



## ZONING & PLATTING COMMISSION AGENDA

**Tuesday, March 5, 2024**

The Zoning and Platting Commission will convene at 6:00 PM on Tuesday, March 5, 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](#) (District 1)  
[Alejandra Flores](#) (District 5)  
[William D. Floyd](#) (Mayor)  
[David Fouts](#) (District 2)  
[Kendra Garrett](#) (District 9)  
[Betsy Greenberg](#) - Vice-Chair (District 6)

[Hank Smith](#) – Chair (District 8)  
[Lonny Stern](#) (District 3)  
[Carrie Thompson](#) – Secretary (District 10)

District 4 - Vacant  
District 7 - Vacant

### **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 of the Zoning and Platting Commission regular meeting on February 20, 2024.

### **PUBLIC HEARINGS**

Attorney: AJ Urteaga, 512-974-2386  
Commission Liaison: [Andrew Rivera](#), 512-974-6508

2. **Rezoning:** **C14-2023-0106 - LL Braker; District 7**  
 Location: 11209 Metric Boulevard, Little Walnut Creek Watershed  
 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.: **Recommended**  
 Staff: Sherri Sirwaitis, 512-974-3057, [sherri.sirwaitis@austintexas.gov](mailto:sherri.sirwaitis@austintexas.gov)  
 Planning Department
  
3. **Rezoning:** **C14-2023-0154 - Randy Road - Hyman; District 6**  
 Location: 11401 Randy Road, Bull Creek Watershed  
 Owner/Applicant: Eric and Laurie Hyman  
 Agent: Land Answers, Inc. (Jim Whittliff)  
 Request: DR to SF-3-CO  
 Staff Rec.: **Recommended**  
 Staff: Sherri Sirwaitis, 512-974-3057, [sherri.sirwaitis@austintexas.gov](mailto:sherri.sirwaitis@austintexas.gov)  
 Planning Department
  
4. **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](mailto:sherri.sirwaitis@austintexas.gov)  
 Planning Department
  
5. **Site Plan:** **SP-2022-0364C - Rich Industrial Park, District 1**  
 Location: 130 Ralph Ablanado Drive, South Boggy Creek and Onion Creek Watersheds  
 Owner/Applicant: 130 Ralph Ablanado, LLC  
 Agent: Austin Civil Engineering (Calvin Weiman)  
 Request: Compatibility Waiver to allow a building 5 feet from property line and parking and drainage/water quality features 22 to 24 feet from property line.  
 Staff Rec.: **Recommended**  
 Staff: Heather Chaffin`, 512-974-2140, [heather.chaffin@austintexas.gov](mailto:heather.chaffin@austintexas.gov)

## WORKING GROUP/COMMITTEE UPDATES

6. **Codes and Ordinances Joint Committee** – Update pertaining to recommendations to the Planning Commission regarding proposed amendments to the Land Development Code for which review is required under Section 25-1-502 (Amendment; Review); requests to initiate amendments to the Land Development Code under Section 25-1-501 (Initiation). (Sponsors Commissioners: Flores, Greenberg and Stern)

Attorney: AJ Urteaga, 512-974-2386

Commission Liaison: [Andrew Rivera](mailto:Andrew.Rivera@texas.gov), 512-974-6508

7. **Comprehensive Plan Joint Committee** – Update regarding recommendations to the Planning Commission on issues relating to the comprehensive plan, including proposed amendments to the Comprehensive Plan; and implementation of the Comprehensive Plan, including policy directives or initiatives of the city council or the Planning Commission. (Sponsors: Commissioners Fouts, Smith, and Thompson)
8. **Small Area Planning Joint Committee** – Update regarding recommendation and issues surrounding planning and zoning in areas such as downtown, corridors and centers, neighborhoods, the waterfront, planned unit developments, and transit-oriented developments. (Commissioners: Flores, Floyd, and Greenberg)
9. **Budget Working Group** – Update regarding the FY 24-25 budget. (Sponsors: Vice-Chair Greenberg and Commissioner Stern)

## **FUTURE AGENDA ITEMS**

Commissioner proposed future agenda items. The proposed item will not delve into the merits at the current meeting but will be offered for initiation, discussion, or possible recommendation at a future meeting.

## **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, March 5, 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.

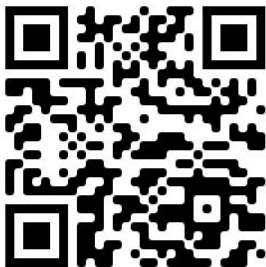
### **Speaker Donation of Time**

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>



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Please contact Andrew Rivera, Commission Liaison, for questions regarding speaker registration at [Andrew.rivera@austintexas.gov](mailto: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](mailto:Andrew.rivera@austintexas.gov) by 1:00 PM day of the meeting.