



**Regular Meeting
ZONING & PLATTING COMMISSION
Tuesday, November 14, 2023**

The Zoning & Platting Commission convened in a meeting on Tuesday, November 14, 2023
@ <http://www.austintexas.gov/page/watch-atxn-live>

Chair Smith called the Commission Meeting to order at 5:03 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

Absent

Scott Boone
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 October 17, 2023

Motion to postpone approval of minutes from October 17, 2023 to November 21, 2023 was approved on the consent agenda on the motion by Vice-Chair Greenberg, seconded by Commissioner Fouts on a vote of 9-0. Commissioner Boone and Thompson absent.

PUBLIC HEARINGS

Attorney: Steven Maddoux, 512-974-6080
Commission Liaison: [Andrew Rivera](#), 512-974-6508

2. **Rezoning:** [C14-2023-0048 - 7500 Burnet Road; District 5](#)
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.: **Recommendation of CS-MU-V-CO**
Staff: Nancy Estrada, 512-974-7617, nancy.estrada@austintexas.gov
Planning Department

Motion to postpone this item to November 21, 2023 by the Zoning and Platting Commission was approved on the consent agenda on the motion by Vice-Chair Greenberg, seconded by Commissioner Fouts on a vote of 9-0. Commissioner Boone and Thompson absent.

3. **Rezoning:** [C14-2023-0086 - Bluff Springs Multifamily; District 2](#)
Location: 7614 Bluff Springs Road, South Boggy Creek Watershed
Owner/Applicant: Michael and Elena Woolstrum
Agent: Armbrust & Brown, PLLC (Michael J. Whellan)
Request: I-RR to MF-4
Staff Rec.: **Recommended**
Staff: Cynthia Hadri, 512-974-7620, cynthia.hadri@austintexas.gov
Planning Department

Motion to postpone this item to November 21, 2023 by the Zoning and Platting Commission was approved on the consent agenda on the motion by Vice-Chair Greenberg, seconded by Commissioner Fouts on a vote of 9-0. Commissioner Boone and Thompson absent.

4. **Rezoning:** [C14-2023-0103 – Matthews; District 5](#)
Location: 1201 Mathews Lane, South Boggy Creek Watershed
Owner/Applicant: Jason Zhang
Agent: Keepers Land Planning (Ricca Keepers)
Request: SF-2 to SF-3
Staff Rec.: **Recommended**
Staff: Cynthia Hadri, 512-974-7620, cynthia.hadri@austintexas.gov
Planning Department

Motion to postpone this item to November 21, 2023 by the Zoning and Platting Commission was approved on the consent agenda on the motion by Vice-Chair Greenberg, seconded by Commissioner Fouts on a vote of 9-0. Commissioner Boone and Thompson absent.

5. **Rezoning:** [C14-2023-0075 - Circle K NTI ; District 2](#)
Location: 2475 East State Highway 71 Service Road West Bound, Colorado River
Owner/Applicant: KAF II Development Company
Agent: Morris & Associates (Jack Greer)
Request: I-SF-2 to CS
Staff Rec.: **CS-CO**
Staff: Cynthia Hadri, 512-974-7620, cynthia.hadri@austintexas.gov
Planning Department

Public Hearing closed.

Motion to grant Staff's recommendation of CS-CO combining district zoning for 2475 East State Highway 71 Service Road West Bound located at 2475 East State Highway 71 Service Road West Bound was approved on the consent agenda on the motion by Vice-Chair Greenberg, seconded by Commissioner Fouts on a vote of 9-0. Commissioner Boone and Thompson absent.

6. **Rezoning:** [C14-2023-0097 - Protech 2; District 6](#)
Location: 12225 Roxie Drive, Lake Creek Watershed
Owner/Applicant: Alameddine, LLC (Marwan Alameddine)
Agent: RYO, LLC (Hue Nquyen)
Request: I-SF-2 to CS
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 CS district zoning for C14-2023-0097 - Protech 2 located at 12225 Roxie Drive was approved on the consent agenda on the motion by Vice-Chair Greenberg, seconded by Commissioner Fouts on a vote of 9-0. Commissioner Boone and Thompson absent.

7. **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 postpone this item to November 21, 2023 by the Zoning and Platting Commission was approved on the consent agenda on the motion by Vice-Chair Greenberg, seconded by Commissioner Fouts on a vote of 9-0. Commissioner Boone and Thompson absent.

8. **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 postpone this item to November 21, 2023 by the Zoning and Platting Commission was approved on the consent agenda on the motion by Vice-Chair Greenberg, seconded by Commissioner Fouts on a vote of 9-0. Commissioner Boone and Thompson absent.

9. **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.: **Recommended**
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, to change a condition of zoning for C814-2018-0122.01 - Circuit of the Americas PUD Amendment #1 located at 9201 Circuit of the Americas Boulevard and McAngus Road was approved on the consent agenda on the motion by Vice-Chair Greenberg, seconded by Commissioner Fouts on a vote of 9-0. Commissioner Boone and Thompson absent.

- 10. PUD Amendment:** [C814-2014-0083.01 - Sunfield PUD](#)
Location: 1901 Turnersville Road, Rinard Creek, Onion Creek, Plum Creek Watershed
Owner/Applicant: Sunfield Investments LLC; Sunfield Development LLC (Ryan Burkhardt)
Agent: Jackson Walker LLP (Pamela Madere)
Request: First amendment proposed to permit industrial uses, reconfigure the location & massing of affordable housing units within residential portions of the PUD, increase impervious cover, request modifications to cut & fill requirements, and update provisions for water service.
Staff Rec.: **NA ; To be renotified due to notification error.**
Staff: Nancy Estrada, 512-974-7617, nancy.estrada@austintexas.gov
Planning Department

Item to be renotified due to notification error; disposed without action.

- 11. Variance:** [SP-2022-0426C.SH - Blueridge Multifamily at Wildhorse Ranch; District 1](#)
Location: 9825 Wildhorse Ranch Trl, Gilleland Creek
Owner/Applicant: Kimley Horn (Allison Lehman)
Request: Variance request is as follows. Request to vary from LDC 25-8-341 to allow cut to 12 feet; LDC 25-8-342 to allow fill to 10 feet.
Staff Rec.: **Recommended by Environmental Commission, with conditions: The water quality pond will be a biofiltration pond. Fill over 8 feet will be contained with engineered walls. Slopes created by cut over 8 feet will be revegetated with native seeding and planting (per Standard Specifications Manual 609S.5).**
Staff: Pamela Abee-Taulli, 512-974-1879, pamelaaabee@austintexas.gov
Development Services Department

Public Hearing closed.

Motion to grant Staff's and Environmental Commission recommendation for SP-2022-0426C.SH - Blueridge Multifamily at Wildhorse Ranch located at 9825 Wildhorse Ranch Trl was approved on the consent agenda on the motion by Vice-Chair Greenberg, seconded by Commissioner Fouts on a vote of 9-0. Commissioner Boone and Thompson absent.

- 12. Variance:** [SP-2022-0407D - QuikTrip No. 4141; ETJ](#)
Location: 12500 FM 969 Road, Elm Creek
Owner/Applicant: Halff Associates (Jeff Bass)
Request: Variance request is as follows:
To vary from LDC 25-8-302(A)(2) to allow parking areas on slopes in excess of 15 percent; 25-8-342 to allow fill greater than 4 feet, to 8 feet, on a slope greater than 15 percent; 25-8-341 to allow cut greater than 4 feet, to 13 feet.
Staff Rec.: **Recommended by Environmental Commission, with conditions:
Onsite Rain garden;
Landscaping (Landscaping is not required in the ETJ.)
The addition of 51 native/adapted trees to the site.
The addition of 486 native/adapted shrubs to the site.
The replacement of all Bermuda sod with 609S seeding.**
Staff: Pamela Abee-Taulli, 512-974-1879, pamelaaabee@austintexas.gov
Development Services Department

Public Hearing closed.

Motion to grant Staff's and Environmental Commission recommendation for SP-2022-0407D - QuikTrip No. 4141 located at 12500 FM 969 Road was approved on the consent agenda on the motion by Vice-Chair Greenberg, seconded by Commissioner Fouts on a vote of 9-0. Commissioner Boone and Thompson 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 postpone this item to November 21, 2023 by the Zoning and Platting Commission was approved on the consent agenda on the motion by Vice-Chair Greenberg, seconded by Commissioner Fouts on a vote of 9-0. Commissioner Boone and Thompson absent.

DISCUSSION AND POSSIBLE ACTION

14. Discussion and possible action adopting the meeting schedule for calendar year 2024.

Motion by Commissioner Flores, seconded by Vice-Chair Greenberg to approve the meeting schedule for calendar year 2024 was approved on a vote of 9-0. Commissioner Boone and Thompson absent.

Tuesday, January, 16, 2024
Tuesday, January 30, 2024
Tuesday, February 6, 2024
Tuesday, February 20, 2024
Tuesday, February 27, 2024
Tuesday, March 5, 2024
Tuesday, March 19, 2024
Tuesday, April 2, 2024
Tuesday, April 16, 2024
Tuesday, May 7, 2024
Tuesday, May 21, 2024

Tuesday, June 4, 2024
Tuesday, June 18, 2024
Tuesday, June 25, 2024
Tuesday, July 2, 2024
Tuesday, July 16, 2024
Tuesday, August 6, 2024
Tuesday, August 20, 2024
Tuesday, September 3, 2024
Tuesday, September 17,
2024
Tuesday, October 1, 2024

Tuesday, October 15, 2024
Tuesday, October 22, 2024
Tuesday, October 29, 2024
Tuesday, November 19,
2024
Tuesday, November 26,
2024, 5 PM
Tuesday, December 3, 2024
Tuesday, December 17,
2024

Chair Smith adjourned the meeting without objection on Tuesday, November 14, 2023 at 5:09 p.m.

Minutes approved on November 21, 2023 on the consent agenda on the motion by Vice-Chair Greenberg, seconded by Commissioner Stern on a vote of 9-0. Commissioner Boone off the dais. One vacancy on 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.