



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

The Zoning and Platting convened in a regular meeting on Tuesday, March 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 6:00 p.m.

Board Members/Commissioners in Attendance:

*Hank Smith
Betsy Greenberg
Felix De Portu
Alejandra Flores
Lonny Stern
Christian Tschoepe*

Board Members/Commissioners in Attendance Remotely:

*Ryan Puzycki
David Fouts
Taylor Major*

Board Members/Commissioners Absent:

Scott Boone

PUBLIC COMMUNICATION: GENERAL

None

APPROVAL OF MINUTES

1. Approve the minutes of the Zoning and Platting Commission Tuesday, February 18, 2025.
The minutes from the meeting of Tuesday, February 18, 2025, were approved on the consent agenda on Commissioner Flores' motion, Commissioner De Portu's second, on an 8-0 vote. Commissioner Fouts was off the dais. Commissioner Boone was absent.

PUBLIC HEARINGS

2. **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 public hearing was closed on Commissioner Flore' motion, Commissioner De Portu's second, on a 9-0 vote. Commissioner Boone was absent.

The motion to approve Staff's recommendation of SF-6, with a unit cap of 4 units per acre, for C14-2024-0165 - Zimmerman SF South, located at 11301 Zimmerman Lane, was approved on Vice Chair Greenberg's motion, Commissioner Tschoepe's second, on a 6-2-1 vote. Commissioners De Portu and Stern voted nay. Commissioner Fouts abstained. Commissioner Boone was 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 public hearing was closed on Commissioner Flore' motion, Commissioner De Portu's second, on a 9-0 vote. Commissioner Boone was absent.

The motion to approve Staff's recommendation of SF-6, with a unit cap of 4 units per acre, for C14-2024-0169 - Zimmerman SF North, located at 11300 Zimmerman Lane, was approved on Vice Chair Greenberg's motion, Commissioner Tschoepe's second, on a 6-2-1 vote. Commissioners De Portu and Stern voted nay. Commissioner Fouts abstained. Commissioner Boone was absent.

4. **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: Civilitude LLC (Amy Nunnellee)
Request: I-SF-2 to LI
Staff Rec.: **Recommended**
Staff: Beverly Villela, 512-978-0740, beverly.villela@austintexas.gov
Planning Department

The motion to approve the neighborhood's postponement request to April 15, 2025, was approved on the consent agenda on Commissioner Flores' motion, Commissioner De Portu's second, on an 8-0 vote. Commissioner Fouts was off the dais. Commissioner Boone was absent.

5. **Rezoning:** **C814-2009-0094.03 - City Initiated: Whisper Valley PUD Amendment #3; District 1**
- Location: 9605 and 9501 N FM 973; Taylor Ln; Nez Perce Trce; 8312 and 9015 Taylor Ln., Gilleland Creek, Colorado River, and Decker Creek Watersheds
- Owner/Applicant: Club Deal 120 Whisper Valley LP
- Agent: City of Austin (Jonathan Tomko)
- Request: PUD to PUD (change to a condition of zoning)
- Staff Rec.: **Recommended**
- Staff: Jonathan Tomko, 512-974-1057, jonathan.tomko@austintexas.gov
Planning Department

The motion to approve Staff's recommendation of PUD (change to a condition of zoning) for C814-2009-0094.03 - City Initiated: Whisper Valley PUD Amendment #3, located at 9605 and 9501 N FM 973; Taylor Ln; Nez Perce Trce; 8312 and 9015 Taylor Ln., was approved on the consent agenda on Commissioner Flores' motion, Commissioner De Portu's second, on an 8-0 vote. Commissioner Fouts was off the dais. Commissioner Boone was absent.

6. **PUD Amendment:** **C814-04-0187.03.SH - Goodnight Ranch PUD Amendment #3; 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 April 15, 2025**
- Staff: Nancy Estrada, 512-974-7617, nancy.estrada@austintexas.gov
Planning Department

The motion to approve the neighborhood's postponement request to April 15, 2025, was approved on the consent agenda on Commissioner Flores' motion, Commissioner De Portu's second, on an 8-0 vote. Commissioner Fouts was off the dais. Commissioner Boone was absent.

- 7. Partial plat vacation; C8-2019-0057.2A(VAC) - Pearson Ranch West Phase 2A partial plat vacation; 2-mile ETJ**
Location: 14400 N FM 620 RD SB, Lake Creek Watershed
Owner/Applicant: Brett Ames (Pearson Ranch, LLC)
Agent: C.J. POnton, P.E. (Kimley-Horn)
Request: Request is for the partial plat vacation of 9 lots out of the previously platted 11 lots in the Pearson Ranch West Phase 2A Final Plat, C8-2019-0057.2A.
Staff Rec.: **Recommended**
Staff: Joey de la Garza, 512-974-2664, joey.delagarza@austintexas.gov
Development Services Department
The motion to approve Staff's recommendation for the partial plat vacation of 9 lots out of the previously platted 11 lots in the Pearson Ranch West Phase 2A Final Plat, C8-2019-0057.2A, for C8-2019-0057.2A(VAC) - Pearson Ranch West Phase 2A partial plat vacation, located at 14400 N FM 620 RD SB, was approved on the consent agenda on Commissioner Flores' motion, Commissioner De Portu's second, on an 8-0 vote. Commissioner Fouts was off the dais. Commissioner Boone was absent.

- 8. Total plat vacation; C8-2019-0057.3A(VAC) - Pearson Ranch West Phase 2B total plat vacation; 2-mile ETJ**
Location: 14320 N FM 620 RD SB, Lake Creek Watershed
Owner/Applicant: Brett Ames (Pearson Ranch, LLC)
Agent: C.J. POnton, P.E. (Kimley-Horn)
Request: Request is for the total plat vacation of the Pearson Ranch West Phase 2B Final Plat, C8-2019-0057.3A.
Staff Rec.: **Recommended**
Staff: Joey de la Garza, 512-974-2664, joey.delagarza@austintexas.gov
Development Services Department
The motion to approve Staff's recommendation for the total plat vacation of the Pearson Ranch West Phase 2B Final Plat, C8-2019-0057.3A, for C8-2019-0057.3A(VAC) - Pearson Ranch West Phase 2B total plat vacation, located at 14320 N FM 620 RD SB, was approved on the consent agenda on Commissioner Flores' motion, Commissioner De Portu's second, on an 8-0 vote. Commissioner Fouts was off the dais. Commissioner Boone was absent.

WORKING GROUP/COMMITTEE UPDATES

- 9. 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 Commissioner Flores.
- 10. 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.

- 11. 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 Vice Chair Greenberg.

FUTURE AGENDA ITEMS

Discussion and action to appoint members to serve on the Codes and Ordinances Plan Joint Committee. (Sponsors: Vice Chair Greenberg and Chair Smith)

Discussion and action to appoint members to serve on the Comprehensive Plan Joint Committee. (Sponsors: Vice Chair Greenberg and Chair Smith)

Discussion and action to appoint members to serve on the Small Area Planning Joint Committee. (Sponsors: Vice Chair Greenberg and Chair Smith)

Discussion and action to conduct officer elections for the Chair, Vice Chair, Parliamentarian, and Secretary.

ADJOURNMENT

Chair Smith adjourned the meeting at 6:48 p.m. without objection.

The minutes were approved at the April 15, 2025, meeting on Commissioner Puzycki's motion, Commissioner Flores' second, on a 9-0 vote. Commissioners Boone and Major were absent.