



**ZONING AND PLATTING COMMISSION  
REGULAR MEETING  
MINUTES  
TUESDAY, OCTOBER 15, 2024**

**The Zoning and Platting Commission convened in a regular meeting on Tuesday October 15, 2024, at Austin City Hall, Council Chambers, Room 1001, 301 W. Second Street, in Austin, Texas.**

**Chair Smith called the Zoning and Platting Commission meeting to order at 6:03 p.m.**

**Board Members/Commissioners in Attendance:**

*Hank Smith  
Felix De Portu  
Alejandra Flores  
Taylor Major  
Ryan Puzycki  
Carrie Thompson*

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

*William Floyd  
Lonny Stern*

**Board Members/Commissioners absent:**

*Scott Boone  
David Fouts  
Besty Greenberg*

**APPROVAL OF MINUTES**

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

**The minutes from the meeting of October 1, 2024, were approved on the consent agenda on Commissioner Flores' motion, Commissioner Puzycki's second, on an 8-0 vote. Vice Chair Greenberg, and Commissioners Boone and Flouts were absent.**

**PUBLIC HEARINGS**

- 2 Zoning: C14-2024-0130 - Pflugerville ISD Support Services; District 1**  
Location: 2021 Crystal Bend Drive, Walnut Creek  
Owner/Applicant: Pflugerville Independent School District (Craig Pruett)  
Agent: Gil Engineering (Monica Silva)  
Request: I-RR to P  
Staff Rec.: **Recommended**  
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov  
Planning Department

**The motion to approve Staff’s recommendation of P was approved on the consent agenda on Commissioner Flores’ motion, Commissioner Puzycki’s second, on an 8-0 vote. Vice Chair Greenberg, and Commissioners Boone and Flouts were absent.**

- 3. Conditional Use SP-2024-0140CS - Tower Ventures-Jester Blvd.; District 10 Permit:**  
Location: 7805-1/2 Jester Boulevard, Bull Creek  
Owner/Applicant: Jester Club, Inc.  
Agent: Vincent Gerard and Associates, Inc. (Hunter Biechlin)  
Request: Conditional Use Permit  
Staff Rec.: **Recommended**  
Staff: Heather Chaffin, 512-974-2140, heather.chaffin@austintexas.gov  
Development Services Department

**The motion to approve the Conditional Use Permit, with a 29-foot adjustment, for SP-2024-0140CS - Tower Ventures-Jester Blvd located at 7805-1/2 Jester Boulevard was approved on Commissioner Major’s motion, Commissioner Flores’ second, on an 8-0 vote. Vice Chair Greenberg, and Commissioners Boone and Flouts were absent.**

**DISCUSSION AND ACTION ITEMS**

- 4. Discussion and action on a recommendation to Council related to restricting commercial uses on Imagine Austin corridors. Sponsors: Commissioner Puzycki and Commissioner Stern.  
The motion to move this recommendation, as amended, to the Codes and Ordinances Joint Committee and the Comprehensive Plan Joint Committee was approved on Chair Smith’s motion, Commissioner Major’s second, on an 8-0 vote. Vice Chair Greenberg, and Commissioners Boone and Flouts were absent.**
- 5. Discussion and action to approve the Zoning and Platting Commission 2025 meeting schedule. November 4 is Election Day. Might need to move meeting to another date.  
No action was taken.**

**WORKING GROUP/COMMITTEE UPDATES**

- 6. 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.**

- 7. 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.**

- 8. 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 7:22 p.m. without objection.**

**The minutes were approved at the November 19, 2024, meeting on Commissioner Puzycki's motion, Commissioner De Portu's second, on a 9-0 vote. Commissioners Flores and Stern were absent.**