ZONING AND PLATTING COMMISION
REGULAR CALLED MEETING
TUESDAY, JUNE 3, 2025

The Zoning and Platting convened in a regular meeting on Tuesday, June 3, 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.

Commissioners in Attendance:

Hank Smith
Betsy Greenberg
Luis Osta Lugo
Lonny Stern

Commissioners in Attendance Remotely:

Scott Boone
Alejandra Flores
David Fouts
Taylor Major
Ryan Puzycki
Christian Tschoepe

Commissioners Absent:

Felix De Portu

PUBLIC COMMUNICATION: GENERAL

Jennifer Mushtaler – Consideration of the September 12, 2023, Planning Commission recommendation.

APPROVAL OF MINUTES

1. Approve the minutes of the Zoning and Platting Commission regular meeting on Tuesday, May 20, 2025.

The minutes from the meeting of May 20, 2025, were approved on the consent agenda on Commissioner Stern's motion, Commissioner Flores' second on a 10-0 vote. Commissioner De Portu was absent.

PUBLIC HEARINGS

2. 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.:	**Recommended, with conditions**
Staff:	Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov Planning Department

The motion to approve Staff's recommendation of LI-PDA, with conditions, to change a condition of zoning, for C14-2024-0159 - Research Park PDA Amendment; District 6, located at 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, was approved on the consent agenda on Commissioner Stern's motion, Commissioner Flores' second, on a 10-0 vote. Commissioner De Portu was absent.

3. 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.: **Recommended, with conditions**
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov
Planning Department

The motion to approve Staff's recommendation of LI-PDA with conditions, for C14-2024-0170 - Duval PDA; District 6, located at 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, was approved on the consent agenda on Commissioner Stern's motion, Commissioner Flores' second, on a 10-0 vote. Commissioner De Portu was absent.

4. Rezoning: **C14-2025-0041 - Olafsson Rezone; District 6**

Location: 12015 Buckner Road, Lake Travis
Owner/Applicant: Hallur Olafsson & Lisa Feierstein
Agent: Land Answers, Inc. (Tamara Mitchell)
Request: DR to MF-1
Staff Rec.: **Recommended**
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov
Planning Department

The public hearing was closed on Commissioner Osta Lugo's motion, Vice Chair Greenberg's second, on a 10-0 vote. Commissioner De Portu was absent.

The motion to approve Staff's recommendation of MF-1, with a conditional overly limiting the property to 2 units, for C14-2025-0041 - Olafsson Rezone; District 6, located at 12015 Buckner Road, was approved on Commissioner Stern's motion, Vice Chair Greenberg's second, on a 10-0 vote. Commissioner De Portu was absent.

5. Rezoning: **C14-94-0167.01 - 6500 River Place PDA Amendment #1; District 10**

Location: 6500 River Place Boulevard, Panther Hollow, Lake Travis Watersheds
Owner/Applicant: G&I VII River Place, LP
Agent: Drenner Group, PC (David J. Anderson)
Request: R&D-PDA to R&D-PDA, to change a condition of zoning
Staff Rec.: **Recommended**
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov
Planning Department

The motion to approve the Neighborhood's postponement request to July 1, 2025, was approved on the consent agenda on Commissioner Stern's motion, Commissioner Flores' second, on a 10-0 vote. Commissioner De Portu 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 July 15, 2025**
Staff:	Nancy Estrada, 512-974-7617, nancy.estrada@austintexas.gov Planning Department

The motion to approve Staff's postponement request to July 15, 2025, was approved on the consent agenda on Commissioner Stern's motion, Commissioner Flores' second, on a 10-0 vote. Commissioner De Portu was absent.

7. **PUD Amendment:** **C814-86-023.03 - Camelback PUD Amendment #3; District 10**

Location:	6505, 6511 ½ and 6915 Bridge Point Parkway, Coldwater Creek; Lake Austin Watersheds
Owner/Applicant:	Loop 360 Land LP (Jonathan Coon)
Agent:	Armbrust & Brown, PLLC (Richard T. Suttle, Jr.)
Request:	PUD to PUD, to change conditions of zoning
Staff Rec.:	**Recommended**
Staff:	Nancy Estrada, 512-974-7617, nancy.estrada@austintexas.gov Planning Department

The motion to approve Staff's recommendation of PUD, to change conditions of zoning, for C814-86-023.03 - Camelback PUD Amendment #3; District 10, located at 6505, 6511 ½ and 6915 Bridge Point Parkway, was approved on the consent agenda on Commissioner Stern's motion, Commissioner Flores' second, on a 10-0 vote. Commissioner De Portu was absent.

WORKING GROUP/COMMITTEE UPDATES

8. **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.

9. **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.

10. **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.

11. **Land Use Commissions Roles and Responsibilities Working Group** – Update on the ongoing evaluation of potential changes to the Commission's structure and responsibilities, and the development of recommendations for City Council in accordance with Resolution No. 20241212-133. (Sponsored by Commissioners Fouts, Major, Osta Lugo, and Tschoepe)
    No update was given.

FUTURE AGENDA ITEMS

Discussion and action regarding the September 12, 2023, Planning Commission Recommendation to Council to establish a Regulatory Plan for the area generally bounded to the east by Capital of Texas Hwy 360, to the south by the north shoreline of Lake Austin, to the west by 620, and to the north by Boulder Lane and Bull Creek. (Sponsors: Vice Chair Greenberg and Commissioner Tschoepe)

ADJOURNMENT

Chair Smith adjourned the meeting at 6:34 p.m. without objection.