



**Regular Meeting
ZONING & PLATTING COMMISSION
Tuesday, August 1, 2023**

The Zoning & Platting Commission convened in a meeting on Tuesday, August 1, 2023
@ <http://www.austintexas.gov/page/watch-atxn-live>

Chair Smith called the Commission Meeting to order at 6:01 p.m.

Commission Members in Attendance:

Cesar Acosta
Betsy Greenberg – Vice-Chair
Alejandra Flores
William D. Floyd
Dave Fouts
Hank Smith – Chair
Lonny Stern

Absent:

Scott Boone
Carrie Thompson – Secretary
Ryan Johnson
Kendra Garrett

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

Motion to approve minutes from July 18, 2023 was approved on the consent agenda on the motion by Commissioner Flores, seconded by Vice-Chair Greenberg on a vote of 7-0. Commissioners Boone, Garrett, Johnson and Thompson absent.

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

Public Hearing closed.

Motion to grant Staff's recommendation of SF-6-CO combining district zoning for Tract 1 and MF-4 district zoning for Tract 2 for C14-2023-0073 - Dessau Gardens located at 13208 & 13300 1/2 Dessau Road was approved on the consent agenda on the motion by Commissioner Flores, seconded by Vice-Chair Greenberg on a vote of 7-0. Commissioners Boone, Garrett, Johnson and Thompson absent.

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

Public Hearing closed.

Motion to grant Staff's recommendation of GO district zoning for C14-2023-0067 - Student Union Addition and New Gymnasium - Hyde Park Schools located at 11400 N Mopac Expressway Service Road South Bound was approved on the consent agenda on the motion by Commissioner Flores, seconded by Vice-Chair Greenberg on a vote of 7-0. Commissioners Boone, Garrett, Johnson and Thompson absent.

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**

Motion to grant Staff's request for postponement of this item to September 5, 2023 was approved on the consent agenda on the motion by Commissioner Flores, seconded by Vice-Chair Greenberg on a vote of 7-0. Commissioners Boone, Garrett, Johnson and Thompson absent.

- 5. Environmental** **SP-2022-0167D - 1703 N. River Hills Road Marina Reconstruction;**
Variances: **District 10**
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

Public Hearing closed.

Variance request 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 withdrawn by applicant.

Motion by Commissioner Stern, seconded by Commissioner Flores to grant variance to allow more than 25 cubic yards of dredging in Lake Austin 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) for SP-2022-0167D - 1703 N. River Hills Road Marina Reconstruction located at 1703 River Hills Rd was approved on a vote of 7-0. Commissioners Boone, Garrett, Johnson and Thompson absent.

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

Public Hearing closed.

Motion to grant Staff's recommendation for SP-2017-0248C(XT2) - Deerfield Lot 1C located at 3601 Davis Lane was approved on the consent agenda on the motion by Commissioner Flores, seconded by Vice-Chair Greenberg on a vote of 7-0. Commissioners Boone, Garrett, Johnson and Thompson absent.

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

Motion to grant Staff's request for postponement of this item to August 15, 2023 was approved on the consent agenda on the motion by Commissioner Flores, seconded by Vice-Chair Greenberg on a vote of 7-0. Commissioners Boone, Garrett, Johnson and Thompson absent.

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

Public Hearing closed.

Motion to grant Staff's recommendation for C8-2022-0221.1A - River Park South located at 4700 E RIVERSIDE DR was approved on the consent agenda on the motion by Commissioner Flores, seconded by Vice-Chair Greenberg on a vote of 7-0. Commissioners Boone, Garrett, Johnson and Thompson absent.

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)

Update provided by Commissioner Flores.

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

Update provided by Chair Smith.

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

No report provided.

Chair Smith adjourned the meeting without objection on Tuesday, August 1, 2023 at 6:30 p.m.

On August 15, 2023 motion to approve the minutes from August 1, 2023 was approved on the consent agenda on the motion by Vice-Chair Greenberg, seconded by Commissioner Flores on a vote of 8-0. Commissioner Stern and Commissioner Johnson absent. Commissioner Garrett off the dais.

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