



**Regular Meeting
ZONING & PLATTING COMMISSION
Tuesday, July 11, 2023**

**The Zoning & Platting Commission convened in a meeting on Tuesday, July 11, 2023
@ <http://www.austintexas.gov/page/watch-atxn-live>**

Vice-Chair Greenberg called the Commission Meeting to order at 5:07 p.m.

Commission Members in Attendance:

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

**Absent:
Cesar Acosta
Ryan Johnson**

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.**

Motion to approve minutes from June 20, 2023 was approved on the consent agenda on the motion by Chair Smith, seconded by Commissioner Flores on a vote of 9-0. Commissioner Acosta and Commissioner Johnson absent.

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
Planning Department

Public Hearing closed.

Motion to grant Staff's recommendation of SF-3 district zoning for C14-2022-0151 - White Cliff located at 8600 White Cliff was approved on the consent agenda on the motion by Chair Smith, seconded by Commissioner Flores on a vote of 9-0. Commissioner Acosta and Commissioner Johnson absent.

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
Planning Department

Public Hearing closed.

Motion to grant Staff's recommendation of SF-3 district zoning for C14-2023-0059 - 7800 Perissomon Trail located at 7800 Persimmon Trail was approved on the consent agenda on the motion by Chair Smith, seconded by Commissioner Flores on a vote of 8-0. Vice-Chair Greenberg voted nay. Commissioner Acosta and Commissioner Johnson absent.

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
Development Services Department

Public Hearing closed.

Motion to grant Staff's recommendation for SPC-2017-0140C(XT2) - Davenport West B located at 3800 N Capital of Texas Highway was approved on the consent agenda on the motion by Chair Smith, seconded by Commissioner Flores on a vote of 9-0. Commissioner Acosta and Commissioner Johnson absent.

**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
Development Services Department

Public Hearing closed.

Motion to grant Staff's recommendation for SPC-2022-0120A - Betsy's Billiards CUP located at 1901 W William Cannon Drive, Unit 174 was approved on the consent agenda on the motion by Chair Smith, seconded by Commissioner Flores on a vote of 8-0. Vice-Chair Greenberg voted nay. Commissioner Acosta and Commissioner Johnson 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 Vice-Chair Greenberg and Commissioner Flores.

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

No report provided.

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

No report provided.

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.

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COMMITTEE REPORTS

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

No report provided.

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

No report provided.

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

No report provided.

Vice-Chair Greenberg adjourned the meeting without objection on Tuesday, July 11, 2023 at 5:12 p.m.

Only July 18, 2023 motion to approve minutes of July 11, 2023 was approved on the consent agenda on the motion by Vice-Chair Greenberg, seconded by Commissioner Flores on a vote of 11-0.

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