



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

The Zoning and Platting Commission convened in a regular meeting on Tuesday December 3, 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 6:10 p.m.

Board Members/Commissioners in Attendance:

*Hank Smith
Betsy Greenberg
William Floyd
Alejandra Flores
Ryan Puzycki
Lonny Stern
Carrie Thompson*

Board Members/Commissioners in Attendance Remotely:

David Fouts

Board Members/Commissioners absent:

*Scott Boone
Felix De Portu
Taylor Major*

PUBLIC COMMUNICATION: GENERAL

None.

APPROVAL OF MINUTES

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

The minutes from the meeting of November 19, 2024, was approved 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.

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

The motion to approve Staff's recommendation to approve 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, for C8-2024-0094 - Parmer Resubdivision Preliminary Plan, located at 13000 Harris Ridge Blvd was approved 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, and Major were absent.

**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

The motion to close the public hearing was approved on Commissioner Stern's motion, Commissioner Flores' second, on a 7-1 vote. Commissioner Boone, De Portu, and Major was absent.

The motion to postpone to December 17, 2024, was approved on Commissioner Flores' motion, Commissioner Thompson's second, on a 6-1-1 vote. Commissioner Floyd

abstained. Vice Chair Greenberg voted nay. Commissioner Boone, De Portu, and Major were absent.

**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

The motion to close the public hearing was approved on Commissioner Stern’s motion, Commissioner Flores’ second on an 8-0 vote. Commissioners Boone, De Portu, and Major were absent.

The motion to postpone and reopen the public hearing to December 17, 2024, was approved on Vice Chair Greenberg’s motion, Commissioner Thompson’s second on a 6-2 vote. Vice Chair Greenberg, and Commissioner Stern voted nay. Commissioners Boone, De Portu, and Major were absent.

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.

The motion to close the public hearing was approved on Commissioner Stern’s motion, Commissioner Puzycki’s second, on an 8-0 vote. Commissioners Boone, De Portu, and Major were absent.

The motion to move this recommendation, as amended, to the Codes and Ordinances Joint Committee and the Comprehensive Plan Joint Committee was approved on Commissioner Puzycki’s motion, Commissioner Flores’ second, on a 6-2 vote. Vice Chair Greenberg and Commissioner Thompson voted nay. Commissioners Boone, De Portu, and Major was absent.

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 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)

No update was given.

- 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)

Update given by Greenberg.

FUTURE AGENDA ITEMS

Chair Smith adjourned the meeting at 7:13 p.m. without objection.

The minutes were approved at the December 17, 2024, meeting on Commissioner Flores' motion, Commissioner De Portu's second, on an 11-0 vote.