



**Regular Meeting
ZONING & PLATTING COMMISSION
Tuesday, December 19, 2023**

The Zoning & Platting Commission convened in a meeting on Tuesday, December 19, 2023

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

Commission Members in Attendance:

**Betsy Greenberg – Vice-Chair
Alejandra Flores
William D. Floyd
Dave Fouts
Kendra Garrett
Ryan Johnson - Parliamentarian
Hank Smith – Chair
Carrie Thompson - Secretary**

Absent

**Scott Boone
Lonny Stern**

1 Vacancy

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 December 5, 2023.

Motion for approval of minutes from December 5, 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 Boone and Stern absent. One vacancy on the dais.

PUBLIC HEARINGS

2. **Rezoning:** [C14-2023-0049 - Bolm East PDA; District 3](#)
Location: 901 ½, 905 ½, 907 ½ and 1031 ½ Linger Lane, 1001 and 1003 Ed Bluestein Boulevard NB, 6700 Bolm Road, Colorado River
Owner/Applicant: APAC-Texas, Inc.
Agent: Armbrust and Brown PLLC (Richard T. Suttle, Jr.)
Request: LI to LI-PDA
Staff Rec.: **Recommended, with conditions**
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov
Planning Department

Public Hearing closed.

Motion to grant Staff's recommendation of LI-PDA combining district zoning, with additional conditions, for C14-2023-0049 - Bolm East PDA located at 901 ½, 905 ½, 907 ½ and 1031 ½ Linger Lane, 1001 and 1003 Ed Bluestein Boulevard NB, 6700 Bolm Road was approved on the consent agenda on the motion by Vice-Chair Greenberg, seconded by Commissioner Flores on a vote of 8-0. Commissioner Boone and Stern absent. One vacancy on the dais.

Additional conditions:

250-foot building setback from the Colorado River.
Music venues will only be included within a restaurant use.

3. **Rezoning:** [C14-2023-0050 - Bolm West PDA; District 3](#)
Location: 700 ½, 713, 726, 726 ½ Linger Lane; 6221 ½, 6299 1/2, 6301 ½ Levander Loop, 529 ½, 531 ½, 545 ½, 601 ½, 701 ½ and 827 Ed Bluestein Boulevard, Colorado River
Owner/Applicant: APAC-Texas, Inc.
Agent: Armbrust and Brown PLLC (Richard T. Suttle, Jr.)
Request: LI to LI-PDA
Staff Rec.: **Recommended, with conditions**
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov
Planning Department

Public Hearing closed.

Motion to grant Staff's recommendation of LI-PDA combining district zoning, with additional conditions, for C14-2023-0050 - Bolm West PDA located at 700 ½, 713, 726, 726 ½ Linger Lane; 6221 ½, 6299 1/2, 6301 ½ Levander Loop, 529 ½, 531 ½, 545 ½, 601 ½, 701 ½ and 827 Ed Bluestein Boulevard was approved on the consent agenda on the motion by Vice-Chair Greenberg, seconded by Commissioner Flores on a vote of 8-0. Commissioner Boone and Stern absent. One vacancy on the dais.

Additional conditions:

250-foot building setback from the Colorado River.
Music venues will only be included within a restaurant use.

4. **Rezoning:** [C14-2023-0048 - 7500 Burnet Road; District 7](#)
Location: 7500 Burnet Road, Shoal Creek Watershed
Owner/Applicant: 7500 Burnet LP (Anthony Clarke)
Agent: Alice Glasco Consulting (Alice Glasco)
Request: CS to CS-MU-V
Staff Rec.: **Recommendation of CS-MU-V-CO**
Staff: Nancy Estrada, 512-974-7617, nancy.estrada@austintexas.gov
Planning Department

Public Hearing closed.

Motion to grant Staff's recommendation of CS-MU-V-CO combining district zoning for C14-2023-0048 - 7500 Burnet Road located at 7500 Burnet Road was approved on the consent agenda on the motion by Vice-Chair Greenberg, seconded by Commissioner Flores on a vote of 8-0. Commissioner Boone and Stern absent. One vacancy on the dais.

5. **Rezoning:** [C14-2023-0125 - 1601 W 38th; District 10](#)
Location: 1601 W 38th Street, Shoal Creek Watershed
Owner/Applicant: EHRlich JEFFERSON SQUARE LIMITED PARTNERSHIP (Robert Ehrlich, Jr.)
Agent: Metcalfe Wolff Stuart & Williams LLP (Michele Rogerson Lynch)
Request: GR to CS-1-CO
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 CS-1-CO combining district zoning for C14-2023-0125 - 1601 W 38th located at 1601 W 38th Street was approved on the consent agenda on the motion by Vice-Chair Greenberg, seconded by Commissioner Flores on a vote of 8-0. Commissioner Boone and Stern absent. One vacancy on the dais.

6. **Site Plan Extension:** [SP-2017-0081C\(XT2\) - South 5th St. Apartments](#)
Location: 2421 S 5TH ST, West Bouldin Creek
Owner/Applicant: David G. Ross, Austin South 5th LLC
Agent: S. Danny Miller, LJA Engineering
Request: 3-Year Extension of Time for Approved Site Plan
Staff Rec.: **Approval**
Staff: Randall Rouda, 512-974-3338, randall.rouda@austintexas.gov
Development Services Department

Public Hearing closed.

Motion to grant Staff's recommendation for SP-2017-0081C(XT2) - South 5th St. Apartments located at 2421 S 5TH Street was approved on the consent agenda on the motion by Vice-Chair Greenberg, seconded by Commissioner Flores on a vote of 8-0. Commissioner Boone and Stern absent. One vacancy on the dais.

7. **Variance:** [SP-2022-0558D - Bull Creek - Old Lampasas # 3 Dam Modernization / District 6 & ETJ](#)
- Location: 9018 1/2 Old Lampasas Trl, Bull Creek
 Owner/Applicant: (Minda Sarmiento) COA Public Works
 Agent: Kimberly Patak (Freese & Nichols)
 Request: Variance request is as follows: To vary from LDC 25-8-261 to allow construction in the Critical Water Quality Zone; 25-8-341 to allow cut up to 10 feet; 25-8-342 to allow fill up to 9 feet; 25-8-301 to allow driveway construction on slopes over 15%.
- Staff Rec.: **Recommended by Environmental Commission with conditions & EV Staff recommendation**
- Staff: Mike McDougal, 512-974-6380, mike.mcdougal@austintexas.gov
 Development Services Department

Public Hearing closed.

Motion by Commissioner Floyd, seconded by Commissioner Flores to grant Staff and Environmental Commission recommendation for SP-2022-0558D - Bull Creek - Old Lampasas # 3 Dam Modernization located at 9018 1/2 Old Lampasas Trl was on a vote of 6-0. Vice-Chair Greenberg and Commissioner Thompson abstained. Commissioner Boone and Stern absent. One vacancy on the dais.

8. **Environmental Variance:** [SP-2022-0185C - Iglesia Pentecostal Emanuel, Inc.\(W/R SP-2020-0324C\); District 1](#)
- Location: 6300 MOONGLOW DR, Austin 78724, Walnut Creek
 Owner/Applicant: Iglesia Pentecostal Emanuel, Inc. (David Sandres)
 Agent: IT Gonzalez Engineers (Bill Graham)
 Request: Vary from LDC 25-8-261 to allow development of a portion of a driveway in the Critical water Quality Zone.
- Staff Rec.: Environmental Commission recommends the variance with the staff condition. Staff recommends the variance with the condition that the applicant will provide bollards at appropriate locations adjacent to the drive and parking area to prevent vehicle parking off the pavement.
- Staff: Pamela Abee-Taulli, 512.974.1879, pamelaaabee-taulli@austintexas.gov
 Clarissa Davis, clarissa.davis@austintexas.gov
 Development Services Department

Public Hearing closed.

Motion to grant Staff's recommendation for SP-2022-0185C - Iglesia Pentecostal Emanuel, Inc.(W/R SP-2020-0324C) located at 6300 Moonglow Drive was approved on the consent agenda on the motion by Vice-Chair Greenberg, seconded by Commissioner Flores on a vote of 8-0. Commissioner Boone and Stern absent. One vacancy on the dais.

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.

Commissioners Thompson and Greenberg – Briefing on BCCP

COMMITTEE REPORTS

Codes and Ordinances Joint Committee
(Commissioners: Flores, Greenberg and Stern)

Update provided by Commissioner Flores and Vice-Chair Greenberg

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

No report provided.

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

No report provided.

Chair Smith adjourned the meeting without objection on Tuesday, December 19, 2023 at 6:46 p.m.

Minutes approved on January 16, 2024 on the consent agenda on the motion by Vice-Chair Greenberg, seconded by Commissioner Fouts on a vote of 8-0. Commissioner Flores and Floyd absent. One vacancy on the dais.

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