



**ZONING AND PLATTING COMMISSION  
REGULAR MEETING  
MINUTES  
TUESDAY, DECEMBER 17, 2024**

**The Zoning and Platting Commission convened in a regular meeting on Tuesday December 17, 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 6:00 p.m.**

**Board Members/Commissioners in Attendance:**

*Hank Smith  
Betsy Greenberg  
Felix De Portu  
William Floyd  
Alejandra Flores  
Taylor Major  
Ryan Puzycki  
Lonny Stern  
Carrie Thompson*

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

*Scott Boone  
David Fouts*

**APPROVAL OF MINUTES**

1. Approve the minutes of the Zoning and Platting Commission regular meeting on December 3, 2024.

**The minutes from the meeting of December 3, 2024, were approved on Commissioner Flores' motion, Commissioner De Portu's second, on an 11-0 vote.**

**PUBLIC HEARINGS**

2. **Rezoning:** **C14-2024-0118.SH - 8301 Riverstone; District 1**  
Location: 8301 Riverstone Drive, Elm Creek Watershed  
Owner/Applicant: 8301 Riverstone LP  
Agent: Austin Revitalization Authority (Bryan Kight)  
Request: MF-2 to SF-3  
Staff Rec.: **Applicant postponement request to January 21, 2025**  
Staff: Jonathan Tomko, 512-974-1057, jonathan.tomko@austintexas.gov  
Planning Department

**The motion to approve the Applicant’s postponement request to January 21, 2025, was approved on the consent agenda on Commissioner Flores’ motion, Commissioner De Portu’s second, on an 11-0 vote.**

3. **Rezoning:** **C14-2024-0092 - Allred, Riddle, and W. Slaughter; District 5**  
Location: 2205, 2207, & 2200 Riddle Road; 2200, 2202, 2104, 2106, 2108, & 2206 Allred Drive; 2105, 2107, & 2109 West Slaughter Lane, Slaughter Creek Watershed  
Owner/Applicant: 2106 Allred LLC; 2105 Slaughter Lane LLC; Ruff Gibson; Scioneaux Scott; 2205 Riddle Road LLC; 2200 Allred Drive LLC  
Agent: Keepers Land Planning (Ricca Keepers)  
Request: SF-2; LR-MU-CO to GO-MU; LR-MU; CS-1  
Staff Rec.: **Indefinite postponement request by Staff**  
Staff: Nancy Estrada, 512-974-7617, nancy.estrada@austintexas.gov  
Planning Department

**The motion to approve the Applicant’s indefinite postponement request was approved on the consent agenda on Commissioner Flores’ motion, Commissioner De Portu’s second, on an 11-0 vote.**

4. **Site Plan - Hill Country Roadway:** **SPC-2023-0357C - North Trail Office Park; District 10**  
Location: 6601 N Capital of Texas Highway NB, Bull Creek Watershed  
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 approve Staff’s recommendation to approve a Site Plan in a Hill Country Roadway overlay zone for a Professional Office Building and associated development, was approved on Commissioner Puzycki’s motion, Commissioner Major’s second, on a 6-1-4 vote. Vice Chair Greenberg voted nay. Commissioners Thompson, Stern, De Portu, and Floyd abstained.**

- 5. Site Plan - Conditional Use Permit: SPC-2024-0287A - Panda Express CUP; District 2**
- Location: 7200 Springfield Drive, Marble Creek Watershed  
 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 approve the Applicant’s postponement request to January 21, 2025, was approved on the consent agenda on Commissioner Flores’ motion, Commissioner De Portu’s second, on an 11-0 vote.**

- 6. EV Variance Request: SP-2024-0147C.SH - Loyola Flats; District 1**
- Location: 6700 Decker Lane, Elm Creek Watershed  
 Owner/Applicant: Kimley Horn/ 726, LLC  
 Agent: Kimley Horn (Allison Lehman)  
 Request: Vary from LDC 25-8-261(G) to allow floodplain modification in the Critical Water Quality Zone (CWQZ)
- Staff Rec.: **Recommended, with conditions**  
 Staff: Chris Sapuppo, 512-978-4665, chris.sapuppo@austintexas.gov  
 Development Services Department  
 Miranda Reinhard, 512-978-1537, miranda.reinhard@austintexas.gov  
 Watershed Protection Department

**The motion to postpone to January 7, 2025, was approved on Commissioner De Portu’s motion, Commissioner Major’s second, on an 11-0 vote.**

**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 Vice Chair Greenberg.**

- 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**

**Potential briefing on changes to the Zoning and Platting Commission. Sponsors: Vice Chair Greenberg and Chair Smith.**

**Review and revise the proposed Zoning and Platting Commission Rules and Procedures. Sponsors: Vice Chair Greenberg and Chair Smith.**

**Chair Smith adjourned the meeting at 7:41p.m. without objection.**