



ZONING & PLATTING COMMISSION AGENDA

Tuesday, March 19, 2024

The Zoning and Platting Commission will convene at 6:00 PM on Tuesday, March 19, 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)

[Ryan Puzycki](#) (District 7)
[Hank Smith](#) – Chair (District 8)
[Lonny Stern](#) (District 3)
[Carrie Thompson](#) – Secretary (District 10)

District 4 - 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 March 5, 2024.

PUBLIC HEARINGS

2. **Rezoning:** [C14-2023-0126 - Spicewood Springs Residential; District 10](#)
Location: 4920 Spicewood Springs Road, Bull Creek
Owner/Applicant: Whats Up Texas LP
Agent: Drenner Group (Amanda Swor)
Request: **LO-CO to MF-3-CO**
Staff Rec.: **Recommended**
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov
Planning Department
3. **Rezoning:** [C14-2023-0095 - 7302 & 7400 Decker Lane; District 1](#)
Location: 7302 and 7400 Decker Lane, Decker and Elm Creek Watersheds
Owner/Applicant: Cynthia Padilla-Gonzales and Jose Gonzales
Agent: Drenner Group (Leah Bojo)
Request: SF-2 to GR-MU
Staff Rec.: **Staff Recommendation is GR-MU-CO**
Staff: Jonathan Tomko, 512-974-1057, jonathan.tomko@austintexas.gov
Planning Department
4. **Rezoning:** [C14-2024-0001 - 10911 Stonelake Boulevard; District 7](#)
Location: 10911 Stonelake Boulevard, Walnut Creek
Owner/Applicant: 10911 Stonelake GP, LLC (Donald J. Reese)
Agent: Armbrust & Brown, PLLC (Michael Whellan)
Request: LI to MF-6
Staff Rec.: **Recommended**
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov
Planning Department
5. **Rezoning:** [C14-2024-0003 - 13614 Metric; District 7](#)
Location: 13614 Metric Boulevard, Walnut Creek
Owner/Applicant: Woodforest National Bank (Tom Aderhold)
Agent: Drenner Group PC (Amanda Swor)
Request: GO to GO-MU
Staff Rec.: **Recommended**
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov
Planning Department

6. **Rezoning:** [C14-2023-0113 - Parmer Crossing - Unit # 05B; District 7](#)
 Location: 2506 W. Parmer Lane, Unit #05B, Walnut Creek
 Owner/Applicant: CENTRO NP HOLDINGS 12 SPE, LLC, DB Liquor Parmer LLC (Vipul Patel)
 Agent: Dorsett Johnson LLP, S. Joseph Modric
 Request: GR to CS-1
 Staff Rec.: **Recommended**
 Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov
 Planning Department
7. **CUP & EV Variance:** [SP-2022-0537C - Northwest Area Lift Station Improvements Great Hills Lift Station No.53; District 6](#)
 Location: 9009-1/2 SPICEBRUSH DRIVE, Bull Creek
 Owner/Applicant: Austin Water; Cara Lynk
 Agent: Civil Team Engineers; Sharon Hamilton
 Request: CUP and 2 EV variance: construction in CWQZ and construction on slopes.
 Staff Rec.: **Recommended**
 Staff: Meg Greenfield, 512-978-4663, meg.greenfield@austintexas.gov
 Development Services Department

COMMITTEE AND WORKING GROUPS REPORTS

8. **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)
9. **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)
10. **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. (Sponsors Commissioners: Flores, Floyd and Greenberg)
11. **Budget Working Group** – Update on recommendations for Budget FY 24-25. (Sponsors: Vice-Chair Greenberg and Commissioner Stern)

FUTURE AGENDA ITEMS

Commissioner proposed future agenda items. 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. (Sponsors Chair Smith and Vice-Chair Greenberg)

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, U 2024 at 2 PM**. Teleconference code and additional information to be provided after the closing of teleconference registration.

In-Person Registration

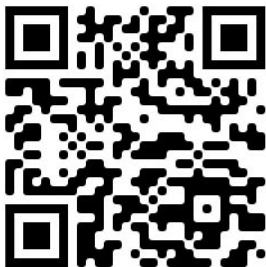
While it's encouraged for attendees to register in advance, in-person registration ends at **5:30 PM** on the day of the meeting. In-person speakers can register by scanning the QR code provided in Council chambers using their mobile devices. Additionally, public-use mobile devices will be available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