



**ZONING AND PLATTING COMMISSION
REGULAR MEETING MINUTES
TUESDAY, AUGUST 20, 2024**

The Zoning and Platting Commission convened in a regular meeting on Tuesday August 20, 2024, in Austin, Texas.

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

Board Members/Commissioners in Attendance:

*Felix De Portu
Alejandra Flores
Betsy Greenberg
Hank Smith*

Board Members/Commissioners in Attendance Remotely:

*Scott Boone
William Floyd
David Fouts
Lonny Stern
Carrie Thompson*

Board Members/Commissioners absent:

Ryan Puzycki

1 vacancy on the dais.

APPROVAL OF MINUTES

1. Approve the minutes of the Zoning and Platting Commission regular meeting on August 6, 2024.

The minutes from the meeting of August 6, 2024, were approved on the consent agenda on Commissioner Flores' motion, Commissioner De Portu's second on an 8-0 vote. Commissioner Floyd was off the dais. Commissioner Puzycki was absent.

PUBLIC HEARINGS

- 2. 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.: **Recommended**
Staff: Jonathan Tomko, 512-974-1057, jonathan.tomko@austintexas.gov
Planning Department

The motion to approve Staff’s recommendation of CS-CO for C14-2024-0084 - 6575 Decker Ln Tract 2 located at 6575 Decker Lane was approved on the consent agenda on Commissioner Flores’ motion, Commissioner De Portu’s second on an 8-0 vote. Commissioner Floyd was off the dais. Commissioners Puzycki was absent.

- 3. Rezoning: C14-2024-0082 - Wall Street CPL Rezone; District 1**
Location: 9010 Wall Street, Walnut Creek Watershed
Owner/Applicant: Sonic Land Holdings LLC (Cory Roberts, MD., MBA)
Agent: Land Answers (Tamara Mitchell)
Request: RR to LI
Staff Rec.: **Recommendation of LI-CO**
Staff: Beverly Villela, 512-978-0740, beverly.villela@austintexas.gov
Planning Department

The motion to approve Staff’s recommendation of LI for C14-2024-0082 - Wall Street CPL Rezone located at 9010 Wall Street was approved on the consent agenda on Commissioner Flores’ motion, Commissioner De Portu’s second on an 8-0 vote. Commissioner Floyd was off the dais. Commissioners Puzycki was absent.

- 4. Rezoning: C14-2024-0101 - Scofield Farms Rezoning, District 7**
Location: 1603 and 1605 W. Parmer Lane, 12424 Scofield Farms Drive, Walnut Creek Watershed
Owner/Applicant: 1603 W Parmer LLC and MMK Ventures LLC
Agent: Armbrust & Brown PLLC (Richard T. Suttle, Jr.)
Request: GR-CO, MF-2 to GR-MU
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 for C14-2024-0101 - Scofield Farms Rezoning located at 1603 and 1605 W. Parmer Lane, 12424 Scofield Farms Drive was approved on the consent agenda on Commissioner Flores’ motion, Commissioner De Portu’s second on an 8-0 vote. Commissioner Floyd was off the dais. Commissioners Puzycki was absent.

5. Restrictive Covenant Amendment: C14-85-149.70.02(RCA) - Scofield Farms RCA, District 7

Location: 1603 and 1605 W. Parmer Lane, 12424 Scofield Farms Drive, Walnut Creek Watershed
Owner/Applicant: 1603 W Parmer LLC and MMK Ventures LLC
Agent: Armbrust & Brown PLLC (Richard T. Suttle, Jr.)
Request: To amend a previously recorded restrictive covenant to remove the density limitation of 15 units per acre for multifamily development.
Staff Rec.: **Recommended**
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov
Planning Department

The motion to approve Staff’s recommendation to amend a previously recorded restrictive covenant to remove the density limitation of 15 units per acre for multifamily development for C14-85-149.70.02(RCA) - Scofield Farms RCA located at 1603 and 1605 W. Parmer Lane, 12424 Scofield Farms Drive, 12424 Scofield Farms Drive was approved on the consent agenda on Commissioner Flores’ motion, Commissioner De Portu’s second on an 8-0 vote. Commissioner Floyd was off the dais. Commissioners Puzycki was absent.

6. 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.: **Recommended**
Staff: Nancy Estrada, 512-974-7617, nancy.estrada@austintexas.gov
Planning Department

The motion to postpone to September 3, 2024, on Vice Chair Greenberg’s motion failed due to lack of a second. Commissioner Floyd was off the dais. Commissioners Puzycki was absent.

The public hearing was closed on Vice Chair Greenberg’s motion, Commissioner De Portu’s second on a 9-0 vote. Commissioners Puzycki was absent.

The motion to approve Staff’s recommendation of CS-MU-V-DB90 for C14-2023-0048 - 7500 Burnet located at 7500 Burnet and 2412 Richcreek Road was approved on Commissioner Flores’ motion, Commissioner Fouts’ second on an 8-1 vote. Those voting aye were Chair Smith and Commissioners Boone, De Portu, Flores, Floyd, Fouts, Stern and Tompson. Vice Chair Greenberg voted nay. Commissioners Puzycki was absent.

- 7. **Site plan (Conditional Use):** **SPC-2024-0171A - 76 Rainey St District 9**
 Location: 76 Rainey St, Waller Creek/Lady Bird Lake
 Owner/Applicant: Joe Martin Regalado
 Agent: Milian Engineering (Alejandra Flores)
 Request: Change of use to Cocktail lounge in the CBD
 Staff Rec.: **Recommended**
 Staff: Gabriel Guerrero Jr, 512-978-4658, gabriel.guerrero@austintexas.gov
 Development Services Department
No action taken due to the item being withdrawn from the agenda.

WORKING GROUP/COMMITTEE UPDATES

- 8. **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)
Update was given by commissioner Flores.

- 9. **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)
Update was given by Commissioner Thompson.

- 10. **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 Commissioners: Floyd, Greenberg, and Puzycki)
Update was given by Vice Chair Greenberg.

FUTURE AGENDA ITEMS

Create a working group to review the rules and procedures. Sponsors: Vice Chair Greenberg and Commissioner Thompson.

Chair Smith adjourned the meeting at 6:52 p.m. without objection.

The minutes were approved at the September 3, 2024, meeting on Vice Chair Greenberg’s motion, Commissioner Puzycki’s second on an 9-0 vote. Commissioner Boone was absent.