



**REGULAR MEETING of the ZONING AND PLATTING COMMISSION  
TUESDAY, DECEMBER 3, 2024, 6:00 PM  
AUSTIN CITY HALL, COUNCIL CHAMBERS, ROOM 1001  
301 WEST 2<sup>ND</sup> STREET  
AUSTIN, TEXAS**

Some members of the Zoning and Platting Commission may be participating by videoconference. The meeting may be viewed online at: <http://www.austintexas.gov/page/watch-atxn-live>.

Public comment will be allowed in-person or remotely via telephone. Speakers may only register to speak on an item once either in-person or remotely. Registration no later than 2 PM the day of the meeting is required for remote participation by telephone. For more information on public comment, please see the agenda section “Speaker Registration.” Please contact Ella Garcia, Staff Liaison, for questions regarding speaker registration at [LandUseLiaison@austintexas.gov](mailto:LandUseLiaison@austintexas.gov) or by phone at 512-978-0821.

**CURRENT BOARD MEMBERS/COMMISSIONERS:**

[Hank Smith](#) – Chair (District 8)

[David Fouts](#) (District 2)

[Betsy Greenberg](#) – Vice-Chair (District 6)

[William D. Floyd](#) (Mayor’s Representative)

[Carrie Thompson](#) – Secretary (District 10)

[Ryan Puzycki](#) (District 7)

[Alejandra Flores](#) – Parliamentarian (District 5)

[Lonny Stern](#) (District 3)

[Scott Boone](#) (District 1)

[Taylor Major](#) (District 9)

[Felix De Portu](#) (District 4)

**EXECUTIVE SESSION (No public discussion)**

The Zoning and Platting Commission will announce it will go into Executive Session, if necessary, pursuant to Chapter 551 of the Texas Government Code, to receive advice from Legal Counsel on matters specifically listed on this agenda. The commission may not conduct a closed meeting without the approval of the city attorney. Private Consultation with Attorney – Section 551.071

Executive Liaison: Joi Harden, 512-974-1617

Staff Liaison: Ella Garcia, 512-978-0821

Attorney: AJ Urteaga 512-974-2386

## AGENDA

### CALL TO ORDER

### PUBLIC COMMUNICATION: GENERAL

The first four speakers signed up prior to the meeting being called to order will each be allowed a three-minute allotment to address their concerns regarding items not posted on the agenda.

### APPROVAL OF MINUTES

1. Approve the minutes of the Zoning and Platting Commission regular meeting on November 19, 2024.

### PUBLIC HEARINGS

#### **2. Transportation C8-2024-0094 - Parmer Resubdivision Preliminary Plan; District 7**

##### **Variance:**

Location: 13000 Harris Ridge Blvd, Harris Branch  
Owner/Applicant: Matthew Schwab (Karlin McCallen Pass, LLC)  
Agent: Joe Isaja, P.E. (HR Green)  
Request: Approval of a Land Use Commission variance to 25-4-171(a) which requires that all lots in a subdivision abut a dedicated public street and also to 25-4-153 which requires that block lengths not exceed 2,000 feet in length.

Staff Rec.: **Recommended**

Staff: Renee Johns, (512) 974-6486, renee.johns@austintexas.gov  
Joey de la Garza, (512) 974-2664, joey.delagarza@austintexas.gov  
Transportation and Public Works Department

#### **3. Site Plan - Hill SPC-2023-0357C - North Trail Office Park; District 10**

##### **Country**

##### **Roadway:**

Location: 6601 N Capital of Texas Highway NB, Bull Creek  
Owner/Applicant: Bull Creek Market LLC  
Agent: Thomson Land Engineering, LLC (Mark Roeder)  
Request: To approve a Site Plan in a Hill Country Roadway overlay zone for a Professional Office Building and associated development.

Staff Rec.: **Recommended**

Staff: Randall Rouda, 512-974-3338, randall.rouda@austintexas.gov  
Christine Barton-Holmes, 512-974-2788, christine.barton-holmes@austintexas.gov  
Development Services Department

Executive Liaison: Joi Harden, 512-974-1617

Staff Liaison: Ella Garcia, 512-978-0821

Attorney: AJ Urteaga 512-974-2386

- 4. Site Plan - SPC-2024-0287A - Panda Express CUP; District 2  
Conditional Use Permit:**
- Location: 7200 Springfield Drive, Marble Creek  
 Owner/Applicant: McKinney Falls Association LLC (Jonathan Bellock)  
 Agent: Pape-Dawson Engineers (Karen Wunsch, AICP)  
 Request: To approve a Conditional Use Permit to allow a Restaurant (Limited) with Drivethrough in the LR zoning district, per 25-2-809.  
 Staff Rec.: **Recommended**  
 Staff: Christine Barton-Holmes, 512-974-2788, christine.barton-holmes@austintexas.gov  
 Development Services Department

**DISCUSSION AND ACTION ITEMS**

5. Discussion and action to recommend to City Council a recommendation to allow some commercial uses in residential zoning. Sponsors: Commissioner Puzycki and Commissioner Stern.

**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)
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)
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)

**FUTURE AGENDA ITEMS**

*Note: City Code requires two board members sponsor an item to be included on an agenda. This section of the agenda provides members an opportunity to request items for future agendas. Staff should assume that if there is no objection from other members expressed at the meeting, the members’ silence indicates approval for staff to include on the next agenda.*

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## **ADJOURNMENT**

The City of Austin is committed to compliance with the American with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Meeting locations are planned with wheelchair access. If requiring Sign Language Interpreters or alternative formats, please give notice at least 2 days (48 hours) before the meeting date. Please call or email Ella Garcia at the Zoning and Platting Department, at 512-978-0821 or [LandUseLiaison@austintexas.gov](mailto:LandUseLiaison@austintexas.gov) for additional information; TTY users route through Relay Texas at 711.

For more information on the Zoning and Platting Commission, please contact Ella Garcia at 512-978-0821 or [LandUseLiaison@austintexas.gov](mailto:LandUseLiaison@austintexas.gov).

## **SPEAKER REGISTRATION**

All participants wishing to address the commission must register to speak. Public participation is available by teleconference or in-person. Presentations and handouts are requested to be e-mailed by 1:00 PM day of the meeting.

### **TELECONFERENCE REGISTRATION**

Registration for participation by teleconference closes on **2:00 PM, the day of the meeting**. Teleconference code and additional information to be provided after the closing of the teleconference registration period.

### **IN-PERSON REGISTRATION**

While in-person registrants are encouraged to register in advance of the meeting, in-person registration closes at **5:30 PM, the day of the meeting**. Please scan the QR code below with a mobile device or click on the link below. Mobile devices will also be available at the meeting for public use for the purpose of speaker registration.

### **SPEAKER DONATION OF TIME**

For discussion cases, **speaker donation of time is an available option for in-person participants. Both the registered speaker donating time and the speaker recipient must be present when the public hearing is conducted.** See chart below regarding speaker time allotments.

**Click on the link below or scan the QR code and submit the form to register to speak. Speakers should submit a separate registration form for each item of interest.**

<https://forms.office.com/g/90fSJ07xY9>



### **SPEAKER TESTIMONY TIME ALLOCATION**

#### **PUBLIC HEARING**

<b>Speaker</b>	<b>Number</b>	<b>Time Allocated</b>	<b>Total Time Allocated</b>
Applicant/Agent	1	6 minutes	12 minutes (with donated time, including 3-minute rebuttal)
Primary speaker in favor and primary speaker opposed	1	6 minutes	9 minutes (with donated time)
All other speakers in favor or opposed	Unlimited	3 minutes	6 minutes (with donated time)

All speakers are allowed three (3) minutes of donated time from a speaker present during the Public Hearing.