location: 6905 West Gate Boulevard, Williamson Creek Watershed
Owner/Applicant: First Texas Dollar Partner LLC (Michael Hankins)
Agent: Lentworth Consulting LLC (Ignacio Gonzales, Jr.)
Request: LO to GR
Staff Rec.: **Recommended**
Staff: Cynthia Hadri, 512-974-7620, cynthia.hadri@austintexas.gov
Planning Department

Public Hearing closed.

Motion to grant LR district zoning for C14-2023-0066 - 6905 West Gate Blvd located at 6905 West Gate Boulevard was approved on the consent agenda on the motion by Commissioner Stern, seconded by Commissioner Fouts on a vote of 8-0. Chair Smith and Commissioners Flores and Johnson absent.

5. **Rezoning:** [C814-2008-0136.02 - North Austin Medical Centre PUD Amendment #2](#)
Location: 12221 North Mo-Pac Expressway Northbound and 2311-2511 Park Bend Drive, Walnut Creek
Owner/Applicant: St. David's Healthcare Partnership, LP, LLP
Agent: Armbrust & Brown, PLLC (Michael J. Whellan)
Request: PUD to PUD, to change a condition of zoning
Staff Rec.: **Recommended, with conditions**
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov
Planning Department

Public Hearing closed.

Motion to grant Staff's recommendation of PUD district zoning and Environment Commission recommendations for C814-2008-0136.02 - North Austin Medical Centre PUD Amendment #2 district zoning for located at 12221 North Mo-Pac Expressway Northbound and 2311-2511 Park Bend Drive was approved on the consent agenda on the motion by Commissioner Stern, seconded by Commissioner Fouts on a vote of 8-0. Chair Smith and Commissioners Flores and Johnson absent.

6. **Rezoning:** [C14-2023-0076 - 3 Men Movers](#)
Location: 9989 E US 290 HWY SVRD EB, Gilleland Creek
Owner/Applicant: Austin 130, LLC (Jacky Fischer)
Agent: HD Brown Consulting, LLC (Amanda Brown)
Request: I-RR to LI
Staff Rec.: **Recommendation of CS**
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov
Planning Department

Public Hearing closed.

Motion to grant Staff's recommendation of CS district zoning for located at 9989 E US 290 HWY SVRD EB was approved on the consent agenda on the motion by Commissioner Stern, seconded by Commissioner Fouts on a vote of 8-0. Chair Smith and Commissioners Flores and Johnson absent.

7. **Resubdivision:** [C8-2023-0144.0A - Application Resubdivision of Lot 1 of the Resub of Lot 1 of 290 & Parmer](#)
Location: 10150 E US 290 HWY SERVICE ROAD WB, Gilleland Creek
Owner/Applicant: OP III ATX Howard Lane LP
Agent: Kimley-Horn(Zach Johnson)
Request: Approval of a Resubdivision Application
Staff Rec.: **Approve With Conditions Listed in Exhibit C**
Staff: Nick Coussoulis, 512-978-1769, Nicholas.Coussoulis@austintexas.gov
Development Services Department

Public Hearing closed.

Motion to grant Staff's recommendation, approve with conditions listed in Exhibit C for C8-2023-0144.0A - Application Resubdivision of Lot 1 of the Resub of Lot 1 of 290 & Parmer located at 10150 E US 290 HWY SERVICE ROAD WB was approved on the consent agenda on the motion by

Commissioner Stern, seconded by Commissioner Fouts on a vote of 8-0. Chair Smith and Commissioners Flores and Johnson absent.

8. Resubdivision: **[C8-2023-0143.0A - Application Resubdivision of Lot 4 of the Resub of Lot 1 of 290 & Parmer](#)**

Location: 10151 E US 290 HWY SERVICE ROAD WB, Gilleland Creek
Owner/Applicant: OP III ATX Howard Lane LP
Agent: Kimley-Horn(Zach Johnson)
Request: Approval of a Resubdivision Application
Staff Rec.: **Approve With Conditions Listed in Exhibit C**
Staff: Nick Coussoulis, 512-978-1769, Nicholas.Coussoulis@austintexas.gov
Development Services Department

Public Hearing closed.

Motion to grant Staff's recommendation, approve with conditions listed in Exhibit C for C8-2023-0143.0A - Application Resubdivision of Lot 4 of the Resub of Lot 1 of 290 & Parmer located at 10151 E US 290 HWY SERVICE ROAD WB was approved on the consent agenda on the motion by Commissioner Stern, seconded by Commissioner Fouts on a vote of 8-0. Chair Smith and Commissioners Flores and Johnson absent.

9. 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 listed in 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 for C8-2023-0149.0A - Eastside Commerce Subdivision located at 1312 Dalton Lane, was approved on the consent agenda on the motion by Commissioner Stern , seconded by Commissioner Fouts on a vote of 8-0. Chair Smith and Commissioners Flores and Johnson absent.

10. Final Plat out of previously approved **[C8-2020-0112.1A - Braker Valley Phase 1; District 1](#)**

Preliminary Plan:

Location: 4806 Blue Goose Rd, Walnut Creek Watershed
Owner/Applicant: Donald J. Reese (RR Braker Valley, LP)
Agent: Chris Rawls (BGE, Inc.)
Request: Approval of Braker Valley Phase 1 final plat, a subdivision consisting of 196 single-family lots and 12 green space lots on 68.614 acre with all associated improvements.

Staff Rec.: **Recommended**
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 listed in Exhibit C C8-2020-0112.1A - Braker Valley Phase 1 located at 4806 Blue Goose Rd was approved on the consent agenda on the motion by Commissioner Stern, seconded by Commissioner Fouts on a vote of 8-0. Chair Smith and Commissioners Flores and Johnson absent.

11. Preliminary Plan: **[C8-2022-0169 – Evelyn Tract Preliminary Plan; District 1](#)**

Location: Blue Goose Road, Decker Creek / Walnut Creek
Owner/Applicant: Century Land Holdings II, LLC (Steve Sherrill)
Agent: LJA Engineering, Inc. (Russell W. Kotara, P.E.)
Request: Approval of the preliminary plan composed of 542 lots on 106.27 acres.

Staff Rec.: **Disapprove for reasons listed in Exhibit C**
Staff: Cesar Zavala, 512-974-3404, cesar.zavala@austintexas.gov
Development Services

Public Hearing closed.

Motion for disapproval for reasons per Exhibit C for C8-2022-0169 – Evelyn Tract Preliminary Plan located at Blue Goose Road, was approved on the consent agenda on the motion by Commissioner Stern , seconded by Commissioner Fouts on a vote of 8-0. Chair Smith and Commissioners Flores and Johnson absent.

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: Fouts, Smith and Thompson).

Update provided by Commissioners Thompson and Fouts

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

No report provided.

Vice-Chair Greenberg adjourned the meeting without objection on Tuesday, September 5, 2023 at 6:13 p.m.

On September 19, 2023 minutes were approved on the consent agenda on the motion by Vice-Chair Greenberg, seconded by Commissioner Flores on a vote of 7-0. Commissioners Boone, Stern and Thompson absent. Commissioner Garrett off the dais.

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.