



**ZONING AND PLATTING COMMISSION  
REGULAR MEETING  
MINUTES  
TUESDAY, AUGUST 6, 2024**

**The Zoning and Platting Commission convened in a regular called meeting on Tuesday August 6, 2024, at Austin City Hall, Boards and Commissions Room, 1101, 301 W. Second Street, Austin, TX.**

**Chair Smith called the Zoning and Platting Commission meeting to order at 6:01 p.m.**

**Board Members/Commissioners in Attendance:**

*Hank Smith  
Betsy Greenberg  
David Fouts*

**Board Members/Commissioners in Attendance Remotely:**

*Scott Boone  
William Floyd  
Ryan Puzycki  
Carrie Thompson*

**Board Members/Commissioners absent:**

*Alejandra Flores  
Lonny Stern*

**2 vacancies on the dais**

**PUBLIC COMMUNICATION: GENERAL**

**None.**

**APPROVAL OF MINUTES**

Approve the minutes of the Zoning and Platting Commission regular called meeting on July 16, 2024. **The minutes from the meeting of July 16, 2024, were approved on the consent agenda on Commissioner Fouts' motion, Commissioner Puzycki's second on a 7-0 vote. Commissioners Flores and Stern were absent.**

**PUBLIC HEARINGS**

- 2. Rezoning: C14-2024-0087 - 12104 Jekel Circle; District 6**  
Location: 12104 Jekel Circle, Rattan Creek Watershed  
Owner/Applicant: JLCC Interests, LLC (Michael Jordan Scott)  
Agent: Industry ATX (Michael Winningham)  
Request: LI-CO to CS  
Staff Rec.: **Recommended**  
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov  
Planning Department

**The motion to approve Staff’s recommendation of CS for C14-2024-0087 - 12104 Jekel Circle located at 12104 Jekel Circle was approved on the consent agenda on Commissioner Fouts’ motion, Commissioner Puzycki’s second on a 7-0 vote. Commissioners Flores and Stern were absent.**

- 3. Rezoning: C14-2024-0057 - 2100 Patsy Parkway; District 2**  
Location: 2100 Patsy Parkway, Onion Creek and South Boggy Creek Watersheds  
Owner/Applicant: Steve Cisneros  
Agent: Drenner Group (Leah Bojo)  
Request: SF-2 to MF-3  
Staff Rec.: **Recommended**  
Staff: Marcelle Boudreaux, 512-974-8094, marcelle.boudreaux@austintexas.gov  
Planning Department

**The motion to approve Staff’s recommendation of MF-3 for C14-2024-0057 - 2100 Patsy Parkway located at 2100 Patsy Parkway was approved on the consent agenda on Commissioner Fouts’ motion, Commissioner Puzycki’s second on a 7-0 vote. Commissioners Flores and Stern were absent.**

- 4. Rezoning: C14-2024-0093 - 7901 Persimmon Trail; District 5**  
Location: 7901 Persimmon, South Boggy Creek Watershed  
Owner/Applicant: Shane Hauptli and Carol Short  
Agent: Keepers Land Planning (Ricca Keepers)  
Request: MH to SF-3  
Staff Rec.: **Recommended**  
Staff: Beverly Villela, 512-978-0740, beverly.villela@austintexas.gov  
Planning Department

**The motion to approve Staff’s recommendation of SF-3 for C14-2024-0093 - 7901 Persimmon Trail located at 7901 Persimmon Trail was approved on the consent agenda on Commissioner Fouts’ motion, Commissioner Puzycki’s second on a 6-1 vote. Vice Chair Greenberg voted nay. Commissioners Flores and Stern were absent.**

5. **Rezoning:** **C14-2024-0089 - 7900 Persimmon Trail; District 5**  
 Location: 7900 Persimmon, South Boggy Creek Watershed  
 Owner/Applicant: Anna Cecilia Berry  
 Agent: Texas Permitting Solutions (Shae Willard)  
 Request: MH to SF-3  
 Staff Rec.: **Recommended**  
 Staff: Beverly Villela, 512-978-0740, beverly.villela@austintexas.gov  
 Planning Department

**The motion to approve Staff’s recommendation of SF-3 for C14-2024-0089 - 7900 Persimmon Trail located at 7900 Persimmon Trail was approved on the consent agenda on Commissioner Fouts’ motion, Commissioner Puzycki’s second on a 6-1 vote. Vice Chair Greenberg voted nay. Commissioners Flores and Stern were absent.**

6. **Rezoning:** **C14-2024-0054 - 8200 & 8300 North MoPac; District 10**  
 Location: 8200 and 8300 North MoPac Expressway, Shoal Creek Watershed  
 Owner/Applicant: OP 8200 MoPac Property, LLC & OP 8300 MoPac Property, LLC  
 Agent: Drenner Group, PC (Amanda Swor)  
 Request: LO and LR to GR-MU-V-DB90  
 Staff Rec.: **Recommended**  
 Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov  
 Planning Department

**The motion to approve Staff’s recommendation of GR-MU-V-DB90 for C14-2024-0054 - 8200 & 8300 North MoPac located at 8200 and 8300 North MoPac Expressway with the addition of a conditional overlay (CO) to prohibit the following uses on the property: Community Recreation – Private, Community Recreation – Public, Hospital Services – General, Hospital Services – Limited, Alternative Financial Services, Automotive Rentals, Automotive Repair Services, Automotive Sales, Automotive Washing of any Type, Bail Bond Services, Commercial Off Street Parking, Off-Site Accessory Parking, Outdoor Entertainment, Outdoor Sports and Recreation, Pawn Shop Services, Pedicab Storage and Dispatch, Plant Nursery, Service Station and Custom Manufacturing was approved on the consent agenda on Commissioner Fouts’ motion, Commissioner Puzycki’s second on a 7-0 vote. Commissioners Flores and Stern were absent.**

7. **Rezoning:** **C14-2023-0048 - 7500 Burnet; District 7**  
 Location: 7500 Burnet and 2412 Richcreek Road, Shoal Creek Watershed  
 Owner/Applicant: 7500 Burnet LP & Allandale Commons LLC (Case Lowry)  
 Agent: Alice Glasco Consulting (Alice Glasco)  
 Request: CS to CS-MU-V-DB90  
 Staff Rec.: **Staff postponement request to August 20, 2024**  
 Staff: Nancy Estrada, 512-974-7617, nancy.estrada@austintexas.gov  
 Planning Department

**The motion to approve Staff’s postponement request to August 20, 2024, was approved on the consent agenda on Commissioner Fouts’ motion, Commissioner Puzycki’s second, on a 7-0 vote. Commissioners Flores and Stern were absent.**

- 8. Rezoning: C14-2024-0062 - Express Auto Spa; District 2**  
 Location: 3152 E. State Highway 71 SVRD EB, Colorado River Watershed  
 Owner/Applicant: Quickie Inc. (Wassim Agha)  
 Agent: CWPD (Alan Jacob)  
 Request: I-RR to CS  
 Staff Rec.: **Recommended**  
 Staff: Nancy Estrada, 512-974-7617, nancy.estrada@austintexas.gov  
 Planning Department

**The motion to approve Staff’s recommendation of CS for C14-2024-0062 - Express Auto Spa located at 3152 E. State Highway 71 SVRD EB was approved on the consent agenda on Commissioner Fouts’ motion, Commissioner Puzycki’s second on a 7-0 vote. Commissioners Flores and Stern were absent.**

- 9. Rezoning: C14-2024-0084 - 6575 Decker Ln Tract 2; District 1**  
 Location: 6575 Decker Lane, Elm Creek Watershed  
 Owner/Applicant: AM Petroleum Inc. (Adam Ahmad)  
 Agent: Metcalfe Wolf Stuart & Williams, LLP (Michele Rogerson Lynch)  
 Request: GR-CO to CS-CO  
 Staff Rec.: **Staff postponement request to August 20, 2024**  
 Staff: Jonathan Tomko, 512-974-1057, jonathan.tomko@austintexas.gov  
 Planning Department

**The motion to approve Staff’s postponement request to August 20, 2024, was approved on the consent agenda on Commissioner Fouts’ motion, Commissioner Puzycki’s second, on a 7-0 vote. Commissioner Flores and Stern were absent.**

- 10. Subdivision Variance: C8-2023-0007.0A - Resubdivision of Lot 1 Davis Lawns Section One; District 1**  
 Location: 5004 Heflin Lane, Fort Branch  
 Owner/Applicant: 5004 Heflin L Austin TX 78721 LLC (Eudo Mendez)  
 Agent: Mahoney Engineering (Tyler J. Boykin, P.E.)  
 Request: Approval of variance to LDC 25-4-171 to allow Lot 1D a Parkland lot to not front public right-of-way.  
 Staff Rec.: **Recommended**  
 Staff: Cesar Zavala, 512-974-3404, cesar.zavala@austintexas.gov  
 Development Services Department

**The public hearing was closed on Vice Chair Greenberg’s motion, Commissioner Fouts’ second on a 7-0 vote. Commissioners Flores and Stern were absent.**

**The motion to approve Staff’s recommendation of a variance to LDC 25-4-171 to allow Lot 1D a Parkland lot to not front public right-of-way for C8-2023-0007.0A - Resubdivision of Lot 1 Davis Lawns Section One located at 5004 Heflin Lane was approved on Commissioner Fouts’ motion, Vice Chair Greenberg’s second on a 7-0 vote. Commissioners Flores and Stern were absent.**

- 11. Environmental Variance: SP-2023-0401C - 290 Parmer Industrial – 2; District 1**
- Location: 10095 E US 290 Hwy Service Road EB Austin, Texas, Gilleland Creek Watershed
- Owner/Applicant: Ryan Taylor, Kimley-Horn and Associates, Inc.
- Request: Variance request is as follows: Request to vary from LDC 25-8-341 to allow cut up to 15 feet Request to vary from LDC 25-8-342 to allow fill up to 16 feet
- Staff Rec.: **Recommended**
- Staff: David Michael, (512) 974-2263, david.michael@austintexas.gov  
Development Services Department

**The motion to approve Staff’s recommendation of a variance from LDC 25-8-341 to allow cut up to 15 feet, and from LDC 25-8-342 to allow fill up to 16 feet for SP-2023-0401C - 290 Parmer Industrial – 2 located at 10095 E US 290 Hwy Service Road EB was approved on the consent agenda on Commissioner Fouts’ motion, Commissioner Puzycki’s second on a 6-1 vote. Vice Chair Greenberg voted nay. Commissioners Flores and Stern were absent.**

**DISCUSSION AND ACTION ITEMS**

12. Discussion and action to recommend to City Council a resolution for bird-safe buildings. Presented by Heidi Trudell, Travis Audubon Society, and Lily Rerecich. Sponsors: Vice Chair Greenberg and Commissioner Thompson.

**The motion to approve the draft recommendations of bird-friendly design and building solutions was approved on Vice Chair Greenberg’s motion, Commissioner Thompson’s second on a 7-0 vote. Commissioners Flores and Stern were absent.**

13. Discussion and action to amend the bylaws and rules of procedure to adopt a deadline for backup. Sponsors: Chair Smith and Vice Chair Greenberg.

**The motion to amend the rules of procedure to adopt a deadline for backup to be posted by Thursdays at 5 PM prior to the meeting date was approved on Vice Chair Greenberg’s motion, Commissioner Thompson’s second on a 7-0 vote. Commissioners Flores and Stern were absent.**

14. Discussion and action to approve the Annual Internal Review and Report.

**No action was taken.**

**WORKING GROUP/COMMITTEE UPDATES**

- 15. 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: Vice Chair Greenberg and Commissioners Flores and Stern)

**No update was given.**

**16. 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: Chair Smith and Commissioners Fouts and Thompson)  
**No update was given.**

**17. 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. (Sponsors: Vice Chair Greenberg and Commissioners Floyd and Puzycki)  
**No update was given.**

**FUTURE AGENDA ITEMS**

**Discussion and action to amend the rules of procedure. Sponsors: Chair Smith and Vice Chair Greenberg.**

**Chair Smith adjourned the meeting at 7:17 p.m. without objection.**