



**Regular Meeting  
ZONING & PLATTING COMMISSION  
Tuesday, April 18, 2023**

The Zoning & Platting Commission convened in a meeting on Tuesday, April 18, 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:**

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

**Absent:**

Cesar Acosta  
Kendra Garrett  
Lonny Stern

**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 April 4, 2023.

Minutes from April 4, 2023 was approved on the consent agenda on the motion by Vice-Chair Greenberg, seconded by Commissioner Johnson on a vote of 8-0. Commissioners Acosta, Garrett and Stern absent.

## **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](mailto:sherri.sirwaitis@austintexas.gov)  
Planning Department

Public Hearing closed.

Motion to grant SF-1-CO, combining district zoning for C14-2022-0159 - Standing Rock Residential located at 5715 Standing Rock Drive was approved on the consent agenda on the motion by Vice-Chair Greenberg, seconded by Commissioner Johnson on a vote of 8-0. Commissioners Acosta, Garrett and Stern absent.

Conditions:

Impervious cover shall not exceed 30.6 %.  
Bed and Breakfast and Conservation Single Family are prohibited uses.

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](mailto:sherri.sirwaitis@austintexas.gov)  
Planning Department

Public Hearing closed.

Motion to grant Staff's recommendation of CS-1, combining district zoning for C14-2023-0011 - Eskimo Hut located at 13201 FM 620 Road, Suite 108, was approved on the consent agenda on the motion by Vice-Chair Greenberg, seconded by Commissioner Johnson on a vote of 8-0. Commissioners Acosta, Garrett and Stern absent.

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.: To grant a three (3) year extension to a previously approved site plan.  
Staff: Chris Sapuppo, 512-978-4665, [chris.sapuppo@austintexas.gov](mailto:chris.sapuppo@austintexas.gov)  
Development Services Department

Public Hearing closed.

Motion to grant Staff's recommendation of 3 year extension to a previously approved site plan for SP-2017-0130C.SH(XT2) - The Grove at Shoal Creek Residential Phase One located at 4215 Bull Creek Road was approved on the consent agenda on the motion by Vice-Chair Greenberg, seconded by Commissioner Johnson on a vote of 8-0. Commissioners Acosta, Garrett and Stern absent.

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](mailto:cesar.zavala@austintexas.gov)  
Development Services Department

Public Hearing closed.

Motion to grant Staff's recommendation for C8-2019-0032.0A(VAC) - Three Hills Apartments located at 12234 Heatherly Drive was approved on the consent agenda on the motion by Vice-Chair Greenberg, seconded by Commissioner Johnson on a vote of 8-0. Commissioners Acosta, Garrett and Stern absent.

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: Approve 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](mailto:cesar.zavala@austintexas.gov)  
Development Services Department

Public Hearing closed.

Motion to Disapprove for Reasons per Exhibit C of C8-2022-0287.1A - Three Hills Apartments located at 12234 Heatherly Drive was approved on the consent agenda on the motion by Vice-Chair Greenberg, seconded by Commissioner Johnson on a vote of 8-0. Commissioners Acosta, Garrett and Stern absent.

**7. Final Plat out an approved**      **[C8J-2021-0112.1A - Easton Park Section 5A Final Plat](#)**

**Preliminary Plan:**

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@traviscountytexas.gov  
Travis County TNR - Single Office

Public Hearing closed.

Motion to Disapprove for Reasons per Exhibit C of C8J-2021-0112.1A - Easton Park Section 5A Final Plat located at William Cannon and Hwy 183 was approved on the consent agenda on the motion by Vice-Chair Greenberg, seconded by Commissioner Johnson on a vote of 8-0. Commissioners Acosta, Garrett and Stern absent.

## **COMMITTEE REPORTS**

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

Update provided by Vice-Chair Greenberg

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

No report provided.

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

Update provided by Vice-Chair Greenberg

**Chair Smith adjourned the meeting without objection on Tuesday, April 18, 2023 at 6:07 p.m.**

On May 2, 2023 minutes from April 18, 2023 was approved on the consent agenda on the motion by Commissioner Fouts, seconded by Vice-Chair Greenberg on a vote of 11-0.

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.