



ZONING & PLATTING COMMISSION AGENDA

Tuesday, June 18, 2024

The Zoning and Platting Commission will convene at 6:00 PM on Tuesday, June 18, 2024, at Austin City Hall, Board and Commissions Room, Room 1101 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>

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)	Carrie Thompson – Secretary (District 10)
Scott Boone (District 1)	
	District 4 -Vacant
	District 9 -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 June 4, 2024.

Executive Liaison: Joi Harden, 512-974-1617
Commission Liaison: Nicole Corona, 512-974-3146
Attorney: AJ Urteaga, 512-974-2386

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
- 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
- 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
- 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

Executive Liaison: Joi Harden, 512-974-1617

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Attorney: AJ Urteaga, 512-974-2386

- 6. Site Plan - EV SP-2023-0294C - 3 Men Movers; District 1**
Variances:
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

COMMITTEE AND WORKING GROUPS REPORTS

- 7. 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)
- 8. 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)
- 9. 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)

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 Nicole Corona at Planning Department, at 512-974-3146, for additional information; TTY users route through Relay Texas at 711.

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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 **at 2 PM on day of the meeting**. Teleconference code and additional information to be provided after the closing of teleconference registration.

In-Person Registration

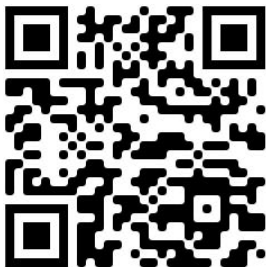
While it's encouraged for attendees to register in advance, in-person registration ends at **5:30 PM on the day of the meeting**. In-person speakers can register by scanning the QR code provided in Council chambers using their mobile devices. Additionally, public-use mobile devices will be available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



Please contact Nicole Corona, Staff Liaison, for questions regarding speaker registration at 512-974-3146 or nicole.corona@austintexas.gov.

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 Staff Liaison Nicole

Corona at nicole.corona@austintexas.gov by 1:00 PM day of the meeting.