



**REGULAR MEETING of the ZONING AND PLATTING COMMISSION
TUESDAY, APRIL 15, 2025, 6:00 PM
AUSTIN CITY HALL, COUNCIL CHAMBERS, ROOM 1001
301 WEST 2ND 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 or by phone at 512-978-0821.

CURRENT BOARD MEMBERS/COMMISSIONERS:

[Hank Smith](#) – Chair (District 8)

[Betsy Greenberg](#) – Vice-Chair (District 10)

[Christian Tschoepe](#) – Secretary (District 10)

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

[Scott Boone](#) (District 1)

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

[David Fouts](#) (District 2)

[Luis Osta Lugo](#) (Mayor’s Representative)

[Ryan Puzycki](#) (District 7)

[Lonny Stern](#) (District 3)

[Taylor Major](#) (District 9)

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

AGENDA

CALL TO ORDER

PUBLIC COMMUNICATION: GENERAL

Staff Liaison: Ella Garcia, 512-978-0821
Attorney: Jenna Schwartz, 512-978-0871

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 Tuesday, March 18, 2025.

PUBLIC HEARINGS

2. **Rezoning: C14-2024-0187 - 12931 Research Blvd; District 6**
Location: 12931 Research Boulevard, Rattan Creek Watershed
Owner/Applicant: HFJV 183 LLC
Agent: Drenner Group (Amanda Swor)
Request: GR-CO, I-SF-2, I-RR to GR
Staff Rec.: **Recommended**
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov
Planning Department
3. **Rezoning: C14-2024-0159 - Research Park PDA Amendment; District 6**
Location: 12219 ½, 12455, 12487 ½, 12489, 12489 ½, 12491 ½, 12501, 12515 ½, 12517 ½ Research Boulevard Service Road Southbound, 12220 ½ Riata Trace Parkway, 6511 ½ and 6513 McNeil Road, Walnut Creek and Rattan Creek Watersheds
Owner/Applicant: Karlin Research Park Development, LLC, Karlin Research Park, LLC (Matthew Schwab)
Agent: Armbrust & Brown, PLLC (Richard T. Suttle)
Request: LI-PDA to LI-PDA, to change a condition of zoning
Staff Rec.: **Staff Postponement Request to June 3, 2025**
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov
Planning Department
4. **Rezoning: C14-2024-0170 - Duval PDA; District 6**
Location: 5501 Duval Road; 11705, 11755, 11755 ½, 11757 ½, 11781 ½, 11785 ½, 11801 ½, Research Boulevard SVRD NB, 11900, 11900 ½, 11902 ½, 11904 ½ West Cow Path, Walnut Creek Watershed
Owner/Applicant: Karlin Duval, LLC (Matthew Schwab)
Agent: Armbrust & Brown, PLLC (Richard T. Suttle)
Request: LI, LI-CO and LO to LI-PDA
Staff Rec.: **Staff Postponement Request to June 3, 2025**
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov
Planning Department

5. **Rezoning: C14-2024-0151 - Riata Vista Circle PDA; District 6**
Location: 12535, 12545, 12555 and 12565 Riata Vista Circle, Walnut Creek Watershed
Owner/Applicant: Capital City Lucky Riata, LLC
Agent: Jackson Walker LLP (Pamela Madere)
Request: LI to LI-PDA
Staff Rec.: **Recommended**
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov
Planning Department
6. **Rezoning: C14-2024-0178 - 8116 Ferguson Cutoff; District 1**
Location: 8116 Ferguson Cutoff, Walnut Creek Watershed
Owner/Applicant: LWR Management LLC - Series Ferguson (Kyle Rother)
Agent: Civiltude LLC (Amy Nunnellee)
Request: I-SF-2 to LI
Staff Rec.: **Recommended**
Staff: Beverly Villela, 512-978-0740, beverly.villela@austintexas.gov
Planning Department
7. **Rezoning: C14-2025-0020 - 4405 Bunny Run; District 10**
Location: 4405 Bunny Run, St. Stephens Creek Watershed
Owner/Applicant: Brian and Robin Penny
Agent: Dubois, Bryant and Campbell, LLP (David Hartman)
Request: I-RR to SF-2
Staff Rec.: **Recommended**
Staff: Beverly Villela, 512-978-0741, beverly.villela@austintexas.gov
Planning Department
8. **Rezoning: C14-2025-0013 - 10039 Rezoning; District 5**
Location: 10039 1/2 Menchaca Road, Slaughter Creek Watershed
Owner/Applicant: Rush Racquets Property, LLC, Nicholas Sutcliffe
Agent: HD Brown Consulting, Amanda Brown
Request: I-RR to GR
Staff Rec.: **Staff Recommendation of GR-CO**
Staff: Nancy Estrada, 512-974-7617, nancy.estrada@austintexas.gov
Planning Department

- 9. PUD** **C814-04-0187.03.SH - Goodnight Ranch PUD Amendment #3;**
Amendment: **District 2**
Location: East side of Old Lockhart Road between Nuckols Crossing Road
and Capitol View Drive except Lot 3, Block J, of Goodnight Ranch
Phase 2, Onion Creek Watershed

Owner/Applicant: Austin Goodnight Ranch, L.P.
Agent: City of Austin Planning Department
Request: City-initiated PUD Amendment #3 to amend conditions of zoning,
and waivers or modifications to City Code requirements, related to
the development of Goodnight Ranch PUD.

Staff Rec.: **Staff Postponement Request to May 6, 2025**
Staff: Nancy Estrada, 512-974-7617, nancy.estrada@austintexas.gov
Planning Department

DISCUSSION AND ACTION ITEMS

- 10.** Discussion and action to appoint members to serve on the Codes and Ordinances Plan Joint Committee. (Sponsors: Vice Chair Greenberg and Chair Smith)
- 11.** Discussion and action to appoint members to serve on the Comprehensive Plan Joint Committee. (Sponsors: Vice Chair Greenberg and Chair Smith)
- 12.** Discussion and action to appoint members to serve on the Small Area Planning Joint Committee. (Sponsors: Vice Chair Greenberg and Chair Smith)
- 13.** Discussion and action to conduct officer elections for the Chair, Vice Chair, Parliamentarian, and Secretary.

WORKING GROUP/COMMITTEE UPDATES

- 14. 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)
- 15. 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)
- 16. 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.

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 Planning Department, at 512-978-0821 or 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.

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

Speaker	Number	Time Allocated	Total Time Allocated
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.