



**ZONING AND PLATTING COMMISSION  
MEETING MINUTES**

**REGULAR MEETING  
TUESDAY, FEBURARY 3, 2026**

The Zoning and Platting Commission convened in a regular meeting on Tuesday, February 3, 2026, 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 6:00 p.m.

**Commissioners in Attendance:**

*Hank Smith  
Betsy Greenberg  
Luis Osta Lugo  
Andrew Cortes*

**Commissioners in Attendance Remotely:**

*Ryan Puzycki  
David Fouts  
Lonny Stern  
Christian Tschoepe*

**Commissioners Absent:**

*Alejandra Flores  
Scott Boone  
Taylor Major*

**PUBLIC COMMUNICATION: GENERAL**

**None present.**

**APPROVAL OF MINUTES**

1. Approve the minutes of the Zoning and Platting Commission regular meeting on Tuesday, January 20, 2026.

**The minutes from the meeting of Tuesday, January 20, 2026, were approved on the consent agenda on Vice Chair Greenberg’s motion, Commissioner Osta Lugo’s second, on an 8-0 vote. Parliamentarian Flores and Commissioners Boon and Major were absent.**

**PUBLIC HEARINGS**

- 2. **Rezoning:** **C14-2025-0124 - Parmer Lane Center; District 7**  
 Location: 1623 West Parmer Lane and 1701 ½ West Parmer Lane, Walnut Creek  
 Owner/Applicant: Son Thai  
 Request: LR to GR-MU-CO  
 Staff Rec.: **Recommended**  
 Staff: Sherri Sirwaitis, 512-974-3057, [sherri.sirwaitis@austintexas.gov](mailto:sherri.sirwaitis@austintexas.gov)  
 Austin Planning

The motion to approve Staff’s recommendation of of GR-MU-CO zoning, with the addition of the following prohibited uses to the conditional overlay: Alternative Financial Services, Service Station, Bail Bond Services and Commercial Off-Street Parking. Basic Industry and Recycling Center are not permitted or conditional uses in the GR base district and cannot be prohibited in a CO for this case. The Drop-Off Recycling, Exterminating Services and Pawn Shop Service uses were already listed as prohibited uses in the staff’s recommendation, for C14-2025-0124 - Parmer Lane Center; District 7, located at 1623 West Parmer Lane and 1701 ½ West Parmer Lane, was approved on Vice Chair Greenberg’s motion, Commissioner Osta Lugo’s second, on an 8-0 vote. Parliamentarian Flores and Commissioners Boon and Major were absent.

- 3. **Conditional Use Permit:** **SPC-2025-0156C - The Learning Center at Parmer; District 7**  
 Location: 12705 Center Lane Dr, Walnut Creek  
 Owner/Applicant: Centerstate 99 LTD  
 Agent: Civiltude (Esteban Gonzalez, PE)  
 Request: The applicant is requesting a Conditional Use Permit to allow a Daycare (General) on the property.  
 Staff Rec.: **Recommended**  
 Staff: Christine Barton-Holmes, 512-974-2788, [christine.barton-holmes@austintexas.gov](mailto:christine.barton-holmes@austintexas.gov)  
 Austin Development Services

The motion to approve Staff’s recommendation of a Conditional Use Permit to allow a Daycare (General) on the property for SPC-2025-0156C - The Learning Center at Parmer; District 7, located at 12705 Center Lane Dr, was approved on Vice Chair Greenberg’s motion, Commissioner Osta Lugo’s second, on an 8-0 vote. Parliamentarian Flores and Commissioners Boon and Major were absent.

**PERMANENT COMMITTEE UPDATES**

- 4. **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)  
**No update was given.**

- 5. 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)

**No update was given.**

- 6. 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)

**No update was given.**

**WORKING GROUP UPDATE**

- 7. 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)

**Update was given by Commissioner Osta Lugo.**

**FUTURE AGENDA ITEMS**

**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)**

**ADJOURNMENT**

**Chair Smith adjourned the meeting at 6:09 p.m. without objection.**