



***ZONING AND PLATTING COMMISSION  
REGULAR CALLED MEETING  
TUESDAY, APRIL 15, 2025***

**The Zoning and Platting convened in a regular meeting on Tuesday, April 15, 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 6:01 p.m.**

**Board Members/Commissioners in Attendance:**

*Hank Smith  
Betsy Greenberg  
Felix De Portu  
Alejandra Flores  
David Fouts  
Luis Osta Lugo  
Ryan Puzycki  
Lonny Stern  
Christian Tschoepe*

**Board Members/Commissioners Absent:**

*Scott Boone  
Taylor Major*

**PUBLIC COMMUNICATION: GENERAL**

**None.**

**APPROVAL OF MINUTES**

1. Approve the minutes of the Zoning and Platting Commission on Tuesday, March 18, 2025.  
**The minutes from the meeting of March 18, 2025, were approved on the consent agenda on Commissioner Puzycki's motion, Commissioner Flores' second on a 9-0 vote. Commissioners Boone and Major were absent.**

**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](mailto:sherri.sirwaitis@austintexas.gov)  
Planning Department  
**The motion to approve Staff's recommendation of GR for C14-2024-0187 - 12931 Research Blvd; District 6, located at 12931 Research Boulevard, was approved on the consent agenda on Commissioner Puzycki's motion, Commissioner Flores' second on a 9-0 vote. Commissioners Boone and Major were absent.**
- 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](mailto:sherri.sirwaitis@austintexas.gov)  
Planning Department  
**The motion to approve Staff's postponement request to June 3, 2025, was approved on the consent agenda on Commissioner Puzycki's motion, Commissioner Flores' second on a 9-0 vote. Commissioners Boone and Major were absent.**
- 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](mailto:sherri.sirwaitis@austintexas.gov)  
Planning Department  
**The motion to approve Staff's postponement request to June 3, 2025, was approved on the consent agenda on Commissioner Puzycki's motion, Commissioner Flores' second on a 9-0 vote. Commissioners Boone and Major were absent.**

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](mailto:sherri.sirwaitis@austintexas.gov)  
Planning Department

**The motion to approve Staff's recommendation of LI-PDA for C14-2024-0151 - Riata Vista Circle PDA; District 6, located at 12535, 12545, 12555 and 12565 Riata Vista Circle, was approved on the consent agenda on Commissioner Puzycki's motion, Commissioner Flores' second on an 8-1 vote. Vice Chair Greenberg voted nay. Commissioners Boone and Major were absent.**

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](mailto:beverly.villela@austintexas.gov)  
Planning Department

**The motion to approve Staff's recommendation of LI for C14-2024-0178 - 8116 Ferguson Cutoff; District 1, located at 8116 Ferguson Cutoff, was approved on the consent agenda on Commissioner Puzycki's motion, Commissioner Flores' second on a 9-0 vote. Commissioners Boone and Major were absent.**

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](mailto:beverly.villela@austintexas.gov)  
Planning Department

**The motion to approve Staff's recommendation of SF-2 for C14-2025-0020 - 4405 Bunny Run; District 10, located at 4405 Bunny Run, was approved on the consent agenda on Commissioner Puzycki's motion, Commissioner Flores' second on a 9-0 vote. Commissioners Boone and Major were absent.**

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](mailto:nancy.estrada@austintexas.gov)  
Planning Department  
**The motion to approve Staff's recommendation of GR-CO for C14-2025-0013 - 10039 Rezoning; District 5, located at 10039 1/2 Menchaca Road, was approved on the consent agenda on Commissioner Puzycki's motion, Commissioner Flores' second on a 9-0 vote. Commissioners Boone and Major were absent.**

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](mailto:nancy.estrada@austintexas.gov)  
Planning Department  
**The motion to approve Staff's postponement request May 6, 2025, was approved on the consent agenda on Commissioner Puzycki's motion, Commissioner Flores' second on a 9-0 vote. Commissioners Boone and Major were absent.**

## **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)  
**The motion to reappoint Chair Smith, Vice Chair Greenberg, and Commissioner Flores to the Codes and Ordinances Plan Joint Committee, was approved on Vice Chair Greenberg's motion, Chair Smith's second on a 9-0 vote. Commissioners Boone and Major were absent.**
11. Discussion and action to appoint members to serve on the Comprehensive Plan Joint Committee. (Sponsors: Vice Chair Greenberg and Chair Smith)  
**The motion to reappoint Chair Smith and Commissioner Fouts to the Comprehensive Plan Joint Committee was approved with the following friendly amendment on motion by Vice Chair Greenberg, seconded by Chair Smith on a 9-0 vote. The friendly amendment from Vice Chair Greenberg was to volunteer herself to serve on the Comprehensive Plan Joint Committee. This was accepted by the maker of the motion and Chair Smith, who seconded the motion. Commissioners Boone and Major were absent.**

12. Discussion and action to appoint members to serve on the Small Area Planning Joint Committee. (Sponsors: Vice Chair Greenberg and Chair Smith)  
**The motion to appoint Commissioners Osta Lugo and Tschoepe, and to reappoint Commissioner Puzycki to the Small Area Planning Joint Committee, was approved Commissioner Greenberg's motion, Commissioner Stern's second on a 9-0 vote. Commissioners Boone and Major were absent.**
13. Discussion and action to conduct officer elections for the Chair, Vice Chair, Parliamentarian, and Secretary.  
**The motion to reappoint of Chair Smith as Chair, Vice Chair Greenberg as Vice Chair, Commissioner Flores as Parliamentarian, and to appoint Commissioner Puzycki as Secretary, was approved on Commissioner Stern's motion, Chair Smith's second on a 9-0 vote. Commissioners Boone and Major were absent.**

### **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)  
**Update was given by Commissioner Flores.**
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)  
**No update was given.**
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)  
**Update was given by Vice Chair Greenberg.**

### **FUTURE AGENDA ITEMS**

**Discussion of Resolution No. 20241212-133 as it relates to potential changes to the Zoning and Platting Commission and other boards and commissions. (Sponsors: Vice Chair Greenberg and Chair Smith)**

### **ADJOURNMENT**

**Chair Smith adjourned the meeting at 6:22 p.m. without objection.**