



**REGULAR CALLED MEETING of the ZONING AND PLATTING COMMISSION
TUESDAY, AUGUST 6, 2024, 6 PM
AUSTIN CITY HALL, BOARD AND COMMISSION ROOM, ROOM 1101
301 WEST 2ND STREET
AUSTIN, TEXAS**

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>

Public comment will be allowed in-person or remotely via telephone. Speakers may only register to speak on an item once either in-person or remotely. Registration no later than 2 PM the day of the meeting is required for remote participation by telephone. For more information on public comment, please see the agenda section “Speaker Registration”. Please contact Ella Garcia, Staff Liaison, for questions regarding speaker registration at LandUseLiaison@austintexas.gov or by phone at 512-978-0801.

CURRENT BOARD MEMBERS/COMMISSIONERS:

Hank Smith – Chair (District 8)	David Fouts (District 2)
Betsy Greenberg – Vice-Chair (District 6)	Lonny Stern (District 3)
Carrie Thompson – Secretary (District 10)	Ryan Puzycki (District 7)
Alejandra Flores – Parliamentarian (District 5)	William D. Floyd (Mayor’s Representative)
Scott Boone (District 1)	District 4 -Vacant
	District 9 -Vacant

EXECUTIVE SESSION (No public discussion)

The Zoning and 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

AGENDA

CALL TO ORDER

PUBLIC COMMUNICATION: GENERAL

The first four speakers signed up prior to the meeting being called to order will each be allowed a three-minute allotment to address their concerns regarding items not posted on the agenda.

Executive Liaison: Joi Harden, 512-974-1617
Staff Liaison: Ella Garcia, 512-978-0801
Attorney: AJ Urteaga, 512-974-2386

APPROVAL OF MINUTES

1. Approve the minutes of the Zoning and Platting Commission regular called meeting on July 16, 2024.

PUBLIC HEARINGS

2. **Rezoning:** **C14-2024-0087 - 12104 Jekel Circle; District 6**
Location: 12104 Jekel Circle, Rattan Creek Watershed
Owner/Applicant: JLCC Interests, LLC (Michael Jordan Scott)
Agent: Industry ATX (Michael Winningham)
Request: LI-CO to CS
Staff Rec.: **Recommended**
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov
Planning Department
3. **Rezoning:** **C14-2024-0057 - 2100 Patsy Parkway; District 2**
Location: 2100 Patsy Parkway, Onion Creek and South Boggy Creek Watersheds
Owner/Applicant: Steve Cisneros
Agent: Drenner Group (Leah Bojo)
Request: SF-2 to MF-3
Staff Rec.: **Recommended**
Staff: Marcelle Boudreaux, 512-974-8094, marcelle.boudreaux@austintexas.gov
Planning Department
4. **Rezoning:** **C14-2024-0093 - 7901 Persimmon Trail; District 5**
Location: 7901 Persimmon, South Boggy Creek Watershed
Owner/Applicant: Shane Hauptli and Carol Short
Agent: Keepers Land Planning (Ricca Keepers)
Request: MH to SF-3
Staff Rec.: **Recommended**
Staff: Beverly Villela, 512-978-0740, beverly.villela@austintexas.gov
Planning Department
5. **Rezoning:** **C14-2024-0089 - 7900 Persimmon Trail; District 5**
Location: 7900 Persimmon, South Boggy Creek Watershed
Owner/Applicant: Anna Cecilia Berry
Agent: Texas Permitting Solutions (Shae Willard)
Request: MH to SF-3
Staff Rec.: **Recommended**
Staff: Beverly Villela, 512-978-0740, beverly.villela@austintexas.gov
Planning Department

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6. **Rezoning:** **C14-2024-0054 - 8200 & 8300 North MoPac; District 10**
Location: 8200 and 8300 North MoPac Expressway, Shoal Creek Watershed
Owner/Applicant: OP 8200 MoPac Property, LLC & OP 8300 MoPac Property, LLC
Agent: Drenner Group, PC (Amanda Swor)
Request: LO and LR to GR-MU-V-DB90
Staff Rec.: **Recommended**
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov
Planning Department
7. **Rezoning:** **C14-2023-0048 - 7500 Burnet; District 7**
Location: 7500 Burnet and 2412 Richcreek Road, Shoal Creek Watershed
Owner/Applicant: 7500 Burnet LP & Allandale Commons LLC (Case Lowry)
Agent: Alice Glasco Consulting (Alice Glasco)
Request: CS to CS-MU-V-DB90
Staff Rec.: **Staff postponement request to August 20, 2024**
Staff: Nancy Estrada, 512-974-7617, nancy.estrada@austintexas.gov
Planning Department
8. **Rezoning:** **C14-2024-0062 - Express Auto Spa; District 2**
Location: 3152 E. State Highway 71 SVRD EB, Colorado River Watershed
Owner/Applicant: Quickie Inc. (Wassim Agha)
Agent: CWPD (Alan Jacob)
Request: I-RR to CS
Staff Rec.: **Recommended**
Staff: Nancy Estrada, 512-974-7617, nancy.estrada@austintexas.gov
Planning Department
9. **Rezoning:** **C14-2024-0084 - 6575 Decker Ln Tract 2; District 1**
Location: 6575 Decker Lane, Elm Creek Watershed
Owner/Applicant: AM Petroleum Inc. (Adam Ahmad)
Agent: Metcalfe Wolf Stuart & Williams, LLP (Michele Rogerson Lynch)
Request: GR-CO to CS-CO
Staff Rec.: **Staff postponement request to August 20, 2024**
Staff: Jonathan Tomko, 512-974-1057, jonathan.tomko@austintexas.gov
Planning Department

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10. **Subdivision** **C8-2023-0007.0A - Resubdivision of Lot 1 Davis Lawns Section One; District 1**
Variance: **One; District 1**
Location: 5004 Heflin Lane, Fort Branch
Owner/Applicant: 5004 Heflin L Austin TX 78721 LLC (Eudo Mendez)
Agent: Mahoney Engineering (Tyler J. Boykin, P.E.)
Request: Approval of variance to LDC 25-4-171 to allow Lot 1D a Parkland lot to not front public right-of-way.
Staff Rec.: **Recommended**
Staff: Cesar Zavala, 512-974-3404, cesar.zavala@austintexas.gov
Development Sevices Department
11. **Environmental** **SP-2023-0401C - 290 Parmer Industrial – 2; District 1**
Variance:
Location: 10095 E US 290 Hwy Service Road EB Austin, Texas, Gilleland Creek Watershed
Owner/Applicant: Ryan Taylor, Kimley-Horn and Associates, Inc.
Request: Variance request is as follows: Request to vary from LDC 25-8-341 to allow cut up to 15 feet Request to vary from LDC 25-8-342 to allow fill up to 16 feet
Staff Rec.: **Recommended**
Staff: David Michael, (512) 974-2263, david.michael@austintexas.gov
Development Sevices Department

DISCUSSION AND ACTION ITEMS

12. Discussion and action to recommend to City Council a resolution for bird-safe buildings. Presented by Heidi Trudell, Travis Audubon Society, and Lily Rerecich. Sponsors: Vice Chair Greenberg and Commissioner Thompson.
13. Discussion and action to amend the bylaws and rules of procedure to adopt a deadline for backup. Sponsors: Chair Smith and Vice Chair Greenberg.
14. Discussion and action to approve the Annual Internal Review and Report.

WORKING GROUP/COMMITTEE UPDATES

15. **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: Vice Chair Greenberg and Commissioners Flores and Stern)
16. **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: Chair Smith and Commissioners Fouts and Thompson)
17. **Small Area Planning Joint Committee** – Update regarding recommendation and issues surrounding planning and zoning in areas such as downtown, corridors and centers,

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neighborhoods, the waterfront, planned unit developments, and transit-oriented developments. (Sponsors: Vice Chair Greenberg and Commissioners Floyd and Puzycki)

FUTURE AGENDA ITEMS

Note: City Code requires two board members sponsor an item to be included on an agenda. This section of the agenda provides members an opportunity to request items for future agendas. Staff should assume that if there is no objection from other members expressed at the meeting, the members' silence indicates approval for staff to include on the next agenda.

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 contact Ella Garcia at Planning Department, at 512-978-0801 or LandUseLiaison@austintexas.gov, 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. Presentations and handouts are requested to be e-mailed by 1:00 PM day of the meeting.

TELECONFERENCE REGISTRATION

Registration for participation by teleconference closes on **2:00 PM, the day of the meeting**. Teleconference code and additional information to be provided after the closing of the teleconference registration period.

IN-PERSON REGISTRATION

While in-person registrants are encouraged to register in advance of the meeting, in-person registration closes at **5:30 PM, the day of the meeting**. Please scan the QR code below with a mobile device or click on the link below. Mobile devices will also be available at the meeting for public use for the purpose of 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.

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Click on the 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>



SPEAKER TESTIMONY TIME ALLOCATION

PUBLIC HEARING

Speaker	Number	Time Allocated	Total Time Allocated
Applicant/Agent	1	6 minutes	12 minutes (with donated time, including 3-minute rebuttal)
Primary speaker in favor and primary speaker opposed	1	6 minutes	9 minutes (with donated time)
All other speakers in favor or opposed	Unlimited	3 minutes	6 minutes (with donated time)

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