



***ZONING AND PLATTING COMMISSION
REGULAR MEETING
MINUTES
TUESDAY, JANUARY 7, 2025***

The Zoning and Platting Commission convened in a regular meeting on Tuesday, January 7, 2025, 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
Alejandra Flores
Taylor Major
Lonny Stern*

Board Members/Commissioners in Attendance Remotely:

*Felix De Portu
Betsy Greenberg
William Floyd
David Fouts
Ryan Puzycki
Carrie Thompson*

Board Members/Commissioners absent:

Scott Boone

PUBLIC COMMUNICATION: GENERAL

None.

APPROVAL OF MINUTES

1. Approve the minutes of the Zoning and Platting Commission regular meeting on December 17, 2025.

The minutes from the meeting of December 17, 2024, were approved on Commissioner Flores' motion, Commissioner De Portu's second, on a 10-0 vote. Commissioner Boone was absent.

The motion to close public hearing was approved on Commissioner Stern's motion, Commissioner Flores' second, on a 10-0 vote. Commissioner Boone was absent.

PUBLIC HEARINGS

- 2. Rezoning: C14-2024-0119 - South Center Street; District 3**
Location: 905 South Center Street, West Bouldin Creek Watershed
Owner/Applicant: AJWC Holdings LLC
Agent: Jayson Reese Laipenieks
Request: MH to SF-3
Staff Rec.: **Recommended**
Staff: Beverly Villela, 512-978-0740, beverly.villela@austintexas.gov
Planning Department

The motion to approve Staff's recommendation of SF-3 for C14-2024-0119 – South Center Street, located at 905 South Center Street, was approved on the consent agenda on Commissioner's Flores' motion, Commissioner De Portu's second, on a 9-1 vote. Vice Chair Greenberg voted nay. Commissioner Boone was absent.

- 3. Rezoning: C14-2024-0069 - AM Station; District 1**
Location: 7000, 7008, and 7010 Johnny Morris Road, Walnut Creek Watershed
Owner/Applicant: Arabon Real Estate LLC
Agent: Thrower Design, LLC (Ron Thrower and Victoria Haase)
Request: GR-MU-CO to GR-CO-DB90 and CS-MU-CO (as amended)
Staff Rec.: **Recommended**
Staff: Jonathan Tomko, 512-974-1057, jonathan.tomko@austintexas.gov
Planning Department

The motion to approve Staff's recommendation of GR-CO-DB90 and CS-MU-CO (as amended) for C14-2024-0069 - AM Station, located at 7000, 7008, and 7010 Johnny Morris Road, was approved on Commissioner Flores' motion, Commissioner Stern's second, on a 9-0 vote. Vice Chair Greenberg was off the dais. Commissioner Boone was absent.

- 4. Historic Zoning: C14H-2024-0162 - Running Rope Ranch; District 10**
Location: 7304 Knox Lane, Fort Branch Watershed
Owner/Applicant: Historic Landmark Commission (owner-opposed)
Agent: Owner's agent - Leah Bojo, Drenner Group
Request: SF-3 to SF-3-H
Staff Rec.: **Recommended**
Staff: Kalan Contreras, 512-974-2727, kalan.contreras@austintexas.gov
Planning Department

The motion to approve Neighborhood's postponement request to January 21, 2025, was approved on the consent agenda on Commissioner Flores' motion, Commissioner De Portu's second, on a 10-0 vote. Commissioner Boone was absent.

- 5. EV Variance SP-2024-0147C.SH - Loyola Flats; District 1**
- Request:**
- 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**
- 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 approve Staff’s recommendation of Vary from LDC 25-8-261(G) to allow floodplain modification in the Critical Water Quality Zone (CWQZ) for SP-2024-0147C.SH - Loyola Flats, located at 6700 Decker Lane, was approved on the consent agenda on Commissioner’s Flores motion, Commissioner De Portu’s second, on a 9-1 vote. Commissioner Major voted nay. Commissioner Boone 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)
Commissioner Flores gave an update.
- 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)
Commissioner Fouts gave an update.

FUTURE AGENDA ITEMS

None.

ADJORNMENT

Chair Smith adjourned the meeting at 6:24 p.m. without objection.

The minutes were approved at the February 6, 2025, special called meeting on Vice Chair Greenberg's motion, Commissioner Puzycki's second, on an 11-0 vote.