ZONING AND PLATTING COMMISION
REGULAR CALLED MEETING
TUESDAY, AUGUST 19, 2025

The Zoning and Platting convened in a regular meeting on Tuesday, August 19, 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 6:02 p.m.

Commissioners in Attendance:

Hank Smith
Luis Osta Lugo
Christian Tschoepe

Commissioners in Attendance Remotely:

Betsy Greenberg
Alejandra Flores
David Fouts
Taylor Major
Lonny Stern

Commissioners Absent:

Scott Boone
Ryan Puzycki

1 Vacancy on the Dais.

PUBLIC COMMUNICATION: GENERAL

None.

APPROVAL OF MINUTES

1. Approve the minutes of the Zoning and Platting Commission meeting on Tuesday, August 5, 2025.

The minutes from the meeting of Tuesday, August 5, 2025, were approved on the consent agenda on Vice Chair Greenberg's motion, Commissioner Flores' second, on an 8-0 vote. Commissioners Boone and Puzycki were absent.

PUBLIC HEARINGS

2. Rezoning: **C14-2025-0032 - Acres West Lot 20 Rezone; District 6**

Location:	13608 Caldwell Drive, Lake Creek Watershed
Owner/Applicant:	Austintatious Enterprises, LLC
Agent:	Central Texas Permit Partners (Tisha Ritta)
Request:	I-RR to SF-6
Staff Rec.:	**Recommended**
Staff:	Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov Planning Department

The public hearing was closed Commissioner Osta Lugo's motion, Commissioner Stern's second, on a 7-0 vote. Commissioner Major was off the dais. Commissioner Flores abstained. Commissioners Boone and Puzycki were absent.

The motion made by Vice Chair Greenberg to postpone to September 16, 2025, failed due to lack of a second.

The motion to approve Staff's recommendation of SF-6 for C14-2025-0032 - Acres West Lot 20 Rezone, located at 13608 Caldwell Drive, was approved on Commissioner Osta Lugo's motion, Commissioner Tschoepe's second, on a 6-1-1 vote. Vice Chair Greenberg voted nay. Commissioner Flores abstained. Commissioners Boone and Puzycki were absent.

3. Rezoning: **C14-2025-0054 - Rezoning of Lot 31 Block A - The Forest Section One at The Villages Of Spicewood; District 6**

Location:	11700 Flower Scent Court, Bull Creek Watershed
Owner/Applicant:	Peijie Li
Agent:	CJW Engineering & Consulting (Calvin Weiman)
Request:	SF-1 to SF-2
Staff Rec.:	**Recommended**
Staff:	Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov Planning Department

The public hearing was closed Commissioner Stern's motion, Commissioner Osta Lugo's second, on an 8-0 vote. Commissioner Flores abstained. Commissioners Boone and Puzycki were absent.

The motion to approve Staff's recommendation of SF-2, without a conditional overlay, for C14-2025-0054 - Rezoning of Lot 31 Block A - The Forest Section One at The Villages Of Spicewood, located at 11700 Flower Scent Court, was approved on Commissioner Tschoepe's motion, Commissioner Stern's second, on a 7-1 vote. Vice Chair Greenberg voted nay. Commissioners Boone and Puzycki were absent.

4. Rezoning: **C14-2025-0056 - 12940 North U.S. 183; District 6**

Location:	12940 N. U.S. 183 Highway, Rattan Creek Watershed
Owner/Applicant:	SHA LLC DBA First Care
Agent:	Drenner Group PC (Amanda Swor)
Request:	GR, LO to CS-V
Staff Rec.:	**Staff Recommends GR-V-CO**
Staff:	Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov Planning Department

The motion to approve the Applicant's postponement request to October 7, 2025, was approved on the consent agenda on Vice Chair Greenberg's motion, Commissioner Flores' second, on an 8-0 vote. Commissioners Boone and Puzycki were absent.

5. Zoning: **C14-2025-0061 - 6105 Melrose Trail; District 6**

Location:	6101 and 6105 Melrose Trail, Walnut Creek Watershed
Owner/Applicant:	Austin White Lime Company
Agent:	Armbrust & Brown PLLC (Richard T. Suttle)
Request:	I-SF-2 to MF-5
Staff Rec.:	**Staff Recommends MF-3**
Staff:	Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov Planning Department

The public hearing was closed Commissioner Stern's motion, Commissioner Osta Lugo's second, on an 8-0 vote. Commissioner Flores abstained. Commissioners Boone and Puzycki were absent.

The motion to approve the Applicant's request of MF-5 zoning for C14-2025-0061 - 6105 Melrose Trail, located at 6101 and 6105 Melrose Trail, was approved on Commissioner Tschoepe's motion, Commissioner Major's second, on a 7-1 vote. Vice Chair Greenberg voted nay. Commissioners Boone and Puzycki were absent.

6. **Zoning:** **C14-2025-0055 - 6512 McNeil ESS; District 6**

Location:	6512 McNeil Drive, Walnut Creek, Rattan Creek Watersheds
Owner/Applicant:	Extra Space Properties 127 LLC
Agent:	Masterplan Consultants (Crystal Lemus)
Request:	I-RR to CS
Staff Rec.:	**Staff Recommends CS-CO**
Staff:	Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov Planning Department

The motion to approve Staff's recommendation of CS for C14-2025-0055 - 6512 McNeil ESS, located at 6512 McNeil Drive, was approved on the consent agenda on Vice Chair Greenberg's motion, Commissioner Flores' second, on an 8-0 vote. Commissioners Boone and Puzycki were absent.

7. **Rezoning:** **C14-2025-0071 - Travis County West Service Center; District 10**

Location:	4501 and 4501 ½ N FM 620 Road, Bear Creek West
Owner/Applicant:	Travis County (Gabriel Stock)
Agent:	Killen, Griffin and Farrimond (Nuriddin Kalam)
Request:	DR to P
Staff Rec.:	**Recommended**
Staff:	Beverly Villela, 512-978-0740, beverly.villela@austintexas.gov Planning Department

The motion to approve Staff's recommendation of P for C14-2025-0071 - Travis County West Service Center, located at 4501 and 4501 ½ N FM 620 Road, was approved on the consent agenda on Vice Chair Greenberg's motion, Commissioner Flores' second, on an 8-0 vote. Commissioners Boone and Puzycki were absent.

8. **Rezoning:** **C14-2025-0060 - AE Medical & Retail Rezone; District 6**

Location:	13642 N US 183 Highway, Lake Creek Watershed
Owner/Applicant:	Austintatious Enterprises, LLC (David Jeng)
Agent:	Central Texas Permit Partners, LLC, Tisha Ritta
Request:	Tract 1: GR-CO and Tract 2: GO-CO to Tract 1: GR-CO and Tract 2, GO-CO, 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 Staff's recommendation of Tract 1: GR-CO and Tract 2: GO-CO to Tract 1: GR-CO and Tract 2, GO-CO, to change a condition of zoning, with the addtion of a building setback to math what was in the existing restrivtive covenant, for C14-2025-0060 - AE Medical & Retail Rezone, located at 13642 N US 183 Highway, was approved on Commissioner Osta Lugo's motion, Commissioner Tschoepe's second, on a 6-0-2 vote. Vice Chair Greenberg and Commissioner Stern abstined. Commissioners Boone and Puzycki were absent.

9. Restrictive Covenant Termination: **C14-2008-0224(RCT) - AE Medical & Retail Amendment; District 6**

Location:	13642 North US 183 Highway Service Road South Bound, Lake Creek Watershed
Owner/Applicant:	Austintatious Enterprises, LLC (David Jeng)
Agent:	Central Texas Permit Partners, LLC, Tisha Ritta
Request:	To terminate a public restrictive covenant that imposes restrictions on the property that limits the operational hours to between 7:00 a.m. and 10:00 p.m. and requires the intallation of landscaped vegetative buffers along interior property lines adjacent to residential development.
Staff Rec.:	**Recommended**
Staff:	Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov Planning Department

The motion to approve Staff's recommendation to terminate a public restrictive covenant that imposes restrictions on the property that limits the operational hours to between 7:00 a.m. and 10:00 p.m. and requires the intallation of landscaped vegetative buffers along interior property lines adjacent to residential development for C14-2008-0224(RCT) - AE Medical & Retail Amendment, located at 13642 North US 183 Highway Service Road South Bound, was approved on Commissioner Osta Lugo's motion, Commissioner Tschoepe's second, on a 6-0-2 vote. Vice Chair Greenberg and Commissioner Stern abstined. Commissioners Boone and Puzycki were absent.

10. 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 September 2, 2025**
Staff:	Nancy Estrada, 512-974-7617, nancy.estrada@austintexas.gov Planning Department

The motion to approve Staff's postponement request to September 2, 2025, was approved on the consent agenda on Vice Chair Greenberg's motion, Commissioner Flores' second, on an 8-0 vote. Commissioners Boone and Puzycki were absent.

11. Conditional Use Permit: **SPC-2025-0087C - Stoney Ridge Highlands Amenity Center; District 2**

Location:	13101 Burmakany Drive, Dry Creek East
Owner/Applicant:	KB Home Lonestar, INC.
Agent:	Carlson, Brigance & Doering, Inc. (Bill Couch)
Request:	Conditional Use Permit for a Community Recreation (Private) use in the SF-4A Zone
Staff Rec.:	**Recommended**
Staff:	Alyse Ramirez, 512-978-1750, alyse.ramirez@austintexas.gov Development Services Department

The motion to approve Staff's recommendation of a Conditional Use Permit for a Community Recreation (Private) use in the SF-4A Zone for SPC-2025-0087C - Stoney Ridge Highlands Amenity Center, located at 13101 Burmakany Drive, was approved on the consent agenda on Vice Chair Greenberg's motion, Commissioner Flores' second, on an 8-0 vote. Commissioners Boone and Puzycki were absent.

12. Conditional Use Permit: **SPC-2024-0456C - FSD - NE Service Center; District 1**

Location:	8301 Johnny Morris Road, Decker Creek Watershed
Owner/Applicant:	City of Austin, Financial Services Department, Andrew Moore
Agent:	Westwood Professional, Hollis Scheffler, (512) 485-0831
Request:	The applicant is proposing a service center for the City of Austin Resource Recovery and fleet services. This site plan includes associated utilities, drainage, grading, paving, and stormwater infrastructure needed to service the development. This site is zoned P (Public) and is greater than one acre in size; therefore, a Conditional Use Permit is required, according to the Land Development Code (Section 25-2-625).
Staff Rec.:	**Recommended**
Staff:	Meg Greenfield, 512-978-4663, meg.greenfield@austintexas.gov Development Services Department

The motion to postpone to September 2, 2025, was approved on Commissioner Osta Lugo's motion, Commissioner Major's second, on an 8-0 vote. Commissioners Boone and Puzycki were absent.

13. **Hill Country Roadway:** **SP-88-0052CX(R4) - LISD ES No. 19 Grandview Hills Ancillary Building Project; District 10**

Location:	12024 Vista Parke Drive, Lake Travis Watershed
Owner/Applicant:	Leander Independent School District
Agent:	AtkinsRealis, Michael Shangreaux, (512) 340-1193
Request:	The applicant is proposing to revise a previously approved site plan to add parking and drainage improvements. This site is located within the Hill Country Roadway Corridor and therefore requires Land Use Commission review.
Staff Rec.:	**Recommended**
Staff:	Meg Greenfield, 512-978-4663, meg.greenfield@austintexas.gov Development Services Department

The motion to postpone to September 2, 2025, was approved on Chair Smith's motion, Commissioner Major's second, on an 8-0 vote. Commissioners Boone and Puzycki were absent.

14. **Subdivision Vacation:** **C8J-03-0041.0A(VAC) - Town & Country Park Addition; District 6**

Location:	13300 Morris Road, Lake Creek Watershed
Owner/Applicant:	The Optomist Club of Town and Country Round Rock Texas (William Todd Brooker)
Agent:	Thrower Design (Ron Thrower)
Request:	Approval of the total Subdivision Vacation of the Town & Country Park Addition consisting of one lot on 88.289 acres.
Staff Rec.:	**Recommended**
Staff:	Cesar Zavala, 512-974-3404, cesar.zavala@austintexas.gov Development Services Department

The motion to approve Staff's recommendation of the total Subdivision Vacation of the Town & Country Park Addition consisting of one lot on 88.289 acres for C8J-03-0041.0A(VAC) - Town & Country Park Addition, located at 13300 Morris Road, was approved on the consent agenda on Vice Chair Greenberg's motion, Commissioner Flores' second, on an 8-0 vote. Commissioners Boone and Puzycki were absent.

DISCUSSION ITEMS

15. Discussion on the roles, responsibilities, and division of labor between the Zoning and Platting Commission and the Planning Commission. (Sponsored by Chair Smith and Commissioner Fouts)

The motion to postpone to September 2, 2025, was approved on Chair Smith's motion, Commissioner Tschoepe's second, on an 8-0 vote. Commissioners Boone and Puzycki were absent.

WORKING GROUP/COMMITTEE UPDATES

16. **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). (Sponsored by Vice Chair Greenberg, Commissioners Flores, and Stern)
No update was given.

17. **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. (Sponsored by Chair Smith and Commissioners Fouts, and Thompson)
No update was given.

18. **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. (Sponsored by Vice Chair Greenberg and Commissioners Floyd, and Puzycki)
No update was given.

19. **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

None

ADJOURNMENT

Chair Smith adjourned the meeting at 8:53 p.m. without objection.

The minutes were approved at the September 2, 2025, meeting on Commissioner Puzycki's motion, Vice Chair Greenburg's second on a 7-0 vote. Commissioners Flores, Osta Lugo, and Major were absent. One vacancy on the dais.