



ZONING & PLATTING COMMISSION AGENDA

Tuesday, August 1, 2023

The Zoning and Platting Commission will convene at 6:00 PM on Tuesday, August 1, 2023 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>

[Cesar Acosta](#)
[Scott Boone](#)
[Alejandra Flores](#)
[William D. Floyd](#)
[David Fouts](#)
[Kendra Garrett](#)

[Betsy Greenberg](#) - Vice-Chair
[Ryan Johnson](#) - Parliamentarian
[Hank Smith](#) – Chair
[Lonny Stern](#)
[Carrie Thompson](#) - Secretary

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 from July 18, 2023

Attorney: Chrissy Mann, 512-974-2179
Commission Liaison: [Andrew Rivera](#), 512-974-6508

PUBLIC HEARINGS

2. **Rezoning:** [**C14-2023-0073 - Dessau Gardens; District 7**](#)
Location: 13208 & 13300 1/2 Dessau Road, Harris Branch
Owner/Applicant: Estate of Glenn Schmidt (Patricia Dryden, Executor), Cornerstone Baptist Church (Michael Rhoades)
Agent: Alice Glasco Consulting (Alice Glasco)
Request: Tract 1: SF-6-CO, Tract 2: LO-CO to MF-4
Staff Rec.: **Recommended**
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov
Planning Department

3. **Rezoning:** [**C14-2023-0067 - Student Union Addition and New Gymnasium - Hyde Park Schools; District 7**](#)
Location: 11400 N Mopac Expressway Service Road South Bound, Walnut Creek
Owner/Applicant: Hyde Park Baptist School Inc. (Dr. John Turner)
Agent: Masterplan (Karen Wunsch)
Request: SF-2 to GO
Staff Rec.: **Recommended**
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov
Planning Department

4. **Rezoning:** [**C14-2022-0100 - 7606 Albert Road; District 5**](#)
Location: 7606 Albert Road, Williamson Creek Watershed
Owner/Applicant: Albert Road Horizontal Investors L.P. (Matt McDonnell)
Agent: Armbrust & Brown, PLLC (Michael Whellan)
Request: DR to SF-6
Staff Rec.: **Pending**
Staff: Nancy Estrada, 512-974-7617, nancy.estrada@austintexas.gov
Planning Department
Postponement: **Staff postponement to September 5, 2023**

5. **Environmental** [SP-2022-0167D - 1703 N. River Hills Road Marina Reconstruction; District 10](#)
Variances:
Location: 1703 River Hills Rd, Austin, TX 78733, Lake Austin
Owner/Applicant: Janis Smith
Agent: Janis Smith Consulting, LLC
Request: 1) Request to vary LDC 25-8-261 CRITICAL WATER QUALITY ZONE DEVELOPMENT to allow, in the CWQZ of Lake Austin, development of a gasoline fuel line with a dispenser at the dock for re-fueling private boats.

2) Request to vary from LDC 25-8-368(E) to allow more than 25 cubic yards of dredging in Lake Austin

Staff Rec.: 1) Disapproval

2) Approval with conditions: 1) Install sediment boom to minimize sediment disturbance 2) Install temporary orange construction fencing around the entire boundaries of the wetland CEF not included in the LOC to prevent encroachment into the wetland CEF. 3) Provide additional mitigation, beyond requirements for wetlands (32 plantings of American water willow (*Justicia americana*), giant cutgrass (*Zizaniopsis miliacea*), or other herbivory resistant obligate wetland species emerged in the water along the shoreline).

Staff: Pamela Abee-Taulli, pamela.abee-taulli@austintexas.gov, +1 (512) 974-1879, Development Service Department
Miranda Reinhard, +1 (512) 978-1537, miranda.reinhard@austintexas.gov, Watershed Protection Department
Clarissa Davis, +1 (512) 974-1423, clarissa.davis@austintexas.gov, Development Service Department
6. **Site plan extension:** [SP-2017-0248C\(XT2\) - Deerfield Lot 1C, District 8](#)
Location: 3601 Davis Lane, Williamson Creek
Owner/Applicant: WW Deerfield LTD % Walters Southwest
Agent: LJA Engineering, Inc., Reese Hurley, PE
Request: Three-year extension to a previously approved site plan.
Staff Rec.: **Recommended**
Staff: Jennifer Bennett, 512-974-9002, jennifer.bennett@austintexas.gov
Development Services Department

7. **Site plan extension appeal:** [SP-2017-0143C\(XT\) - Marquis Ranch Self Storage](#)
Location: 9718 ANDERSON MILL RD, Lake Creek
Owner/Applicant: ZFB, LTD
Agent: Mathias Company, Richard Mathias
Request: An appeal to an administrative 1 year extension granted to a previously approved site plan.
Staff Rec.: **Denial**
Staff: Gabriel Guerrero, 512-978-4658, gabriel.guerrero@austintexas.gov
Development Services Department
8. **Final Plat:** [C8-2022-0221.1A - River Park South; District 3](#)
Location: 4700 E RIVERSIDE DR, Country Club West
Owner/Applicant: Presidium (Michael Piano)
Agent: Garza EMC (Anna Merryman)
Request: Approval of final plat out of a preliminary plan.
Staff Rec.: **Approval with Conditions per Exhibit C**
Staff: Amy Combs, 512-974-2786, amy.combs@austintexas.gov
Development Services Department

ITEMS FROM THE COMMISSION

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, Greenberg and Thompson)

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

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

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

Attorney: Chrissy Mann, 512-974-2179
Commission Liaison: [Andrew Rivera](#), 512-974-6508

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

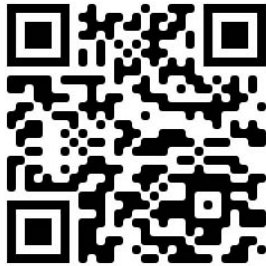
Registration for participation by teleconference closes on **Tuesday, August 1, 2023** at **2:00 PM**. Teleconference code and additional information to be provided after the closing of teleconference registration.

In-Person Registration

While in-person registrants are encouraged to register in advance of the meeting, in-person registration closes at **6:00 p.m. the day of the meeting** utilizing a mobile device to scan the below QR code which will be displayed in council chambers. Mobile devices will also be available at the meeting for public use for the purpose of speaker registration.

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.

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.

PARKING & VALIDATION

Parking is available at the City Hall parking garage and is free with validation.

Speakers Testimony Time Allocation

Speaker	Number	Time Allocated
Applicant / Agent	1	6 min. and 3min. Rebuttal
Primary Speaker Opposed	1	6 min.
All other Speakers	Unlimited	3 min.

Zoning and Platting Commission 2023 Meeting Schedule

Unless otherwise noted the commission will convene at 6:00 PM, Austin City Hall

January 3,2023	August 15,2023
January 17,2023	September 5,2023
February 7,2023	September 19,2023
February 21,2023	October 3,2023
March 7,2023	October 17,2023
March 21,2023	November 14, 2023 , 5 PM Consent Agenda
April 4,2023	November 21,2023
April 18,2023	December 5,2023
May 2,2023	December 19,2023
May 16,2023	
June 6,2023	
June 20,2023	
July 11, 2023 , 5 PM, Consent Agenda	
July 18,2023	
August 1,2023	