



ZONING & PLATTING COMMISSION AGENDA

Tuesday, April 18, 2023

The Zoning and Platting Commission will convene at 6:00 PM on Tuesday, April 18, 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
**[Jolene Kiolbassa](#)
[Hank Smith](#) – Chair
[Lonny Stern](#)
[Carrie Thompson](#) - Secretary

*Pending membership requirements.

** May be participating in holdover capacity.

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.

Attorney: Chrissy Mann, 512-974-2179

Commission Liaison: [Andrew Rivera](#), 512-974-6508

APPROVAL OF MINUTES

1. Approval of minutes from April 4, 2023.

PUBLIC HEARINGS

2. **Rezoning:** [C14-2022-0159 - Standing Rock Residential; District 10](#)
Location: 5715 Standing Rock Drive, West Bull Creek Watershed
Owner/Applicant: Steven Beim
Agent: Thrower Design (A. Ron Thrower)
Request: RR to SF-1-CO
Staff Rec.: **Recommended**
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov
Planning Department
3. **Rezoning:** [C14-2023-0011 - Eskimo Hut; District 6](#)
Location: 13201 FM 620 Road, Suite 108, Lake Creek
Owner/Applicant: AUSTIN VITORIA PLAZA LLC & SPENCER LANDING LLC & TITLE
MAX HOUSTON LLC (Caspar Chou)
Agent: Carrie Mahan
Request: GR to CS-1
Staff Rec.: **Recommended**
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov
Planning Department
4. **SP Extension:** [SP-2017-0130C.SH\(XT2\) - The Grove at Shoal Creek Residential Phase One](#)
Location: 4215 Bull Creek Road, Shoal Creek
Owner/Applicant: Grove Residential Development
Agent: A Ron Thrower
Request: To grant a five (5) year extension to a previously approved site plan.
Staff Rec.: **Recommended**
Staff: Chris Sapuppo, 512-978-4665, chris.sapuppo@austintexas.gov
Development Services Department

Attorney: Chrissy Mann, 512-974-2179

Commission Liaison: [Andrew Rivera](#), 512-974-6508

5. **Subdivision Vacation:** [C8-2019-0032.0A\(VAC\) - Three Hills Apartments: District 5](#)
 Location: 12234 Heatherly Drive, Onion Creek Watershed
 Owner/Applicant: Three Hills Land, LLC (Ross Hamilton)
 Agent: Quiddity Engineering (Gemsong N. Ryan)
 Request: Approval of the total vacation of Three Hills Apartments Subdivision consisting of 7 lots and right-of-way on 58.399 acres.
 Staff Rec.: **Recommended**
 Staff: Cesar Zavala, 512-974-3404, cesar.zavala@austintexas.gov
 Development Services Department
6. **Replat from approved preliminary plan:** [C8-2022-0287.1A - Three Hills Apartments: District 5](#)
 Location: 12234 Heatherly Drive, Onion Creek Watershed
 Owner/Applicant: Three Hills Land, LLC (Ross Hamilton)
 Agent: Quiddity Engineering (Gemsong N. Ryan)
 Request: Approval the final plat comprised of 8 lots on 58.39 acres.
 Staff Rec.: **Recommended with conditions per Exhibit C**
 Staff: Cesar Zavala, 512-974-3404, cesar.zavala@austintexas.gov
 Development Services Department
7. **Final Plat out an approved Preliminary Plan:** [C8J-2021-0112.1A - Easton Park Section 5A Final Plat](#)
 Location: William Cannon and Hwy 183, North Fork Dry Creek
 Owner/Applicant: Easton Park LLC and Easton
 Agent: Carlson, Brigance, and Doering, Inc. (Charles Brigance)
 Request: Approval of Final Plat for 9 lots on 58.478 Acres
 Staff Rec.: **Recommended with conditions per Exhibit C**
 Staff: Sue Welch, 512-854-7637, sue.welch@traviscountytx.gov
 Travis County TNR - Single Office

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

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

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

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

Small Area Planning Joint Committee
(Commissioners: Acosta, Greenberg 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 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

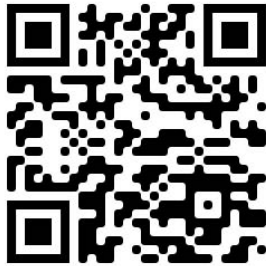
Registration for participation by teleconference closes on **Tuesday, April 18, 2023 at 2:00 PM**. Teleconference code and additional information to be provided after the closing of teleconference registration.

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. A stamp machine will be available to manually stamp the parking ticket.

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	