



**ZONING AND PLATTING COMMISSION
REGULAR MEETING
MINUTES
TUESDAY, NOVEMBER 19, 2024**

The Zoning and Platting Commission convened in a regular meeting on Tuesday November 19, 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 6:01 p.m.

Board Members/Commissioners in Attendance:

*Felix De Portu
Betsy Greenberg
David Fouts
Taylor Major
Ryan Puzycki
Hank Smith
Carrie Thompson*

Board Members/Commissioners in Attendance Remotely:

*Scott Boone
William D. Floyd*

Board Members/Commissioners absent:

*Alejandra Flores
Lonny Stern*

APPROVAL OF MINUTES

1. Approve the minutes of the Zoning and Platting Commission regular meeting on October 15, 2024.

The minutes from the meeting of October 15, 2024, were approved on the consent agenda on Commissioner Puzycki's motion, Commissioner De Portu's second, on a 9-0 vote. Commissioners Flores and Stern were absent.

PUBLIC HEARINGS

- 2. Rezoning: C14-2024-0148 - 4007 Bunny Run; District 10**
Location: 4007 Bunny Run, St. Stephens Creek Watershed
Owner/Applicant: James H. & Kathy A Johnstone
Agent: Jim Johnstone
Request: I-RR to SF-1
Staff Rec.: **Recommended**
Staff: Cynthia Hadri, 512-974-7620, cynthia.hadri@austintexas.gov
Planning Department

The motion to approve Staff’s recommendation of SF-1 for C14-2024-0148 - 4007 Bunny Run located at 4007 Bunny Run was approved on the consent agenda on Commissioner Puzycki’s motion, Commissioner De Portu’s second, on a 9-0 vote. Commissioners Flores and Stern were absent.

- 3. Rezoning: C14-2024-0142 - 1001 West Howard Lane; District 7**
Location: 1001 W. Howard Lane, Walnut Creek
Owner/Applicant: SL PROJECT TEXAS 2 LP (Travis Eickenhorst)
Agent: Land Use Solutions (Michele Haussmann)
Request: CS to LI-CO
Staff Rec.: **Recommended**
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov
Planning Department

The motion to approve Staff’s recommendation of LI-CO for C14-2024-0142 - 1001 West Howard Lane located at 1001 W. Howard Lane was approved on the consent agenda on Commissioner Puzycki’s motion, Commissioner De Portu’s second, on a 9-0 vote. Commissioner’s Flores and Stern were absent.

- 4. 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 and Victoria Haase)
Request: GR-MU-CO to CS-MU-CO and CS-MU-DB90-CO (as amended)
Staff Rec.: **Staff postponement request to December 3, 2024**
Staff: Jonathan Tomko, 512-974-1057, jonathan.tomko@austintexas.gov
Planning Department

The motion to approve Staff’s postponement request to December 3, 2024, was approved on the consent agenda on Commissioner Puzycki’s motion, Commissioner De Portu’s second, on a 9-0 vote. Commissioners Flores and Stern were absent.

- 5. **Rezoning:** **C14-2024-0150 - HCISD High School; District 5**
 Location: The west side of South Turnersville Road, approximately 1,435 linear feet south of its intersection with Turnersville Road and North Turnersville Road, Rinard Creek & Plum Creek Watersheds
 Owner/Applicant: Hays Consolidated Independent School District
 Agent: Jackson Walker, LLP (Pamela Madere)
 Request: I-RR to LR
 Staff Rec.: **Recommended**
 Staff: Nancy Estrada, 512-974-7617, nancy.estrada@austintexas.gov
 Planning Department

The motion to approve Staff’s recommendation of LR for C14-2024-0150 - HCISD High School located at the west side of South Turnersville Road, approximately 1,435 linear feet south of its intersection with Turnersville Road and North Turnersville Road was approved on the consent agenda on Commissioner Puzycki’s motion, Commissioner De Portu’s second, on an 8-0 vote. Commissioner Major abstained. Commissioners Flores and Stern were absent.

- 6. **Restrictive Covenant Amendment:** **C14-84-022(RCA) - Riata Restrictive Covenant Amendment; District 6**
 Location: 5636 1/2, 5621 1/2, 5705, 5729 1/2 Diehl Trail, Walnut Creek
 Owner/Applicant: DK Riata LLC (Kathryn Jorgensen)
 Agent: Land Use Solutions (Michele Haussmann)
 Request: To amend a public restrictive covenant that was recorded in association with zoning case C14-84-022 to remove the thirty (30) units per acre maximum.
 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 public restrictive covenant that was recorded in association with zoning case C14-84-022 to remove the thirty (30) units per acre maximum located at 5636 1/2, 5621 1/2, 5705, 5729 1/2 Diehl Trail was approved on the consent agenda on Commissioner Puzycki’s motion, Commissioner De Portu’s second, on a 9-0 vote. Commissioners Flores and Stern were absent.

7. **Site Plan - Hill Country Roadway: SPC-2023-0357C - North Trail Office Park**
 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
The motion to postpone to December 3, 2024, was approved on Vice Chair Greenberg’s motion, Commissioner Major second, on a 9-0 vote. Commissioners Flores and Stern were absent.

DISCUSSION AND ACTION ITEMS

8. Discussion and action to recommend that Council adopt the Equity-Based Preservation Plan and support its timely implementation. Presentation by Cara Bertron, 512-974-1446, cara.bertron@austintexas.gov, Planning Department.
The motion to recommend the Equity-Based Preservation Plan to City Council was approved on Commissioner Thompson’s motion, Chair Smith second, on a 9-0 vote. Commissioners Flores and Stern were absent.
9. Discussion and action to approve the Zoning and Platting Commission revised Rules of Procedure. (Sponsors: Chair Smith and Vice Chair Greenberg)
The motion to approve the Zoning and Platting Commission revised Rules of Procedure was approved on Commissioner De Portu’s motion, Commissioner Puzycki’s second, on a 9-0 vote. Commissioners Flores and Stern were absent.
10. Discussion and action to approve the Zoning and Platting Commission 2025 meeting schedule.
The motion to approve the Zoning and Platting Commission 2025 meeting schedule was approved on Commissioner Major’s motion, Commissioner De Portu’s second, on a 9-0 vote. Commissioners Flores and Stern were absent.

WORKING GROUP/COMMITTEE UPDATES

11. **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 Vice Chair Greenberg.

12. 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.

13. 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 7:27 p.m. without objection.

The minutes were approved at the December 3, 2024, meeting on Commissioner Puzycki's motion, Commissioner Thompson's second, on a 6-0-1 vote. Commissioner Flores abstained. Commissioner Fouts was off the dais. Commissioners Boone, De Portu, Fouts, and Major were absent.