



**ZONING AND PLATTING COMMISSION
REGULAR MEETING
TUESDAY, FEBRUARY 18, 2025**

The Zoning and Platting Commission convened in a regular meeting on Tuesday, February 18, 2025, at Austin City Hall, Council Chambers, Room 1001, 301 W. Second Street, in Austin, Texas.

Chair Smith called the Zoning and Platting Meeting to order at 6:02 p.m.

Board Members/Commissioners in Attendance:

*Hank Smith
Betsy Greenberg
Ryan Puzycki
Carrie Thompson
Lonny Stern*

Board Members/Commissioners in Attendance Remotely:

*Felix De Portu
Alejandra Flores
William Floyd*

Board Members/Commissioners Absent:

*Scott Boone
David Fouts
Taylor Major*

PUBLIC COMMUNICATION: GENERAL

None.

APPROVAL OF MINUTES

1. Approve the minutes of the Zoning and Platting Commission regular meeting on Thursday, February 6, 2025.

The minutes from the meeting of Thursday, February 6, 2025, were approved on the consent agenda on Commissioner Puzycki's motion, Commissioner Flores' second on an 8-0 vote. Commissioners Boone, Fouts, and Major were absent.

PUBLIC HEARINGS

2. **Rezoning:** **C14-2024-0177 - 2311 W. Howard Lane Project; District 7**
Location: 2311 West Howard Lane, Walnut Creek
Owner/Applicant: Duque Estates, LLC (Gabriel Aviles)
Agent: I.T. Gonzalez Engineers (Bill Graham)
Request: GR to CS
Staff Rec.: **Recommended**
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austinxas.gov
Planning Department

The motion to approve Staff's recommendation of CS for C14-2024-0177 - 2311 W. Howard Lane Project, located at 2311 West Howard Lane, was approved on the consent agenda on Commissioner Puzycki's motion, Commissioner Flores' second on an 8-0 vote. Commissioners Boone, Fouts, and Major were absent.

3. **Rezoning:** **C14-2024-0169 - Zimmerman SF North; District 6**
Location: 11300 Zimmerman Lane, Bull Creek Watershed
Owner/Applicant: Barbara Allen Agnew and Brian Matthew Smith
Agent: Jackson Walker LLP (Pamela Madere)
Request: DR to SF-6
Staff Rec.: **Recommended**
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austinxas.gov
Planning Department

The motion to approve the Applicant's postponement request to March 18, 2025, was approved on the consent agenda on Commissioner Puzycki's motion, Commissioner Flores' second on an 8-0 vote. Commissioners Boone, Fouts, and Major were absent.

4. **Rezoning:** **C14-2024-0165 - Zimmerman SF South; District 6**
Location: 11301 Zimmerman Lane, Bull Creek Watershed
Owner/Applicant: Barbara Allen Agnew and Brian Matthew Smith
Agent: Jackson Walker LLP (Pamela Madere)
Request: DR to SF-6
Staff Rec.: **Recommended**
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austinxas.gov
Planning Department

The motion to approve the Applicant's postponement request to March 18, 2025, was approved on the consent agenda on Commissioner Puzycki's motion, Commissioner Flores' second on an 8-0 vote. Commissioners Boone, Fouts, and Major were absent.

5. **Rezoning:** **C14-2024-0181 - Far West Multifamily; District 10**
 Location: 7201, 7201 1/2, 7205, 7121 Hart Lane, Shoal Creek Watershed
 Owner/Applicant: Price Acacia Cliffs, LLC
 Agent: Armbrust & Brown, PLLC, (Michael J. Whellan)
 Request: MF-3 to GR-MU-V-DB90
 Staff Rec.: **Staff Recommends GR-V-CO-DB90**
 Staff: Cynthia Hadri, 512-974-7620, cynthia.hadri@austintexas.gov
 Planning Department
The motion to approve Staff's recommendation of GR-MU-V-DB90 for C14-2024-0181 - Far West Multifamily, located at 7201, 7201 1/2, 7205, 7121 Hart Lane, was approved on Commissioner Thompson's motion, Chair Smith's second on a 7-0 vote. Vice Chair Greenberg abstained. Commissioners Boone, Fouts, and Major were absent.
6. **Site plan extension:** **SP-2019-0564C(XT2) - McNeil Drive Medical Center; District 6**
 Location: 6500 McNeil Dr, Rattan Creek Watershed
 Owner/Applicant: Dabadie Family Partnership LTD
 Agent: 360 Professional Services, Inc (Scott Foster)
 Request: 3 year extension to a previously approved site plan
 Staff Rec.: **Recommended**
 Staff: Gabriel Guerrero Jr., 512-978-4658, gabriel.guerrero@austintexas.gov
 Development Services Dept
The motion to approve Staff's recommendation of a 3 year extension to a previously approved site plan for SP-2019-0564C(XT2) - McNeil Drive Medical Center, located at 6500 McNeil Drive, was approved on the consent agenda on Commissioner Puzycki's motion, Commissioner Flores' second on an 8-0 vote. Commissioners Boone, Fouts, and Major were absent.
7. **Site plan extension:** **SP-2019-0489C(XT2) - Parmer Section 2; District 7**
 Location: 12829 Parmer Ridge Dr, Walnut Creek, Harris Branch Watersheds
 Owner/Applicant: Karling McCallen Pass, LLC
 Agent: Armbrust & Brown, PLLC, (Jewels Cain)
 Request: 3 year extension to a previously approved site plan
 Staff Rec.: **Recommended**
 Staff: Christine Barton-Holmes, 512-974-2788, christine.barton-holmes@austintexas.gov
 Development Services Dept
The motion to approve Staff's recommendation of a 3 year extension to a previously approved site plan for SP-2019-0489C(XT2) - Parmer Section 2, located at 12829 Parmer Ridge Drive, was approved on the consent agenda on Commissioner Puzycki's motion, Commissioner Flores' second on an 8-0 vote. Commissioners Boone, Fouts, and Major were absent.

8. Site Plan - Conditional Use Permit: SPC-2024-0287A - Panda Express CUP; District 2

Location: 7200 Springfield Dr, Marble Creek Watershed
Owner/Applicant: McKinney Falls Association, LLC
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 Staff’s recommendation to approve a Conditional Use Permit to allow a Restaurant (Limited) with Drivethrough in the LR zoning district, per 25-2-809 for SPC-2024-0287A - Panda Express CUP, located at 7200 Springfield Drive, was approved on the consent agenda on Commissioner Puzycki’s motion, Commissioner Flores’ second on a 7-0 vote. Commissioner Stern voted nay. Commissioners Boone, Fouts, and Major were absent.

DISCUSSION AND ACTION ITEMS

9. Discussion and action to review and revise the draft Rules of Procedure. (Sponsors: Vice Chair Greenberg and Commissioner Puzycki)
The motion to approve the revised draft Rules of Procedure but remove or revise section 3(A)(1) and add in language stating “no person should speak until recognized by the Chair” was approved Commissioner Greenberg’s motion, Commissioner Thompson’s second, on an 8-0 vote. Commissioners Boone, Fouts, and Major were absent.

WORKING GROUP/COMMITTEE UPDATES

10. **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.
11. **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.
12. **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

None.

ADJOURNMENT

Chair Smith adjourned the meeting at 6:38 p.m. without objection.

The minutes were approved at the March 18, 2025, meeting on Commissioner Flores' motion, Commissioner De Portu's second, on an 8-0 vote. Commissioner Fouts was off the dais. Commissioner Boone was absent.