



## **ZONING & PLATTING COMMISSION AGENDA**

**Tuesday, July 11, 2023**

The Zoning and Platting Commission will convene at 5:00 PM on Tuesday, July 11, 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 June 20, 2023.

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

## PUBLIC HEARINGS

2. **Rezoning:** [C14-2022-0151 - White Cliff; District 10](#)  
Location: 8600 White Cliff, Bull Creek  
Owner/Applicant: Anton Ukrainster  
Agent: Keepers Land Planning (Ricca Keepers)  
Request: DR to SF-3  
Staff Rec.: **Recommended**  
Staff: Sherri Sirwaitis, 512-974-3057, [sherri.sirwaitis@austintexas.gov](mailto:sherri.sirwaitis@austintexas.gov)  
Planning Department
3. **Rezoning:** [C14-2023-0059 - 7800 Perissomon Trail; District 5](#)  
Location: 7800 Persimmon Trail, South Boggy Creek  
Owner/Applicant: Capital River Group, LLC - Series 25 (Stuart Carr)  
Request: MH to SF-3  
Staff Rec.: **Recommended**  
Staff: Sherri Sirwaitis, 512-974-3057, [sherri.sirwaitis@austintexas.gov](mailto:sherri.sirwaitis@austintexas.gov)  
Planning Department
4. **Site Plan Extension:** [SPC-2017-0140C\(XT2\) - Davenport West B; District 10](#)  
Location: 3800 N Capital of Texas Highway, St. Stephens Creek  
Owner/Applicant: San Clemente At Davenport North LTD  
Agent: Jamison Civil Eng. (Stephen Jamison)  
Request: Request for a 5 year extension to the original site plan.  
Staff Rec.: **Recommended**  
Staff: Clarissa Davis, 974-1423, [clarissa.davis@austintexas.gov](mailto:clarissa.davis@austintexas.gov)  
Development Services Department
5. **Site Plan Conditional Use Permit:** [SPC-2022-0120A - Betsy's Billiards CUP; District 5](#)  
Location: 1901 W William Cannon Drive, Unit 174, Williamson Creek  
Owner/Applicant: BLT Gaming LLC DBA Betsy's Billiards  
Agent: Masterplan (Karen Wunsch)  
Request: Conditional Use Permit for late hours alcohol sales and variance to allow parking less than 200ft from SF use.  
Staff Rec.: **Recommended**  
Staff: Kate Castles, 512-978-4555, [kate.castles@austintexas.gov](mailto:kate.castles@austintexas.gov)  
Development Services Department

## ITEMS FROM THE COMMISSION

## FUTURE AGENDA ITEMS

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

*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 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

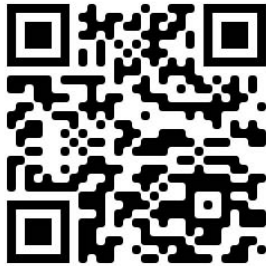
Registration for participation by teleconference closes on **Tuesday, July 11, 2023** at **1:00 PM**. Teleconference code and additional information to be provided after the closing of teleconference registration.

### In-Person Registration

While in-person registrants are encouraged to register in advance of the meeting, in-person registration closes at **5:00 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>



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Please contact Andrew Rivera, Commission Liaison, for questions regarding speaker registration at [Andrew.rivera@austintexas.gov](mailto: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](mailto: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
<b>Applicant / Agent</b>	1	6 min. and 3min. Rebuttal
<b>Primary Speaker Opposed</b>	1	6 min.
<b>All other Speakers</b>	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	