



**REGULAR MEETING OF THE ZONING AND PLATTING COMMISSION  
TUESDAY, FEBRUARY 17, 2026, AT 6 P.M.  
AUSTIN CITY HALL, COUNCIL CHAMBERS, ROOM 1001  
301 WEST 2<sup>ND</sup> 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 and will be allowed up to three minutes to provide their comments. Registration no later than 2 p.m. on the day of the meeting is required for remote participation by telephone. To register to speak remotely, please see the information below and contact Ella Garcia, Staff Liaison, if you have questions regarding speaker registration at [LandUseLiaison@austintexas.gov](mailto:LandUseLiaison@austintexas.gov) or by phone at 512-978-0821.

**CURRENT 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)

[Andrew Cortes](#) (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, February 3, 2026.

### **PUBLIC HEARINGS**

2. **Rezoning:** **C14-2025-0112 - Lagos Austin West FM 973 Mixed Use; District 1**  
Location: 11716 ½ North FM 973 Road, Gilleland Creek Watershed  
Owner/Applicant: Wild Horse Creekside Commercial LP (Pete Dwyer)  
Agent: Kimley-Horn (Ethan Harwell)  
Request: I-RR to GR-MU  
Staff Rec.: **Applicant postponement request to March 17, 2026**  
Staff: Beverly Villela, 512-978-0740, [beverly.villela@austintexas.gov](mailto:beverly.villela@austintexas.gov)  
Austin Planning
3. **Rezoning:** **C14-2025-0089 - 1120 and 1122 S Capital of Texas Highway; District 8**  
Location: 1120 ½ South Capital of Texas Hwy SB, 1120 South Capital of Texas Hwy SB, 1122 South Capital of Texas HWY SB, 1220 South Capital of Texas Hwy SB, Eanes Creek Watershed  
Owner/Applicant: AREIT City View LLC  
Agent: Drenner Group, P.C. (Leah M. Bojo)  
Request: LO and LR to LO-V-DB90  
Staff Rec.: **Recommended**  
Staff: Beverly Villela, 512-978-0740, [beverly.villela@austintexas.gov](mailto:beverly.villela@austintexas.gov)  
Austin Planning
4. **Rezoning:** **C14-2025-0094 - 2117 W 49<sup>th</sup> St. and 4709 Rosedale Ave. Multifamily; District 7**  
Location: 2117 West 49<sup>th</sup> Street and 4709 Rosedale Avenue, Shoal Creek Watershed  
Owner/Applicant: Austin Independent School District (AISD)  
Agent: Dubois Bryant & Campbell, LLP (David Hartman)  
Request: SF-3 to MF-6-CO  
Staff Rec.: **Recommended**  
Staff: Cynthia Hadri, 512-974-7620, [cynthia.hadri@austintexas.gov](mailto:cynthia.hadri@austintexas.gov)  
Austin Planning

5. **Rezoning:** **C14-2025-0121 - 8901 E. U.S. 290 Highway; District 1**  
 Location: 8901 East U.S. 290 Highway Service Road East Bound, Walnut Creek Watershed  
 Owner/Applicant: Springdale 2.9 LLC  
 Agent: Drenner Group, P.C. (Leah M. Bojo)  
 Request: GR-CO (Tract 1) and LI-CO (Tract 2) to LI (Tracts 1-2)  
 Staff Rec.: **Recommended**  
 Staff: Jonathan Tomko, AICP, 512-974-1057, [jonathan.tomko@austintexas.gov](mailto:jonathan.tomko@austintexas.gov)  
 Austin Planning
6. **Conditional Use Permit:** **SPC-2025-0059C - Evelyn Park - Fishing Pond and Hike & Bike Trail; District 1**  
 Location: 11401 Cameron Road, Walnut Creek and Harris Branch Watersheds  
 Owner/Applicant: Logan Muerer; Century Land Holdings II, LLC. (Keith Parkan, P.E.)  
 Agent: Gray Engineering, INC (Kevin Swatelle)  
 Request: Community Recreation (Public) use in I-SF-4A zoned area.  
 Staff Rec.: **Recommended**  
 Staff: Alyse Ramirez, 512-978-1750, [alyse.ramirez@austintexas.gov](mailto:alyse.ramirez@austintexas.gov)  
 Austin Development Services

#### **DISCUSSION AND ACTION ITEM**

7. Discussion and action to make a recommendation to the Austin City Council regarding the division of responsibilities between the Zoning and Platting Commission and the Planning Commission. (Sponsored by Commissioner Osta Lugo and Chair Smith)

#### **PERMANENT 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). (Sponsored by Vice Chair Greenberg, Parliamentarian Flores, and Commissioner Stern)
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. (Sponsored by Chair Smith, Vice Chair Greenberg and Commissioner Fouts)
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. (Sponsored by Secretary Puzycki and Commissioners Osta Lugo and Tschoepe)

#### **WORKING GROUP UPDATE**

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, and Osta Lugo)

## **FUTURE AGENDA ITEMS**

*Note: City Code requires at least 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 Americans with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. For assistance, please contact the Liaison or TTY users' route through 711. A person may request language access accommodations no later than 48 hours before the scheduled meeting. Please call or email Ella Garcia at Austin Planning, at [LandUseLiaison@austintexas.gov](mailto:LandUseLiaison@austintexas.gov), to request service or for additional information.

For more information on the Zoning and Platting Commission, please contact Ella Garcia at 512-978-0821 or [LandUseLiaison@austintexas.gov](mailto: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 p.m. on the day of the meeting.

### **TELECONFERENCE REGISTRATION**

Registration for participation by teleconference closes at **2:00 p.m., 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 p.m., 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.

### **SPEAKING ORDER**

The speaking order is determined by the order in which individuals register to speak and is conducted on a first-come, first-served basis. If multiple speakers register as the Primary Speaker, the first to register is allotted the additional speaking time. Participants who are part of a group or organization and wish to request a specific speaking order must contact Ella Garcia, Staff Liaison, at [LandUseLiaison@austintexas.gov](mailto:LandUseLiaison@austintexas.gov) or 512-978-0821 as soon as possible, and no later than 2:00 p.m. on the day of the meeting.

**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

<b>Speaker</b>	<b>Number</b>	<b>Time Allocated</b>	<b>Total Time Allocated</b>
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.