



**ZONING AND PLATTING COMMISSION  
REGULAR MEETING  
MINUTES  
TUESDAY, MAY 7, 2024**

The ZONING AND PLATTING COMMISSION convened in a REGULAR meeting Tuesday, May 7, 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 6:01 p.m.

Commissioners in Attendance: Betsy Greenberg, Ryan Puzycki, and Hank Smith

Commissioners in Attendance Remotely: Scott Boone, William D. Floyd, Dave Flouts, Lonny Stern, and Carrie Thompson

Commissioners Absent: Alejandra Flores

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 16, 2024.  
**Item postponed to the May 21, 2021 meeting.**

## PUBLIC HEARINGS

2. **Site Plan (Compatibility Waiver):** SP-2023-0004C - The Shire; District 3
- Location: 2408 South 3rd Street, East Bouldin Creek  
Owner/Applicant: Third Street Austin, LLC (Mark Whaling)  
Agent: Wuest Group (Caroline Eckert)  
Request: The applicant requests a compatibility waiver to encroach into the east, south, and west compatibility setback and exceed the compatibility height requirements.
- Staff Rec.: **Recommended**
- Staff: Clarissa Davis, 512-974-1423, clarissa.davis@austintexas.gov  
Development Services Department

**The applicant revised their request and is now seeking to modify only the compatibility setbacks on the west and south property lines. Staff is agreeable and recommends this item as revised.**

**Motion to grant Staff's recommendation of the Compatibility Waiver for SP-2023-0004C - The Shire; located at 2408 South 3rd Street was approved on the consent agenda on the motion by Secretary Thompson, seconded by Commissioner Puzycki on a vote of 7-1. Commissioner Greenberg voted against. Commissioner Flores was absent. Two vacancies on the dais.**

3. **Site Plan (Conditional Use):** SPC-2022-0378C - Champion Commercial Development; District 10
- Location: 5701 FM 2222 Rd, Bull Creek  
Owner/Applicant: East VH 2222 LLC  
Agent: Kimley Horn (Justin Landry)  
Request: The applicant requests approval of the site plan within the Hill Country Roadway.
- Staff Rec.: **Recommended**
- Staff: Clarissa Davis, 512-974-1423, clarissa.davis@austintexas.gov  
Development Services Department

**Motion to grant Staff's recommendation of the site plan within the Hill Country Roadway for SPC-2022-0378C - Champion Commercial Development located at 5701 FM 2222 Rd 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

4. **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 Greenberg updated the Commission.**
5. **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)  
**Chair Smith updated the Commission.**
6. **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 Puzycki updated the Commission.**

#### **FUTURE AGENDA ITEMS**

**Chair Smith asked for an update on the Edwards Aquifer Presentation. Staff will follow up.**

**Chair Smith adjourned the meeting without objection Tuesday, May 7, 2024, at 6:06 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.**