Regular Meeting
ZONING & PLATTING COMMISSION
Tuesday, March 19, 2024

The Zoning & Platting Commission convened in a meeting on Tuesday, March 19, 2024

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Chair Smith called the Commission Meeting to order at 6:01 p.m.

Commission Members in Attendance:

Scott Boone
Alejandra Flores
William D. Floyd
Dave Fouts
Kendra Garrett
Ryan Puzycki
Hank Smith – Chair
Lonny Stern
Carrie Thompson - Secretary

Absent
Betsy Greenberg – Vice-Chair

2 Vacancies on the dais.

PUBLIC COMMUNICATION

The first four (4) speakers signed up prior to the speaker registration deadline will each be allowed a three-minute allotment to address their concerns regarding items not posted on the agenda.

APPROVAL OF MINUTES

1. Approval of minutes of the Zoning and Platting Commission regular meeting on March 5, 2024.

Approval of minutes of the Zoning and Platting Commission regular meeting on March 5, 2024, was approved on the consent agenda on the motion by Commissioner Fouts, seconded by Commissioner Flores on a vote of 9-0. Vice-Chair Greenberg absent.

PUBLIC HEARINGS

2. Rezoning: **C14-2023-0126 - Spicewood Springs Residential; District 10**

Location:	4920 Spicewood Springs Road, Bull Creek
Owner/Applicant:	Whats Up Texas LP
Agent:	Drenner Group (Amanda Swor)
Request:	**LO-CO to MF-3-CO**
Staff Rec.:	**Recommended**
Staff:	Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov Planning Department

Public Hearing closed.

Motion to grant Staff's recommendation of MF-3-CO combining district zoning for C14-2023-0126 - Spicewood Springs Residential located at 4920 Spicewood Springs Road was approved on the consent agenda on the motion by Commissioner Fouts, seconded by Commissioner Flores on a vote of 9-0. Vice-Chair Greenberg absent.

3. Rezoning: **C14-2023-0095 - 7302 & 7400 Decker Lane; District 1**

Location:	7302 and 7400 Decker Lane, Decker and Elm Creek Watersheds
Owner/Applicant:	Cynthia Padilla-Gonzales and Jose Gonzales
Agent:	Drenner Group (Leah Bojo)
Request:	SF-2 to GR-MU
Staff Rec.:	**Staff Recommendation is GR-MU-CO**
Staff:	Jonathan Tomko, 512-974-1057, jonathan.tomko@austintexas.gov Planning Department

Public Hearing closed.

Motion to grant Staff's recommendation of GR-MU-CO combining district zoning for C14-2023-0095 - 7302 & 7400 Decker Lane located at 7302 and 7400 Decker Lane was approved on the consent agenda on the motion by Commissioner Fouts, seconded by Commissioner Flores on a vote of 9-0. Vice-Chair Greenberg absent.

4. Rezoning: **C14-2024-0001 - 10911 Stonelake Boulevard; District 7**

Location:	10911 Stonelake Boulevard, Walnut Creek
Owner/Applicant:	10911 Stonelake GP, LLC (Donald J. Reese)
Agent:	Armbrust & Brown, PLLC (Michael Whellan)
Request:	LI to MF-6
Staff Rec.:	**Recommended**
Staff:	Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov Planning Department

Public Hearing closed.

Motion to grant Staff's recommendation of MF-6 district zoning for C14-2024-0001 - 10911 Stonelake Boulevard located at 10911 Stonelake Boulevard was approved on the consent agenda on the motion

by Commissioner Fouts, seconded by Commissioner Flores on a vote of 9-0. Vice-Chair Greenberg absent.

5. Rezoning: **C14-2024-0003 - 13614 Metric; District 7**

Location:	13614 Metric Boulevard, Walnut Creek
Owner/Applicant:	Woodforest National Bank (Tom Aderhold)
Agent:	Drenner Group PC (Amanda Swor)
Request:	GO to GO-MU
Staff Rec.:	**Recommended**
Staff:	Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov Planning Department

Public Hearing closed.

Motion to grant Staff's recommendation of GO-MU combining district zoning for C14-2024-0003 - 13614 Metric located at C14-2024-0003 - 13614 Metric was approved on the consent agenda on the motion by Commissioner Fouts, seconded by Commissioner Flores on a vote of 9-0. Vice-Chair Greenberg absent.

6. Rezoning: **C14-2023-0113 - Parmer Crossing - Unit # 05B; District 7**

Location:	2506 W. Parmer Lane, Unit #05B, Walnut Creek
Owner/Applicant:	CENTRO NP HOLDINGS 12 SPE, LLC, DB Liquor Parmer LLC (Vipul Patel)
Agent:	Dorsett Johnson LLP, S. Joseph Modric
Request:	GR to CS-1
Staff Rec.:	**Recommended**
Staff:	Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov Planning Department

Public Hearing closed.

Motion to grant Staff's recommendation of CS-1district zoning for C14-2023-0113 - Parmer Crossing - Unit # 05B located at C14-2023-0113 - Parmer Crossing - Unit # 05B was approved on the consent agenda on the motion by Commissioner Fouts, seconded by Commissioner Flores on a vote of 9-0. Vice-Chair Greenberg absent.

7. CUP & EV Variance: **SP-2022-0537C - Northwest Area Lift Station Improvements Great Hills Lift Station No.53; District 6**

Location:	9009-1/2 SPICEBRUSH DRIVE, Bull Creek
Owner/Applicant:	Austin Water; Cara Lynk
Agent:	Civil Team Engineers; Sharon Hamilton
Request:	CUP and 2 EV variance: construction in CWQZ and construction on slopes.
Staff Rec.:	**Recommended**
Staff:	Meg Greenfield, 512-978-4663, meg.greenfield@austintexas.gov Development Services Department

Motion to grant Staff's request for postponement of this item to April 2, 2024 was approved on the consent agenda on the motion by Commissioner Fouts, seconded by Commissioner Flores on a vote of 9-0. Vice-Chair Greenberg absent.

COMMITTEE AND WORKING GROUPS REPORTS

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 Commissioners: Flores, Greenberg and Stern)

Update provided 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 Commissioners: Fouts, Smith and Thompson)

No report provided.

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 Commissioners: Flores, Floyd and Greenberg)

Update provided by Commissioner Flores

11. **Budget Working Group –** Update on recommendations for Budget FY 24-25. (Sponsors: Vice-Chair Greenberg and Commissioner Stern)

No report provided.

Chair Smith adjourned the meeting without objection Tuesday, March 19, 2024, 6:06 PM

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The minutes were approved at the November 18, 2025, meeting on the consent agenda on Secretary Puzycki's motion, Commissioner Cortes' second, on a 6-0 vote. Chair Smith and Commissioners Boone, Fouts, Major, and Tschoepe were absent.