



**Regular Meeting  
ZONING & PLATTING COMMISSION  
Tuesday, January 16, 2024**

**The Zoning & Platting Commission convened in a meeting on Tuesday, January 16, 2024**

**@ <http://www.austintexas.gov/page/watch-atxn-live>**

**Chair Smith called the Commission Meeting to order at 6:18 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**

**1 Vacancy**

**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.**

Approval of minutes from December 19, 2023 was approved on the consent agenda on the motion by Vice-Chair Greenberg, seconded by Commissioner Fouts on a vote of 8-0. Commissioner Flores and Floyd absent. One vacancy on the dais.

## 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](mailto:sherri.sirwaitis@austintexas.gov)  
Planning Department  
**Postponement Request:** **Request for Indefinite Postponement by Applicant.**

Motion to grant Applicant's request for indefinite postponement of this item was approved on the consent agenda on the motion by Vice-Chair Greenberg, seconded by Commissioner Fouts on a vote of 8-0. Commissioner Flores and Floyd absent. One vacancy on the dais.

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](mailto:sherri.sirwaitis@austintexas.gov)  
Planning Department  
**Postponement Request:** **Postponement request by Applicant to February 6, 2024.**

Motion to grant Applicant's request for postponement of this item to February 6, 2024 was approved on the consent agenda on the motion by Vice-Chair Greenberg, seconded by Commissioner Fouts on a vote of 8-0. Commissioner Flores and Floyd absent. One vacancy on the dais.

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](mailto:sherri.sirwaitis@austintexas.gov)  
Planning Department  
**Postponement Request:** **Staff and Applicant postponement request to January 30, 2024.**

Motion to grant Staff and Applicant's request for postponement of this item to January 30, 2024 was approved on the consent agenda on the motion by Vice-Chair Greenberg, seconded by Commissioner Fouts on a vote of 8-0. Commissioner Flores and Floyd absent. One vacancy on the dais.

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](mailto:cynthia.hadri@austintexas.gov)  
Planning Department

Public Hearing closed.

Motion to grant Staff's recommendation of MF-3 district zoning for C14-2023-0118 - 7331 & 7333 Bluff Springs Road located at 7331 & 7333 Bluff Springs Road was approved on the motion by Commissioner Stern, seconded by Commissioner Johnson was approved on a vote of 8-0. Commissioner Flores and Floyd absent. One vacancy on the dais.

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](mailto:pamela.abee-taulli@austintexas.gov)  
Rosemary Avila, 512-974-2784, [rosemary.avila@austintexas.gov](mailto:rosemary.avila@austintexas.gov)  
Development Services Department

Public Hearing closed.

Motion to grant Staff's and Environmental Commission recommendation for SP-2022-0516C - HCA Behavior Health Hospital located at 2411 Park Bend Dr. was approved on the consent agenda on the motion by Vice-Chair Greenberg, seconded by Commissioner Fouts on a vote of 8-0. Commissioner Flores and Floyd absent. One vacancy on the dais.

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](mailto:chase.norris@austintexas.gov)  
Development Services Department

Public Hearing closed.

Motion to grant Staff's recommendation for SPC-2021-0415D - Marshall Ranch Water Improvements located at 904 1/2 S CAPITAL OF TEXAS HWY SB was approved on the consent agenda on the motion by Vice-Chair Greenberg, seconded by Commissioner Fouts on a vote of 8-0. Commissioner Flores and Floyd absent. One vacancy on the dais.

## **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 Vice-Chair Greenberg

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

Update provided by Chair Smith and Commissioner Thompson

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

No Report Provided.

**Chair Smith adjourned the meeting without objection on Tuesday, Tuesday, January 16, 2024 at 6:46 p.m.**

Minutes approved on Tuesday, January 30, 2024 on the consent agenda on the motion by Commissioner Flores, seconded by Commissioner Fouts on a vote of 8-0. Chair Smith absent. Two vacancies on the dais.

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