



**REGULAR MEETING of the ZONING AND PLATTING COMMISSION
TUESDAY, JUNE 17, 2025, 6:00 PM
AUSTIN CITY HALL, COUNCIL CHAMBERS, ROOM 1001
301 WEST 2ND STREET
AUSTIN, TEXAS**

Some members of the Zoning and Platting Commission may be participating by videoconference. The meeting may be viewed online at: <http://www.austintexas.gov/page/watch-atxn-live>.

Public comment will be allowed in-person or remotely via telephone. Speakers may only register to speak on an item once either in-person or remotely. Registration no later than 2 PM the day of the meeting is required for remote participation by telephone. For more information on public comment, please see the agenda section “Speaker Registration.” Please contact Ella Garcia, Staff Liaison, for questions regarding speaker registration at LandUseLiaison@austintexas.gov or by phone at 512-978-0821.

CURRENT BOARD MEMBERS/COMMISSIONERS:

[Hank Smith](#) – Chair (District 8)

[Betsy Greenberg](#) – Vice-Chair (District 10)

[Ryan Puzycki](#) – Secretary (District 7)

[Alejandra Flores](#) – Parliamentarian (District 5)

[Luis Osta Lugo](#) (Mayor’s Representative)

[Scott Boone](#) (District 1)

[David Fouts](#) (District 2)

[Lonny Stern](#) (District 3)

Vacant (District 4)

[Christian Tschoepe](#) (District 6)

[Taylor Major](#) (District 9)

EXECUTIVE SESSION (No public discussion)

The Zoning and Platting Commission will announce it will go into Executive Session, if necessary, pursuant to Chapter 551 of the Texas Government Code, to receive advice from Legal Counsel on matters specifically listed on this agenda. The commission may not conduct a closed meeting without the approval of the city attorney. Private Consultation with Attorney – Section 551.071

AGENDA

CALL TO ORDER

PUBLIC COMMUNICATION: GENERAL

The first four speakers signed up prior to the meeting being called to order will each be allowed a three-minute allotment to address their concerns regarding items not posted on the agenda.

APPROVAL OF MINUTES

1. Approve the minutes of the Zoning and Platting Commission regular meeting on June 3, 2025.

PUBLIC HEARINGS

2. **Rezoning:** **C14-2025-0050 - North Loop Community Commercial; District 7**
Location: 2302 and 2304 West North Loop Boulevard, Shoal Creek Watershed
Owner/Applicant: Cuisines of Mexico Inc.
Agent: Thrower Design, LLC (Ron Thrower & Victoria Haase)
Request: LR to GR
Staff Rec.: **Recommended**
Staff: Cynthia Hadri, 512-974-7620, cynthia.hadri@austintexas.gov
Planning Department
3. **Rezoning:** **C14-2025-0002 - Cooper Apartments; District 5**
Location: 7804 Cooper Lane, South Boggy Creek Watershed
Owner/Applicant: 7804 Cooper Lane LLC (Stephen Stokes)
Agent: 7804 Cooper Lane LLC (Stephen Stokes)
Request: SF-3-CO to MF-3
Staff Rec.: **Recommendation of MF-2**
Staff: Nancy Estrada, 512-974-7617, nancy.estrada@austintexas.gov
Planning Department

- 4. Rezoning:** **C14-2024-0092 - Allred, Riddle, and W. Slaughter; District 5**
Location: 2205, 2207, 2209 & 2200 Riddle Road; 2200, 2202, 2206, 2208, 2300, 2102, 2104, 2106, 2108, 2014 & 2014 ½ Allred Drive; 2105, 2107, 2109, 2111 & 2113 West Slaughter Lane, Slaughter Creek Watershed
Owner/Applicant: 2106 Allred LLC; 2206 Allred LLC; 2200 Allred Dr LLC; 2205 Riddle Road LLC; 2105 Slaughter Lane LLC; Ruff Gibson; Steve Carpenter; Getalong Productions LLC; Scioneaux Scott; Eugene Robertson; Michael Scott Eppes; Deloram Shokrollah; Sandra Mizell
Agent: Austin NNN, LLC (Karthik Angamuthu); South Austin Entertainment District Fund, LLC (James Stinson)
Request: SF-2; NO; LR-MU-CO to GO-MU; LO-MU; LR-MU; CS-1
Staff Rec.: **Staff Indefinite Postponement Request**
Staff: Nancy Estrada, 512-974-7617, nancy.estrada@austintexas.gov
Planning Department
- 5. Rezoning:** **C14-2024-0183 - 1120 West Howard Lane; District 7**
Location: 1120 and 1120 1/2 West Howard Lane, Walnut Creek, Harris Branch
Owner/Applicant: Howard Route Center Ltd and Barr Properties Ventures LLC
Agent: Drenner Group, PC (Amanda Swor)
Request: CS-CO, GR-CO to CS-MU
Staff Rec.: **Staff Indefinite Postponement Request**
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov
Planning Department
- 6. Restrictive Covenant Amendment:** **C14-93-0047(RCA) - 1116 & 1120 West Howard Lane RCA**
Location: 1116 West Howard Lane and 1120 & 1120 1/2 West Howard Lane, Walnut Creek, Harris Branch
Owner/Applicant: Howard Route Center, Ltd., Barr Properties Ventures LLC and C&T Shops on Howard Lane, Ltd.
Agent: Drenner Group, PC (Amanda Swor)
Request: To amend a previously approved Restrictive Covenant Agreement to remove Lot 6A and to update the legal description of the remaining lots, 3-A-B, 4-A and 5-A, subject to the Original RC, to include all of current Lot 3-A-B.
Staff Rec.: **Staff Indefinite Postponement Request**
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov
Planning Department

7. **Conditional Use Site Plan:** **SPC-2025-0091A - AW - Walnut Creek WWTP Expansion to 100 MGD - Overall SP A; District 1**
Location: 7113 FM 969 Road, Walnut Creek
Owner/Applicant: City of Austin, Capital Delivery Services, Erik Kunkel
Agent: Civil Team Engineers LLC, Sharon Hamilton, (512) 695-3263
Request: Land use site plan for the expansion of the existing Walnut Creek Wastewater Treatment Plant. Subsequent site plans will be filed for construction. Site is zoned P (Public) with an LOC over an acres making it a CUP.
Staff Rec.: **Recommended**
Staff: Meg Greenfield, 512-978-4663, meg.greenfield@austintexas.gov
Development Services Department

DISCUSSION AND ACTION ITEMS

8. 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)

WORKING GROUP/COMMITTEE UPDATES

9. **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)
10. **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, Vice Chair Greenberg and Commissioner Fouts)
11. **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 Commissioners Osta Lugo, Puzycki, and Tschoepe)
12. **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)

FUTURE AGENDA ITEMS

Note: City Code requires two board members sponsor an item to be included on an agenda. This section of the agenda provides members an opportunity to request items for future agendas. Staff should assume that if there is no objection from other members expressed at the meeting, the members' silence indicates approval for staff to include on the next agenda.

ADJOURNMENT

The City of Austin is committed to compliance with the American with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Meeting locations are planned with wheelchair access. If requiring Sign Language Interpreters or alternative formats, please give notice at least 2 days (48 hours) before the meeting date. Please call or email Ella Garcia at the Planning Department, at 512-978-0821 or LandUseLiaison@austintexas.gov for additional information; TTY users' route through Relay Texas at 711.

For more information on the Zoning and Platting Commission, please contact Ella Garcia at 512-978-0821 or LandUseLiaison@austintexas.gov.

SPEAKER REGISTRATION

All participants wishing to address the commission must register to speak. Public participation is available by teleconference or in-person. Presentations and handouts are requested to be e-mailed by 1:00 PM day of the meeting.

TELECONFERENCE REGISTRATION

Registration for participation by teleconference closes on **2:00 PM, the day of the meeting**. Teleconference code and additional information to be provided after the closing of the teleconference registration period.

IN-PERSON REGISTRATION

While in-person registrants are encouraged to register in advance of the meeting, in-person registration closes at **5:30 PM, the day of the meeting**. Please scan the QR code below with a mobile device or click on the link below. Mobile devices will also be available at the meeting for public use for the purpose of speaker registration.

SPEAKER DONATION OF TIME

For discussion cases, **speaker donation of time is an available option for in-person participants. Both the registered speaker donating time, and the speaker recipient must be present when the public hearing is conducted.** See chart below regarding speaker time allotments.

Click on the link below or scan the QR code and submit the form to register to speak. Speakers should submit a separate registration form for each item of interest.



<https://forms.office.com/g/Ash1EsNFf4>

SPEAKER TESTIMONY TIME ALLOCATION

PUBLIC HEARING

Speaker	Number	Time Allocated	Total Time Allocated
Applicant/Agent	1	6 minutes	12 minutes (with donated time, including 3-minute rebuttal)
Primary speaker in favor and primary speaker opposed	1	6 minutes	9 minutes (with donated time)
All other speakers in favor or opposed	Unlimited	3 minutes	6 minutes (with donated time)

All speakers are allowed three (3) minutes of donated time from a speaker present during the Public Hearing.