



**Regular Meeting
ZONING & PLATTING COMMISSION
Tuesday, June 20, 2023**

The Zoning & Platting Commission convened in a meeting on Tuesday, June 20, 2023
@ <http://www.austintexas.gov/page/watch-atxn-live>

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

Commission Members in Attendance:

**Cesar Acosta
Scott Boone
Alejandra Flores
William D. Floyd
Dave Fouts
Betsy Greenberg – Vice-Chair
Kendra Garrett
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 June 6, 2023.

Approval of minutes from June 6, 2023 was approved on the consent agenda on the motion by Vice-Chair Greenberg, seconded by Commissioner Flores on a vote of 9-0. Commissioner Acosta and Commissioner Foust off the dais.

PUBLIC HEARINGS

2. **Rezoning:** **C14-2023-0014 - Albert Road Subdivision; District 5**
Location: 7306 Albert Road, Williamson Creek Watershed
Owner/Applicant: Blue Diamond Builders, LLC (Olivia Burns)
Agent: Urban Strategy (Davit Barseghyan)
Request: DR to SF-6
Staff Rec.: **Recommendation of SF-6-CO**
Staff: Nancy Estrada, 512-974-7617, nancy.estrada@austintexas.gov
Planning Department

Public Hearing closed.

Motion by Commissioner Boone, seconded by Commissioner Stern to grant Staff's recommendation of SF-6-CO combining district zoning for C14-2023-0014 - Albert Road Subdivision located at 7306 Albert Road was approved on a vote of 11-0.

3. **Rezoning:** **C14-2023-0054 - Dagi Collision; District 7**
Location: 15101 FM 1825 Road, Harris Branch Watershed
Owner/Applicant: 15101 FM 1825 LLC (Mohammad-Ali Tukdi)
Agent: AES Engineering Consultant (Ahmed El Seweify)
Request: SF-2 to CS
Staff Rec.: **Recommendation of GR**
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov
Planning Department

Public Hearing closed.

Motion to grant Staff's recommendation of GR district zoning for C14-2023-0054 - Dagi Collision located at 15101 FM 1825 Road was approved on the consent agenda on the motion by Vice-Chair Greenberg, seconded by Commissioner Flores on a vote of 9-0. Commissioner Acosta and Commissioner Foust off the dais.

4. **Environmental Variances:** [SP-2022-0167D - 1703 N. River Hills Road Marina Reconstruction; District 10](#)
Location: 1703 River Hills Road, 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) Not Recommended
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: Miranda Reinhard, miranda.reinhard@austintexas.gov, (512) 978-1537
Watershed Protection Department
Pamela Abee-Taulli, pamela.abee-taulli@austintexas.gov, (512) 974-1879.
Development Services Department
Clarissa Davis, clarissa.davis@austintexas.gov, 512-974-1423
Development Services Department

Motion to grant Applicant's request for postponement of this item to July 18, 2023 was approved on the consent agenda on the motion by Vice-Chair Greenberg, seconded by Commissioner Flores on a vote of 9-0. Commissioner Acosta and Commissioner Foust off the dais.

Note: Item renoticed for August 8, 2023

5. **Subdivision:** [C8-2021-0050.0A - 607 Montopolis Subdivision; District 3](#)
Location: 607 Montopolis Dr, Country Club East
Owner/Applicant: Sean Murphy (L4S, LLC)
Agent: Grant Geissinger (Southwest Engineers, Inc.)
Request: Approval of 607 Montopolis Subdivision consisting of 5 lots on previously unplatted property on 0.939 acre with all associated improvements.
Staff Rec.: **Disapproval for Reasons, per Exhibit C**
Staff: Joey de la Garza, 512-974-2664, joey.delagarza@austintexas.gov
Development Services Department

Public Hearing closed.

Motion for Disapproval for Reasons per Exhibit C for C8-2021-0050.0A - 607 Montopolis Subdivision located at 607 Montopolis Dr was approved on the consent agenda on the motion by Vice-Chair

Greenberg, seconded by Commissioner Flores on a vote of 9-0. Commissioner Acosta and Commissioner Foust off the dais.

6. **Subdivision** [C8J-2017-0212.0A\(VAC\) - Bayer Subdivision Plat Vacation](#)
Vacation:
Location: 8705 Decker Lake Road, Elm Creek
Owner: Decker Lake Property, LLC (Jimmy Bayer)
Agent: Malone Wheeler (Eduardo Aguirre);
Request: Approval of the vacation of Lot 1, Block A, Bayer Subdivision on 14.735 acres.
Staff Rec.: **Recommended**
Staff: Sue Welch, 512-854-7637
Travis County TNR Development Services Department - Single Office
sue.welch@traviscountytexas.gov

Public Hearing closed.

Motion to grant Staff's recommendation for C8J-2017-0212.0A(VAC) - Bayer Subdivision Plat Vacation located at 8705 Decker Lake Road was approved on the consent agenda on the motion by Vice-Chair Greenberg, seconded by Commissioner Flores on a vote of 9-0. Commissioner Acosta and Commissioner Foust off the dais.

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)

Updated provided by Vice-Chair Greenberg.

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

Updated provided by Chair Smith.

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

Updated provided by Commission Johnson.

Chair Smith adjourned the meeting without objection on Tuesday, June 20, 2023 at 6:46 p.m.

On July 11, 2023 motion to approve minutes from June 20, 2023 was approved on the consent agenda on the motion by Chair Smith, seconded by Commissioner Flores on a vote of 9-0. Commissioner Acosta and Commissioner Johnson absent.

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 Housing and Planning Department, at 512-974-6508, for additional information; TTY users route through Relay Texas at 711.