



***ZONING AND PLATTING COMMISSION  
REGULAR CALLED MEETING  
TUESDAY, MAY 6, 2025***

**The Zoning and Platting convened in a regular meeting on Tuesday, May 6, 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  
David Fouts  
Luis Osta Lugo  
Ryan Puzycki  
Lonny Stern  
Christian Tschoepe*

**Board Members/Commissioners in Attendance Remotely:**

*Alejandra Flores*

**Board Members/Commissioners Absent:**

*Scott Boone  
Taylor Major*

**PUBLIC COMMUNICATION: GENERAL**

**Jonathan Coon: Made comments in support of amending the 2018 Camelback PUD to allow a cart path down the hill.**

**APPROVAL OF MINUTES**

1. Approve the minutes of the Zoning and Platting Commission regular meeting on Tuesday, April 15, 2025.

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

## **PUBLIC HEARINGS**

- 2. Rezoning: C14-2025-0011 - 11525 Menchaca Road; District 5**  
Location: 11525 Menchaca Road, Slaughter Creek Watershed  
Owner/Applicant: Shreeji Dham, LLC (Ashish Bhalani)  
Request: I-SF-2 to GR-CO  
Staff Rec.: **Recommended**  
Staff: Cynthia Hadri, 512-974-7620, [cynthia.hadri@austintexas.gov](mailto:cynthia.hadri@austintexas.gov)  
Planning Department

**The motion to approve Staff's recommendation of GR-CO for C14-2025-0011 – 11525 Menchaca Road, located at 11525 Menchaca Road, was approved on the consent agenda on Commissioner Puzycki's motion, Commissioner Greenberg's second, on a 9-0 vote. Commissioners Boone and Major were absent.**

- 3. 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 June 3, 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 to June 3, 2025, was approved on the consent agenda on Commissioner Puzycki's motion, Commissioner Greenberg's second, on a 9-0 vote. Commissioners Boone and Major were absent.**

**4. Site Plan (Environmental Variance):** **SP-2024-0019D - Taylor Slough Dredge Maintenance**

Location: 3704-1/2 Meadow Bank Drive, Lake Austin Watershed  
Owner/Applicant: List of owners shown in back up  
Agent: Janis Smith (Janis Smith Consulting)  
Request: Request to vary from LDC 25-8-261(C)(9)(a) to allow more than 25 cubic yards of dredging in Lake Austin  
Staff Rec.: **Recommended**  
Staff: Miranda Reinhard, 512-978-1537, [miranda.reinhard@austintexas.gov](mailto:miranda.reinhard@austintexas.gov)  
Development Services Department  
Clarissa Davis, 512-974-1423, [clarissa.davis@austintexas.gov](mailto:clarissa.davis@austintexas.gov)  
Development Services Department

**The motion to approve Staff's recommendation to vary from LDC 25-8-261(C)(9)(a) to allow more than 25 cubic yards of dredging in Lake Austin of GR-CO for SP-2024-0019D - Taylor Slough Dredge Maintenance, located at 3704-1/2 Meadow Bank Drive, was approved on the consent agenda on Commissioner Puzycki's motion, Commissioner Greenberg's second, on a 9-0 vote. Commissioners Boone and Major were absent.**

**DISCUSSION AND ACTION ITEMS**

5. Discussion of Resolution No. 20241212-133 as it relates to potential changes to the Zoning and Platting Commission and other boards and commissions.  
**Eric Thomas, Division Manager of the Planning Department, provided an update on the potential changes. The framework for Appendix A of the Resolution is currently under development and will be revisited later in the summer by the City Clerk and City Manager's offices.**

**WORKING GROUP/COMMITTEE UPDATES**

3. **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.**
4. **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.**

- 5. 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 6:10 p.m. without objection.**

**The minutes were approved at the May 20, 2025 meeting on Commissioner Osta Lugo's, Vice Chair Greenberg's second, on a 9-0 vote. Commissioners Puzycki and De Portu were absent.**