



**ZONING AND PLATTING COMMISSION
REGULAR MEETING
THURSDAY, FEBRUARY 6, 2025**

The Zoning and Platting Commission convened in a regular meeting on Thursday, February 6, 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 6:01 p.m.

Board Members/Commissioners in Attendance:

*Hank Smith
Betsy Greenberg
Taylor Major
Ryan Puzycki
Carrie Thompson*

Board Members/Commissioners in Attendance Remotely:

*Scott Boone
Felix De Portu
Alejandra Flores
William Floyd
David Fouts
Lonny Stern*

PUBLIC COMMUNICATION: GENERAL

None.

APPROVAL OF MINUTES

1. Approve the minutes of the Zoning and Platting Commission regular meeting on January 7, 2025

The minutes from the meeting of January 7, 2025, were approved on Vice Chair Greenberg's motion, Commissioner Puzycki's second, on an 11-0 vote.

PUBLIC HEARINGS

2. Historic Zoning: C14H-2024-0162 - Running Rope Ranch; District 10

Location: 7304 Knox Ln., 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 Staff's recommendation of SF-3-H for C14H-2024-0162 - Running Rope Ranch, located at 7304 Knox Ln., failed on Commissioner Thompson's motion, Vice Chair Greenberg's second, on a 3-7 vote. Those voting aye were Vice Chair Greenberg and Commissioners Boone and Thompson. Those voting nay were Commissioners De Portu, Flores, Floyd, Fouts, Puzycki, Major, and Stern. Chair Smith recused from this item due to a conflict of interest and left the dais.

3. 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.: **Recommended**
Staff: Jonathan Tomko, 512-974-1057, jonathan.tomko@austintexas.gov
Planning Department

The motion to approve Staff's recommendation of SF-3 for C14-2024-0118.SH - 8301 Riverstone, located at 8301 Riverstone Drive, was approved on the consent agenda on Vice Chair Greenberg's motion, Commissioner Puzycki's second, on an 11-0 vote.

4. Rezoning: C14-2024-0006 - Greater Walnut Area Centralized Odor Control Facility Project - Loyola Facility; District 1

Location: 6101 and 6101 1/2 Loyola Lane, Walnut Creek Watershed
Owner/Applicant: City of Austin
Agent: City of Austin (Tony Lopez)
Request: SF-3 to P
Staff Rec.: **Applicant Request for Indefinite Postponement**
Staff: Beverly Villela, 512-978-0740, beverly.villela@austintexas.gov
Planning Department

The motion to approve the Applicant's indefinite postponement request was approved on the consent agenda on Vice Chair Greenberg's motion, Commissioner Puzycki's second, on an 11-0 vote.

5. Rezoning: C14-2024-0173 - City Initiated: 10505 and 10545 Dessau Road; District 1

Location: 10505 and 10545 Dessau Road, Walnut Creek Watershed
Owner/Applicant: Tim and Cindy Pinson
Agent: Braun & Gresham PLLC (Eric Gomez)
Request: SF-2 and SF-6-CO to GO
Staff Rec.: **Recommended**
Staff: Jonathan Tomko, 512-974-1057, jonathan.tomko@austintexas.gov
Planning Department

The public hearing was closed on Commissioner Stern's motion, Commissioner Thompson's second, on a 10-0 vote. Chair Smith was off the dais.

The motion to approve Staff's recommendation of GO for C14-2024-0173 - City Initiated: 10505 and 10545 Dessau Road, located at 10505 and 10545 Dessau Road, failed on Commissioner Major's motion, Commissioner Puzycki's second, on a 2-6-1 vote. Commissioners Major and Puzycki voted aye. Those voting nay were Vice Chair Greenberg, and Commissioners Boone, De Portu, Fouts, Stern, and Thompson. Commissioner Flores abstained. Chair Smith and Commissioner Floyd were off the dais.

The motion to recommend Neighborhood Office (NO) zoning for C14-2024-0173 - City Initiated: 10505 and 10545 Dessau Road, located at 10505 and 10545 Dessau Road, was approved on Commissioner Stern's motion, Commissioner Thompson's second, on an 8-1 vote. Commissioner Major voted nay. Chair Smith and Commissioner Floyd were off the dais.

6. PUD 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 March 18, 2025**
Staff: Nancy Estrada, 512-974-7617, nancy.estrada@austintexas.gov
Planning Department

The motion to approve Staff's postponement request to March 18, 2025, was approved on the consent agenda on Vice Chair Greenberg's motion, Commissioner Puzycki'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 Commissioner Flores.

- 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 Vice Chair Greenberg.

FUTURE AGENDA ITEMS

Review and revise the draft Rules of Procedure. (Sponsors: Vice Chair Greenberg and Commissioner Puzycki)

ADJOURNMENT

Chair Greenberg adjourned the meeting at 7:47 p.m. without objection.

The minutes were approved at the February 18, 2025, meeting on Commissioner Puzycki's motion, Commissioner Flores' second, on an 8-0 vote. Commissioners Boon, Fouts, and Major were absent.