



**ZONING AND PLATTING COMMISSION
REGULAR MEETING
MINUTES
TUESDAY, SEPTEMBER 3, 2024**

The Zoning and Platting Commission convened in a regular meeting on Tuesday September 3, 2024, in Austin, Texas.

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
Felix De Portu
Alejandra Flores
Ryan Puzycki
Lonny Stern*

Board Members/Commissioners in Attendance Remotely:

*William Floyd
David Fouts
Carrie Thompson*

Board Members/Commissioners absent:

Scott Boone

District 9 vacant

PUBLIC COMMUNICATION: GENERAL

None.

APPROVAL OF MINUTES

1. Approve the minutes of the Zoning and Platting Commission regular meeting on August 20, 2024.

The minutes from the meeting of August 20, 2024, were approved on the consent agenda on Vice Chair Greenberg's motion, Commissioner Puzycki's second on a 9-0 vote. Commissioner Boone was absent.

PUBLIC HEARINGS

2. **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 public hearing was closed on Commissioner Puzycki's motion, Commissioner Flores' second, on a 9-0 vote. Commissioner Boone was absent.

The motion to approve staff's recommendation of GR-MU zoning, adding a conditional overlay (CO) to maintain existing 2,000 vehicle trip limit per day on the property and recommending the applicant's proposal to provide a crosswalk and pedestrian beacon on Scofield Farms Drive across from the elementary school was approved on Commissioner Stern's motion, Commissioner Flores' second on a 9-0 vote. Commissioner Boone was absent.

3. **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 public hearing was closed on Commissioner Puzycki's motion, Commissioner Flores' second, on a 9-0 vote. Commissioner Boone was absent.

The motion to approve Staff's recommendation for a restrictive covenant amendment to amend a previously recorded restrictive covenant to remove the density limitation of 15 units per acre for multifamily development was approved on Commissioner Stern's motion, Commissioner Flores' second on a 9-0 vote. Commissioner Boone was absent.

4. **Rezoning:** **C14-2024-0091 - Future Project, District 10**
 Location: 12530 Research Boulevard, Walnut Creek Watershed
 Owner/Applicant: Gyro Plus LLC (Mohammed Arami)
 Request: GR-MU, LO-MU to CS-1
 Staff Rec.: **Not Recommended**
 Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov
 Planning Department

The public hearing was closed on Commissioner Flores’ motion, Commissioner Puzycki’s second, on a 9-0 vote. Commissioner Boone was absent.

The motion to approve CS-1-MU-CO zoning for Tract 1 and maintain LO-MU zoning for Tract 2, with the conditional overlay on Tract 1 to allow Cocktail Lounge as the only permitted CS-1 use, permit all other GR-MU uses and GR site development standards was approved on Vice Chair Greenberg’s motion, Commissioner De Portu’s second, on a 9-0 vote. Commissioner Boon was absent.

5. **Restrictive Covenant Termination:** **C14-05-0151(RCT) - 8420 Longview RC Termination; District 5**
 Location: 8420 Longview Road and 3114 Cameron Loop, Williamson Creek & South Boggy Creek Watersheds
 Owner/Applicant: SB Longview, LLC (Zachary Greenky)
 Agent: Armbrust & Brown, PLLC (Michael J. Whellan)
 Request: Terminate Restrictive Covenant
 Staff Rec.: **Recommended**
 Staff: Nancy Estrada, 512-974-7617, nancy.estrada@austintexas.gov
 Planning Department

The motion to approve Staff’s recommendation of a Terminate Restrictive Covenant for C14-05-0151(RCT) - 8420 Longview RC Termination located at 8420 Longview Road and 3114 Cameron Loop was approved on the consent agenda on Vice Chair Greenberg’s motion, Commissioner Puzycki’s second on an 9-0 vote. Commissioner Boone was absent.

DISCUSSION AND ACTION ITEMS

6. Discussion and action to recommend to City Council a resolution to allow some commercial uses in residential zones. Sponsors: Commissioner Puzycki and Commissioner Stern.
The public hearing was closed on Commissioner Stern’s motion, Commissioner Puzycki’s second, on a 7-0 vote. Chair Smith and Commissioner Flores were off the dais. Commissioner Boone was absent.

The motion to postpone to October 1, 2024, was approved on Commissioner Stern’s motion, Commissioner Puzycki’s second, on a 7-0 vote. Chair Smith and Commissioner Flores were off the dais. Commissioner Boone was absent.

7. Discussion and action to recommend to City Council a resolution to restrict some commercial uses on Imagine Austin corridors. Sponsors: Commissioner Puzycki and Commissioner Stern.

The public hearing was closed on Commissioner Stern's motion, Commissioner Puzycki's second, on a 7-0 vote. Chair Smith and Commissioner Flores were off the dais. Commissioner Boone was absent.

The motion to postpone to October 1, 2024, was approved on Commissioner Stern's motion, Commissioner De Portu's second, on a 7-0 vote. Chair Smith and Commissioner Flores were off the dais. Commissioner Boone was absent.

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: Vice Chair Greenberg, Commissioners Flores and Stern)

Update given by Vice Chair Greenberg.

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: Chair Smith and Commissioners Fouts, and Thompson)

No update was given.

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: Vice Chair Greenberg and Commissioners Floyd, and Puzycki)

No update was given.

FUTURE AGENDA ITEMS

Chair Smith adjourned the meeting at 8:31 p.m. without objection.

The minutes were approved at the September 17, 2024, meeting on Vice Chair Greenberg's motion, Commissioner De Portu's second, on an 8-0 vote. Commissioners Flores, Fouts, and Thompson were absent.