



**ZONING AND PLATTING COMMISSION
REGULAR MEETING
MINUTES
TUESDAY, OCTOBER 1, 2024**

The Zoning and Platting Commission convened in a regular meeting on Tuesday October 1, 2024, at Austin City Hall, Council Chambers, Room 1001, 301 W. Second Street, Austin, Texas.

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

Board Members/Commissioners in Attendance:

*Betsy Greenberg
Felix De Portu
Alejandra Flores
David Fouts
Ryan Puzycki*

Board Members/Commissioners in Attendance Remotely:

*Scott Boone
Carrie Thompson
Lonny Stern*

Board Members/Commissioners absent:

*Hank Smith
William Floyd
Taylor Major*

PUBLIC COMMUNICATION: GENERAL

List name of speaker(s) and brief description of topic.

APPROVAL OF MINUTES

1. Approve the minutes of the Zoning and Platting Commission regular meeting on September 17, 2024.

The minutes from the meeting of September 17, 2024, were approved on the consent agenda on Commissioner Flores' motion, Commissioner De Portu's second on an 8-0

vote. Commissioner Thompson abstained. Chair Smith and Commissioners Floyd and Major were absent.

PUBLIC HEARINGS

- 2. Rezoning: C14-2024-0069 - AM Station; District 1**
Location: 7000, 7008, and 7010 Johnny Morris Rd., Walnut Creek Watershed
Owner/Applicant: Arabon Real Estate LLC
Agent: Thrower Design, LLC (Ron Thrower & Victoria Haase)
Request: GR-MU-CO to CS-MU-CO-DB90 (as amended)
Staff Rec.: **Not Recommended**
Jonathan Tomko, 512-974-1057, jonathan.tomko@austintexas.gov
Planning Department

The motion to approve the Applicant’s postponement request to November 19, 2024, was approved on the consent agenda on Commissioner Flores’ motion, Commissioner De Portu’s second on an 8-0 vote. Chair Smith and Commissioners Floyd and Major were absent.

- 3. Conditional Use SPC-2023-0253C - Ridgeline Neighborhood Park Permit:**
Location: 2701 S Lakeline Blvd, Buttercup Creek Watershed
Owner/Applicant: Parks & Recreation Department/James Wheeler as Project Manager
Agent: Pape-Dawson Engineers; Anthony Grenier
Request: Conditional Use Permit to approve park improvements in Public zoned 10.45 acre tract.
Staff Rec.: **Recommended**
Staff: Meg Greenfield, 512-978-4663, meg.greenfield@austintexas.gov
Development Services Department

The motion to approve Staff’s recommendation of a Conditional Use Permit to approve park improvements in Public zoned 10.45 acre tract was approved on the consent agenda on Commissioner Flores’ motion, Commissioner De Portu’s second on an 8-0 vote. Chair Smith and Commissioners Floyd and Major were absent.

DISCUSSION AND ACTION ITEMS

- 4. Discussion and action to recommend to City Council a resolution to allow some commercial uses in residential zoning. Sponsors: Commissioner Puzycki and Commissioner Stern.**
The motion to postpone to December 3, 2024, was approved on the consent agenda on Commissioner Flores’ motion, Commissioner De Portu’s second on an 8-0 vote. Chair Smith and Commissioners Floyd and Major were absent.
- 5. Discussion and action to recommend to City Council a resolution to restrict some commercial uses on Imagine Austin corridors. Sponsors: Commissioners Puzycki and Commissioner Stern.**
The motion to postpone to October 15, 2024, was approved on the consent agenda on Commissioner Flores’ motion, Commissioner De Portu’s second on an 8-0 vote. Chair Smith and Commissioners Floyd and Major were absent.

6. Discussion and action to establish a working group to update and revise the Rules and Procedures. Sponsors: Chair Smith and Vice Chair Greenberg. Smith, Thompson, Greenberg approve on consent.

The motion to assign Chair Smith, Vice Chair Greenberg, and Commissioner Thompson to the working group to update and revise the Rules and Procedures was approved on the consent agenda on Commissioner Flores' motion, Commissioner De Portu's second on an 8-0 vote. Chair Smith and Commissioners Floyd and Major were absent.

WORKING GROUP/COMMITTEE UPDATES

7. **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 was given by Commissioner Flores.

8. **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)

Update was given by Commissioner Thompson.

9. **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)

Update was given by Commissioner Puzycki.

FUTURE AGENDA ITEMS

Discussion and action to approve the Zoning and Platting Commission 2025 schedule.

Chair Greenberg adjourned the meeting at 6:08 p.m. without objection.

The minutes were approved at the October 15, 2024, meeting on Commissioner Flores' motion, Commissioner Puzycki's second, on an 8-0 vote. Vice Chair Greenberg and Commissioners Boone and Fouts were absent.