ZONING AND PLATTING COMMISSION
REGULAR MEETING
MINUTES
TUESDAY, JUNE 18, 2024

The Zoning and Platting Commission convened in a regular meeting on Tuesday, June 18, 2024, at Austin City Hall, Board and Commissions Room, Room 1101, 301 W. 2nd Street, in Austin, Texas.

Chair Smith called the Zoning and Platting Commission Meeting to order at 6:00 p.m.

Commissioners in Attendance:

Hank Smith
Betsy Greenberg
Alejandra Flores
Lonny Stern

Commissioners in Attendance Remotely:

Scott Boone
David Fouts
William D. Floyd
Ryan Puzycki
Carrie Thompson

2 vacancies on the dais.

PUBLIC COMMUNICATION: GENERAL

None.

APPROVAL OF MINUTES

1. Approve the minutes of the Zoning and Platting Commission meeting on June 4, 2024.
   The minutes from the meeting of 06/04/2024 were approved on the consent agenda on Commissioner Stern's motion, Vice Chair Greenberg's second on a 9-0 vote. Two vacancies on the dais.

PUBLIC HEARINGS

2.	**Rezoning:**	**C14-2024-0014 - 15328 FM 1825 Road; District 7**
	Location:	15328 FM 1825 Road, Harris Branch
	Owner/Applicant:	De Souza Investments LLC (Aline De Souza)
	Request:	I-SF-2 to GR
	Staff Rec.:	**Recommended**
	Staff:	Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov Planning Department

The motion to grant Staff's recommendation of GR for C14-2024-0014 - 15328 FM 1825 Road located at 15328 FM 1825 Road was approved on the consent agenda on Commissioner Stern's motion, Vice Chair Greenberg's second on a 9-0 vote. Two vacancies on the dais.

3.	**Rezoning:**	**C14-2024-0068 - We Are Blood; District 10**
	Location:	4303 Marathon Boulevard, Waller Creek
	Owner/Applicant:	We Are Blood (Arlin Hall, CFO)
	Agent:	Winstead PC (Micah King)
	Request:	SF-3 to GO-MU
	Staff Rec.:	**Recommended**
	Staff:	Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov Planning Department

The motion to grant Staff's recommendation of GO-MU-CO for C14-2024-0068 - We Are Blood located at 4303 Marathon Boulevard with the following conditions:

Off-site accessory parking is the only permitted GO district use and limiting the property to all other permitted and conditional uses from the LO zoning district.

Prohibit access via Marathon Boulevard., unless otherwise required.

Require a minimum 10-foot compatibility buffer from the western Property line.

This was approved on the consent agenda on Commissioner Stern's motion, Vice Chair Greenberg's second on a 9-0 vote. Two vacancies on the dais.

4.	**Rezoning:**	**C14-2023-0140 - Northeast Service Center; District 1**
	Location:	8301 & 8001 1/2 Johnny Morris Road, Decker Creek and Walnut Creek
	Owner/Applicant:	City of Austin
	Agent:	Christopher Mills Financial Services (Christopher Mills)
	Request:	I-RR to P
	Staff Rec.:	**Recommended**
	Staff:	Beverly Villela, 512-978-0740, beverly.villela@austintexas.gov Planning Department

The motion to grant Staff's recommendation of P for C14-2023-0140 - Northeast Service Center located at 8301 & 8001 1/2 Johnny Morris Road was approved on the consent agenda on Commissioner Stern's motion, Vice Chair Greenberg's second on a 9-0 vote. Two vacancies on the dais.

5.	**Rezoning:**	**C14-2024-0076 - Allandale Car Wash Redevelopment DB90 Rezoning; District 7**
	Location:	7320 Burnet Road, Shoal Creek
	Owner/Applicant:	Seamless GCW, GP, Ltd. (Joe Warnock)
	Agent:	Armbrust & Brown, PLLC (Michael J. Whellan)
	Request:	CS-MU-V-CO to CS-MU-V-CO-DB90
	Staff Rec.:	**Recommended**
	Staff:	Marcelle Boudreaux, 512-974-8094, marcelle.boudreaux@austintexas.gov Planning Department

The motion to grant Staff's recommendation of CS-MU-V-CO-DB90 for C14-2024-0076 - Allandale Car Wash Redevelopment DB90 Rezoning located at 7320 Burnet Road was approved on the consent agenda on Commissioner Stern's motion, Vice Chair Greenberg's second on a 9-0 vote. Two vacancies on the dais.

6.	**Site Plan - EV Variances:**	**SP-2023-0294C - 3 Men Movers; District 1**
	Location:	9989 E US 290 Sv Rd EB, Gilleland Creek
	Owner/Applicant:	3 Men Movers
	Agent:	Westwood Professional Services (Hollis Scheffler)
	Request:	Environmental Variances
	Staff Rec.:	**Recommended**
	Staff:	Christine Barton-Holmes, 512-974-2788, christine.barton-holmes@austintexas.gov Ryan Soutter, 512-974-1665, ryan.soutter@austintexas.gov Development Services Dept

The motion to grant Staff's recommendation of environmental variances for SP-2023-0294C - 3 Men Movers located at 9989 E US 290 Svrd EB was approved with the addition of recommendations from Staff and the Environmental Commission.

Staff Conditions: Terrace and vegetate steep slopes. 2. Provide enlarged parking lot islands (3) that are approximately 17 feet wide for improved tree growth. 3. Provide enhanced tree mitigation (5 additional trees).

Environmental Commission Conditions: 1. Plant native plants and trees that are consistent with Blackland prairie species throughout the property, not just on terraces and slopes. 2. Retain as many existing native species trees as possible. 3. Have a tree maintenance plan to ensure that planted trees and vegetation can become established (minimum 5 year plan.) 4. Research the feasibility of adding solar power to the property where possible/practical.

This was approved on the consent agenda on Commissioner Stern's motion, Vice Chair Greenberg's second on a 9-0 vote. Two vacancies on the dais.

WORKING GROUP/COMMITTEE UPDATES

5. **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)
   Update was given by Commissioner Flores.

6. **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)
   No update was given.

7. **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: Floyd, Greenberg and Puzycki)
   No update was given.

FUTURE AGENDA ITEMS

Discussion and action to recommend to City Council a resolution to allow some commercial uses in residential zoning. Sponsors: Commissioner Puzycki, Commissioner Stern.

Discussion and action to recommend to City Council a resolution to restrict some commercial uses on Imagine Austin corridors. Sponsors: Commissioner Puzycki, Commissioner Stern.

Discussion and action to recommend to City Council a resolution for bird-safe buildings. Sponsors: Vice-Chair Greenberg, Commissioner Thompson.

Briefing on an update on the acquisition of water quality protection lands by the Watershed Protection Department. Sponsors: Vice-Chair Greenberg, Chair Smith.

Chair Smith adjourned the meeting at 6:10 p.m. without objection.

The minutes from the meeting of 06/18/2024 were approved on 07/02/2024 on Commissioner Stern's motion, Vice Chair Greenberg's second on a 9-0 vote. Two vacancies on the dais.