



**Regular Meeting
ZONING & PLATTING COMMISSION
Tuesday, October 3, 2023**

The Zoning & Platting Commission convened in a meeting on Tuesday, October 3, 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 September 19, 2023

Motion to approve the minutes from September 19, 2023 was approved on the consent agenda on the motion by Commissioner Flores, seconded by Commissioner Fouts on a vote of 10-0. Commissioner Acosta absent.

PUBLIC HEARINGS

2. **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.: **Recommended**
Staff: Jonathan Tomko, 512-974-1057, jonathan.tomko@austintexas.gov
Planning Department

Public Hearing closed.

Motion to grant Staff's recommendation of PUD, district zoning, to change a condition of zoning for C814-00-2063.10 - Wildhorse Ranch PUD #10 located at 9936 1/2 Lindell Lane was approved on the consent agenda on the motion by Commissioner Flores, seconded by Commissioner Fouts on a vote of 10-0. Commissioner Acosta absent.

3. **Rezoning:** [C14-2023-0037 - South Congress Multifamily; District 2](#)
Location: 8400-8412 (even numbers only) South Congress Ave; 108 Ralph Ablanado 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.: **CS-V-CO**
Staff: Nancy Estrada, 512-974-7617, nancy.estrada@austintexas.gov
Planning Department

Public Hearing closed.

Motion to grant Staff's recommendation of CS-V-CO combining district zoning, with additional conditions for C14-2023-0037 - South Congress Multifamily located at 8400-8412 (even numbers only) South Congress Ave; 108 Ralph Ablanado Drive was approved on the consent agenda on the motion by Commissioner Flores, seconded by Commissioner Fouts on a vote of 10-0. Commissioner Acosta absent.

Additional conditions:

Vehicular access to the property from Ralph Ablanado Drive is prohibited, with the exception of ingress/egress access for emergency and service vehicles.

4. **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

Motion to grant neighborhood's request for postponement of this item to October 17, 2023 was approved on the consent agenda on the motion by Commissioner Flores, seconded by Commissioner Fouts on a vote of 10-0. Commissioner Acosta absent.

5. **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.: **CS-MU-V-CO**
Staff: Dana Moses, 512-974-8008, dana.moses@austintexas.gov
Planning Department
Postponement Request Postponement request by Neighborhood to November 14, 2023.

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 Commissioner Flores, seconded by Commissioner Fouts on a vote of 10-0. Commissioner Acosta absent.

6. **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
Postponement Request Postponement request by Staff to October 17, 2023.

Motion to grant Staff's request for postponement of this item to October 17, 2023 was approved on the consent agenda on the motion by Commissioner Flores, seconded by Commissioner Fouts on a vote of 10-0. Commissioner Acosta absent.

7. **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
Postponement Request **Postponement request by Staff to October 17, 2023.**

Motion to grant Staff's request for postponement of this item to October 17, 2023 was approved on the consent agenda on the motion by Commissioner Flores, seconded by Commissioner Fouts on a vote of 10-0. Commissioner Acosta absent.

8. **Environmental Variances:** [SP-2023-0032C - Estancia Phase 11 Condos; District 5](#)
 Location: 830 Estancia Parkway, Onion Creek
 Owner/Applicant: Kelechi Madubuko, Kimley-Horn
 Request: The development proposes variances from LDC 25-8-341 for cut greater than 4 feet on slopes greater than 15% & LDC 25-8-342 for fill greater than 4 feet on slopes greater than 15%
 Staff Rec.: Approval with the following conditions: Ponds onsite will be biofiltration ponds; Plant 50% more trees than required by landscape code; Retaining wall, 609S seeding/planting, and erosion control matting in areas of steep slopes behind lots.
 Staff: Mel Fuechec, 512-974-3036, mel.fuechec@austintexas.gov
 Jennifer Bennett, 512-974-9002, jennifer.bennett@austintexas.gov
 Environmental Review, Development Services Department

Public Hearing closed.

Motion to grant Staff's recommendation for SP-2023-0032C - Estancia Phase 11 Condos located at 830 Estancia Parkway was approved on the consent agenda on the motion by Commissioner Flores, seconded by Commissioner Fouts on a vote of 10-0. Commissioner Acosta absent.

ITEMS FROM THE COMMISSION

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

Item discussed.

NOMINATIONS

10. Discussion and possible action to nominate a member to serve on the Codes and Ordinances Joint Committee.

After closing of nominations, Commissioner Stern was recommended as nominee to serve on the Codes and Ordinances Joint Committee was approved on a vote of 10-0. Commissioner Acosta 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 and Greenberg)

Update provided by Commissioner Greenberg and Thompson.

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

Update provided by Chair Smith.

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

Update provided by Commissioner Floyd.

Chair Smith adjourned the meeting without objection on Tuesday, October 3, 2023 at 6:10 p.m.

Minutes approved on October 17, 2023 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.

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