



**Regular Meeting  
ZONING & PLATTING COMMISSION  
Tuesday, September 19, 2023**

**The Zoning & Platting Commission convened in a meeting on Tuesday, September 19, 2023  
@ <http://www.austintexas.gov/page/watch-atxn-live>**

**Chair Smith called the Commission Meeting to order at 6:02 p.m.**

**Commission Members in Attendance:**

**Cesar Acosta  
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**

**Scott Boone  
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 September 5, 2023

Motion to approve the minutes from September 5, 2023 was 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.

**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 postpone this item to October 17, 2023 by the Zoning and Platting Commission was 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.

3. **Rezoning:** [C14-2023-0083 - Ladera Vista by Stature Homes; District 10](#)  
Location: 11622 Ladera Vista, Bull Creek Watershed  
Owner/Applicant: Stature Liberators, LLC (Derek Keith)  
Request: SF-2 to SF-3  
Staff Rec.: **Recommended**  
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov  
Planning Department

Public Hearing closed.

Motion to grant Staff's recommendation of SF-3 district zoning for C14-2023-0083 - Ladera Vista by Stature Homes located at 11622 Ladera Vista was approved on a vote of 8-0. Commissioners Boone, Stern and Thompson absent.

4. **Rezoning:** [C14-2022-0100 - 7606 Albert Road; District 5](#)  
Location: 7606 Albert Road, Williamson Creek Watershed  
Owner/Applicant: Albert Road Horizontal Investors L.P. (Matt McDonnell)  
Agent: Armbrust & Brown, PLLC (Michael Whellan)  
Request: DR to SF-6  
Staff Rec.: **Recommendation of SF-6-CO**  
Staff: Nancy Estrada, 512-974-7617, nancy.estrada@austintexas.gov  
Planning Department

Public Hearing closed.

Motion to grant Applicant's request of SF-6 district zoning for C14-2022-0100 - 7606 Albert Road located at 7606 Albert Road was approved on a vote of 7-1. Vice Chair Greenberg voted nay. Commissioners Boone, Stern and Thompson absent.

5. **Rezoning:** [C14-2023-0032 - 1512 Damon Road; District 5](#)  
Location: 1512 Damon Road, Williamson Creek Watershed  
Owner/Applicant: Albert Road Horizontal Investors L.P. (Matt McDonnell)  
Agent: Armbrust & Brown, PLLC (Michael Whellan)  
Request: SF-3 to SF-6  
Staff Rec.: **Recommendation of SF-6-CO**  
Staff: Nancy Estrada, 512-974-7617, nancy.estrada@austintexas.gov  
Planning Department

Public Hearing closed.

Motion to grant Applicant's request of SF-6 district zoning for C14-2023-0032 - 1512 Damon Road located at 1512 Damon Road was approved on a vote of 7-1. Vice Chair Greenberg voted nay. Commissioners Boone, Stern and Thompson absent.

6. **Rezoning:** [C14-2023-0037 - South Congress Multifamily; District 2](#)  
Location: 8400-8412 (even numbers only) South Congress Ave; 108 Ralph Ablanedo Drive, South Boggy Creek Watershed  
Owner/Applicant: SOCO Street Ventures, LLC (Atilla Tuna)  
Agent: DPR Construction (Stephen Rye)  
Request: LI-CO to CS-V  
Staff Rec.: **Pending**  
Staff: Nancy Estrada, 512-974-7617, nancy.estrada@austintexas.gov  
Planning Department  
**Postponement Request:** **Postponement request by Staff to October 3, 2023**

Motion to grant Staff' request for postponement of this item to October 3, 2023 was 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.

7. **Rezoning:** [C814-00-2063.10 - Wildhorse Ranch PUD #10; District 1](#)  
Location: 9936 1/2 Lindell Lane, 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.: **Pending**  
Staff: Jonathan Tomko, 512-974-1057, jonathan.tomko@austintexas.gov  
Planning Department  
**Postponement Request:** **Postponement request by Staff to October 3, 2023**

Motion to grant Staff' request for postponement of this item to October 3, 2023 was 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.

8. **Rezoning:** [C14-2023-0048 - 7500 Burnet Road](#)  
Location: 7500 Burnet Road, Shoal Creek Watershed  
Owner/Applicant: 7500 Burnet LP (Anthony Clarke)  
Agent: Alice Glasco Consulting (Alice Glasco)  
Request: CS to CS-VMU  
Staff Rec.: **Recommendation of CS-MU-V-CO**  
Staff: Dana Moses, 512-974-8008, [dana.moses@austintexas.gov](mailto:dana.moses@austintexas.gov)  
Planning Department

Motion to grant Staff's request for postponement of this item to October 3, 2023 was 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.

9. **Rezoning:** [C14-2023-0058 - 11540, 11600, & 11602 Menchaca Road](#)  
Location: 11540, 11600, & 11602 Menchaca Road, Slaughter Creek Watershed  
Owner/Applicant: DTTW Investments LP (Matt Sitra)  
Agent: Drenner Group, PC (David Anderson)  
Request: IRR to MF-5  
Staff Rec.: **Recommendation of MF-4**  
Staff: Dana Moses, 512-974-8008, [dana.moses@austintexas.gov](mailto:dana.moses@austintexas.gov)  
Planning Department

Public Hearing closed.

Motion to grant Staff's recommendation of MF-4 district zoning for C14-2023-0058 - 11540, 11600, & 11602 Menchaca Road located at 11540, 11600, & 11602 Menchaca Road was 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 of the dais.

10. **Rezoning:** [C14-2023-0077 - Allandale Car Wash Redevelopment](#)  
Location: 7320 Burnet Road, Shoal Creek Watershed  
Owner/Applicant: Seamless GCW Ltd.  
Agent: Armbrust & Brown, PLLC (Michael Whellan)  
Request: CS to CS-MU-V  
Staff Rec.: **Recommendation of CS-MU-V-CO**  
Staff: Dana Moses, 512-974-8008, [dana.moses@austintexas.gov](mailto:dana.moses@austintexas.gov)  
Planning Department

Motion to grant Neighborhood's request for postponement of this item to October 3, 2023 was 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.

11. **Site Plan** [SPC-2022-0365C - Juniper Apartments; District 10](#)  
**(Conditional Use):**  
Location: 7907 N FM 620 Road, Bull Creek Watershed  
Owner/Applicant: Joseph and Margaret Lucas  
Agent: Allison Moczygemba (Kimley-Horn)  
Request: The applicant requests approval of a Hill Country Roadway Site Plan to construct a multifamily development. The site plan requires approval by a Land Use Commission because of its location within the Hill Country Overlay.  
  
Staff Rec.: **Recommended**  
Staff: Clarissa Davis, 512-974-1423, Clarissa.Davis@austintexas.gov  
Development Services Department

Public Hearing closed.

Motion to grant Staff's recommendation for SPC-2022-0365C - Juniper Apartments located at 7907 N FM 620 Road was 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.

12. **Final Plat out of an approved preliminary plan:** [C8J-2022-0030.1A - East Village RA - 18 & 22](#)  
Location: 12310 Hulsey Road, Harris Branch  
Owner/Applicant: RH Pioneer North, LLC  
Agent: T. Walter Hoysa (LJA Engineering, Inc.)  
Request: Final plat approval of 4 total lots on 38.73 acres out of an approved preliminary plan  
  
Staff Rec.: **Approval with conditions per Exhibit C**  
Staff: Paul Scoggins - Travis County single office, 512-854-7619, paul.scoggins@traviscountytexas.gov  
Travis County Development Services - Single Office

Public Hearing closed.

Motion to grant Staff's recommendation, approval with conditions per Exhibit C, for C8J-2022-0030.1A - East Village RA - 18 & 22 located at 12310 Hulsey Road was 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.

- 13. Preliminary Plan:** [C8-2022-0146 - Parkside Section 2 at Wildhorse Ranch; District 1](#)  
Location: 9936-1/2 Lindell Lane, Gilleland Creek Watershed  
Owner/Applicant: Forestar USA Real Estate (Jeff Scott)  
Agent: BGE, Inc. (Pablo Martinez)  
Request: Approval of a preliminary plan of 42.3 acres within the Wildhorse Ranch PUD consisting of 169 single family lots with ROW, open space, water quality, drainage, and SER for water and wastewater.  
Staff Rec.: **Recommended**  
Staff: Nicholas Coussoulis, 512-978-1769,  
Nicholas.Coussoulis@austintexas.gov  
Development Services Department

Public Hearing closed.

Motion to grant Staff's recommendation for C8-2022-0146 - Parkside Section 2 at Wildhorse Ranch; located at 9936-1/2 Lindell Lane was 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.

#### **ITEMS FROM THE COMMISSION**

14. Discussion and possible action regarding rules and regulations pertaining to discussion postponement items. (Sponsors Chair Smith and Vice-Chair Greenberg)

Motion by Vice-Chair Greenberg, seconded by Commissioner Flores to approve amending rules and regulations to allow speakers 3 minutes each to provide remarks on discussion postponement items was approved on a vote of 8-0. Commissioners Thompson, Boone and Stern absent.

#### **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 Commissioner Flores.

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

Update provided by Commissioner Fouts.

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

Update provided by Commissioner Johnson.

**Chair Smith adjourned the meeting without objection on Tuesday, September 19, 2023 at 7:13 p.m.**

Minutes approved on October 3, 2023 on the consent agenda on the motion by Commissioner Flores, seconded by Commissioner Fouts on a vote of 10-0. Commissioner Acosta 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.