



ZONING & PLATTING COMMISSION AGENDA

Tuesday, January 16, 2024

The Zoning and Platting Commission will convene at 6:00 PM on Tuesday, January 16, 2024, at Austin City Hall, Council Chambers, Room 1001 301 W. Second Street, Austin, TX.

Some members of the Zoning and Platting Commission may be participating by videoconference. The meeting may be viewed online at: <http://www.austintexas.gov/page/watch-atxn-live>

[Scott Boone](#)
[Alejandra Flores](#)
[William D. Floyd](#)
[David Fouts](#)
[Kendra Garrett](#)
[Betsy Greenberg](#) - Vice-Chair

[Ryan Johnson](#) - Parliamentarian
[Hank Smith](#) – Chair
[Lonny Stern](#)
[Carrie Thompson](#) - Secretary
1 Vacancy

EXECUTIVE SESSION (No public discussion)

The Zoning & Platting Commission will announce it will go into Executive Session, if necessary, pursuant to Chapter 551 of the Texas Government Code, to receive advice from Legal Counsel on matters specifically listed on this agenda. The commission may not conduct a closed meeting without the approval of the city attorney. Private Consultation with Attorney – Section 551.071

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 December 19, 2023.

Attorney: Chrissy Mann 512-974-2179
Commission Liaison: [Andrew Rivera](#), 512-974-6508

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
Postponement Request: Request for Indefinite Postponement by Applicant.
- 3. Zoning:** [C14-2023-0100 - Optimist Club Recreation, District 6](#)
Location: 13504 ½ Briarwick Drive, 9100 Meadowheath Drive, 13332 Villa Park Drive, 13300-134011 Morris Road, Lake Creek Watershed
Owner/Applicant: Optimist Club of Town & Country Round Rock
Agent: Thrower Design LLC (A. Ron Thrower)
Request: I-RR to GR-CO
Staff Rec.: **Recommended**
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov
Planning Department
Postponement Request: Postponement request by Applicant to February 6, 2024.
- 4. Rezoning:** [C14-2023-0106 - LL Braker; District 7](#)
Location: 11209 Metric Boulevard, Little Walnut Creek
Owner/Applicant: B9 SEQUOIA BRAKER OWNER LP by Link Logistics Real Estate Management LLC (Andrew Beck)
Agent: Jackson Walker LLP (Henry Gilmore)
Request: LI to LI-PDA
Staff Rec.: **Pending**
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov
Planning Department
Postponement Request: Staff and Applicant postponement request to January 30, 2024.
- 5. Rezoning:** [C14-2023-0118 - 7331 & 7333 Bluff Springs Road; District 2](#)
Location: 7331 & 7333 Bluff Springs Road, Onion Creek & South Boggy Creek Watershed
Owner/Applicant: RPM Living (William Krenger)
Agent: Drenner Group, P.C. (Leah Bojo)
Request: I-RR to MF-3
Staff Rec.: **Recommended**
Staff: Cynthia Hadri, 512-974-7620, cynthia.hadri@austintexas.gov
Planning Department

Attorney: Chrissy Mann 512-974-2179

Commission Liaison: [Andrew Rivera](#), 512-974-6508

6. Environmental variance: [SP-2022-0516C - HCA Behavior Health Hospital; District 7](#)

Location: 2411 Park Bend Dr., Austin, TX 78758, Walnut Creek (Suburban)
Owner/Applicant: Pacheco Koch a Westwood Company (Tim Wallace)
Agent: Westwood PS (Will Swinnea)
Request: Vary from LDC 25-8-342 to allow fill to 14 feet.
Staff Rec.: Recommended by Environmental Commission, with conditions:

Contain the fill with a combination of engineered walls and terraces to reduce grading and increase infiltration.

Seed and plant the terraces with native trees (where feasible based on structural constraints), perennials, grasses, and forbs per 609S to increase infiltration, provide habitat, and increase plant diversity. Providing NO MOW signage for the terraces.

Staff: Pamela Abee-Taulli, 512-974-1879, pamela.abee-taulli@austintexas.gov
Rosemary Avila, 512-974-2784, rosemary.avila@austintexas.gov
Development Services Department

7. Hill Country Roadway Approval: [SPC-2021-0415D - Marshall Ranch Water Improvements](#)

Location: 904 1/2 S CAPITAL OF TEXAS HWY SB; Barton Creek and Eanes (Barton Creek Zone and Suburban)
Owner/Applicant: Barton Creek and Eanes (Barton Creek Zone and Suburban)
Agent: Kimley Horn (Ian Clements)
Request: Approval for a Hill Country Roadway site plan.
Staff Rec.: **Recommended**
Staff: Chase Norris, 512-978-16232, chase.norris@austintexas.gov
Development Services Department

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)

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

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

Attorney: Chrissy Mann 512-974-2179
Commission Liaison: [Andrew Rivera](#), 512-974-6508

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.

SPEAKER REGISTRATION

All participants wishing to address the commission must register to speak. Public participation is available by teleconference or in-person.

Teleconference Registration

Registration for participation by teleconference closes on **Tuesday, January 16, 2024 at 2 PM**. Teleconference code and additional information to be provided after the closing of teleconference registration.

In-Person Registration

While it's encouraged for attendees to register in advance, in-person registration ends at **5:30 PM** on the day of the meeting. In-person speakers can register by scanning the QR code provided in Council chambers using their mobile devices. Additionally, public-use mobile devices will be available at the meeting for speaker registration.

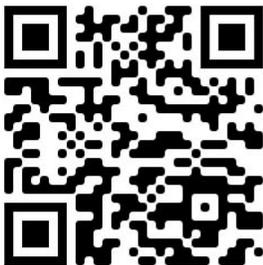
Speaker Donation of Time

For discussion cases, speaker donation of time is an available option for in-person participants. Both the registered speaker donating time and the speaker recipient must be present when the public hearing is conducted. See chart below regarding speaker time allotments. Each speaker may receive up to 3 minutes of donated time.

Click on link below or scan the QR code and submit the form to register to speak.

Speakers should submit a separate registration form for each item of interest.

<https://forms.office.com/g/90fSJ07xY9>



Please contact Andrew Rivera, Commission Liaison, for questions regarding speaker registration at Andrew.rivera@austintexas.gov or by phone 512-974-6508.

PARKING & VALIDATION

Parking is available at the City Hall parking garage and is free with validation.

Speakers Testimony Time Allocation

Primary speaker in favor and primary speaker opposed	6 minutes each, up to 9 total minutes with donation of time.
All other speakers in favor or opposed	3 minutes each, up to 6 minutes total with donation of time.

Presentations and handouts are requested to be e-mailed to Commission Liaison

Andrew Rivera at Andrew.rivera@austintexas.gov by 1:00 PM day of the meeting.

2024 Zoning and Platting Commission Meeting Schedule

Unless otherwise noted meetings to commence at 6 PM at Austin City Hall, Council Chambers, Room 1001

Commission Dates
Tuesday, January 16, 2024
Tuesday, January 30, 2024
Tuesday, February 6, 2024
Tuesday, February 20, 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, 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, November 19, 2024
Tuesday, November 26, 2024 (5 PM)
Tuesday, December 3, 2024
Tuesday, December 17, 2024