



**ZONING AND PLATTING COMMISSION  
REGULAR MEETING  
MINUTES  
TUESDAY, APRIL 16, 2024**

The ZONING AND PLATTING COMMISSION convened in a REGULAR meeting Tuesday, April 16, 2024, at Austin City Hall, Council Chambers, Room 1001 301 W. Second Street, Austin, TX.

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

Commissioners in Attendance: Alejandra Flores, Betsy Greenberg, and Hank Smith

Commissioners in Attendance Remotely: Scott Boone, William D. Floyd, Ryan Puzycki, and Carrie Thompson

Commissioners Absent: Dave Flouts, Lonny Stern

2 vacancies on the dais.

**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.

None

**APPROVAL OF MINUTES**

1. Approval of minutes of the Zoning and Platting Commission regular meeting on April 2, 2024.

**Approval of minutes from April 2, 2024 were approved on the consent agenda on the motion by Vice-Chair Greenberg, seconded by Commissioner Flores on a vote of 7-0. Commissioners Flouts and Stern were absent. Two vacancies on the dais.**

## PUBLIC HEARINGS

2. **Rezoning:** C14-2023-0154 - Randy Road - Hyman; District 6  
Location: 11401 Randy Road, Bull Creek Watershed  
Owner/Applicant: Eric and Laurie Hyman  
Agent: Land Answers, Inc. (Jim Whittliff)  
Request: DR to SF-1-CO  
Staff Rec.: **Recommended**  
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov  
Planning Department

**Motion to grant Staff's recommendation of the rezoning of C14-2023-0154 - Randy Road - Hyman located at 11401 Randy Road, with the additional condition to permit no more than two (2) residential units on the property, was approved on the consent agenda on the motion by Vice-Chair Greenberg, seconded by Commissioner Flores on a vote of 7-0. Commissioners Flouts and Stern were absent. Two vacancies on the dais.**

3. **Rezoning** C14-2024-0030 – South Congress Multifamily  
Location: 8400-8412 South Congress Avenue (even numbers only) and 108 Ralph Ablanado Drive, South Boggy Creek - Suburban & Onion Creek  
Owner/Applicant: Soco Street Ventures, LLC (Atilla Tuna)  
Agent: DPR Construction (Stephen Rye)  
Request: CS-V-CO to CS-V-DB90-CO  
Staff Rec.: **Recommended**  
Staff: Marcelle Boudreaux, 512-974-8094,  
marcelle.boudreaux@austintexas.gov Planning Department

**Motion to grant Staff's recommendation of the rezoning for C14-2024-0030 – South Congress Multifamily located at 8400-8412 South Congress Avenue (even numbers only) and 108 Ralph Ablanado Drive, was approved on the consent agenda on the motion by Vice-Chair Greenberg, seconded by Commissioner Flores on a vote of 7-0. Commissioners Flouts and Stern were absent. Two vacancies on the dais.**

4. **Site Plan:** SP-2023-0004C – The Shire  
Location: 2408 South 3rd Street, East Bouldin Creek  
Owner/Applicant: Third Street Austin, LLC (Mark Whaling)  
Agent: Wuest Group (Caroline Eckert)  
Request: Compatibility Waiver  
Staff Rec.: **Recommended**  
Staff: Clarissa Davis, 512-974-1423, clarissa.davis@austintexas.gov  
Development Services Department

**Motion to grant a postponement of the site plan for C14-2024-0030 – South Congress Multifamily located at 2408 South 3rd Street to May 7, 2024, was approved on the consent agenda on the motion by Vice-Chair Greenberg, seconded by Commissioner Flores on a vote of 7-0. Commissioners Flouts and Stern were absent. Two vacancies on the dais.**

#### **NOMINATIONS & ELECTIONS**

5. Election of Officers.  
**Motion for the election of Chair Smith, Vice-Chair Greenberg, Secretary Thompson, and Parliamentarian Flores as the Zoning and Plating Commission officers for the 2024-2025 term was approved on the consent agenda on the motion by Secretary Thompson, seconded by Commissioner Puzycki on a vote of 8-0. Commissioner Flores was absent. Two vacancies on the dais**

#### **WORKING GROUP/COMMITTEE UPDATES**

6. **Codes and Ordinances Joint Committee** – Update pertaining to recommendations to the Planning Commission regarding proposed amendments to the Land Development Code for which review is required under Section 25-1-502 (Amendment; Review); requests to initiate amendments to the Land Development Code under Section 25-1-501 (Initiation). (Sponsors Commissioners: Flores, Greenberg and Stern)  
**Commissioner Flores updated the Commission.**
7. **Comprehensive Plan Joint Committee** – Update regarding recommendations to the Planning Commission on issues relating to the comprehensive plan, including proposed amendments to the Comprehensive Plan; and implementation of the Comprehensive Plan, including policy directives or initiatives of the city council or the Planning Commission. (Sponsors: Commissioners Fouts, Smith, and Thompson)  
**Commissioner Smith updated the Commission.**
8. **Small Area Planning Joint Committee** – Update regarding recommendation and issues surrounding planning and zoning in areas such as downtown, corridors and centers,

neighborhoods, the waterfront, planned unit developments, and transit-oriented developments. (Commissioners: Floyd, Greenberg, Puzycki)  
**Commissioner Flores updated the Commission.**

#### **FUTURE AGENDA ITEMS**

**Chair Smith asked for an update on a presentation on the Balcones Canyonlands Conservation Plan. Andrew Rivera confirmed that the presentation was scheduled.**

**Chair Smith adjourned the meeting without objection Tuesday, April 16, 2024, at 6:05 PM.**

**Minutes approved on Tuesday, May 21, 2024 on the consent agenda on the motion by Commissioner Stern, seconded by Commissioner Thompson on a vote of 9-0. Two vacancies on the dais.**