



**REGULAR MEETING of the ZONING AND PLATTING COMMISSION
TUESDAY, AUGUST 19, 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 Tuesday, August 5, 2025.

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
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
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

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
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
7. **Rezoning:** **C14-2025-0071 - Travis County West Service Center; District 10**
Location: 4501 and 4501 1/2 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
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

- 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
- 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
- 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

- 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
- 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
- 14. Subdivision Vacation:** **C8J-03-0041.0A(VAC) - Town & Country Park Addition; District 6**
 Location: 13300 Morris Road, Lake Creek Watershed
 Owner/Applicant: The Optimist 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

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)

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)
- 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, Vice Chair Greenberg and Commissioner Fouts)
- 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 Commissioners Osta Lugo, Puzycki, and Tschoepe)
- 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)

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.

PARKING AND VALIDATION

Parking is available at the City Hall parking garage and is free with validation.

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.