



**ZONING AND PLATTING COMMISSION
MEETING MINUTES**

**REGULAR MEETING
TUESDAY, OCTOBER 6, 2026**

The Zoning and Platting Commission convened in a regular meeting on Tuesday, October 6, 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, Chair
Betsy Greenberg, Vice Chair
Ryan Puzycki, Secretary*

Commissioners in Attendance Remotely:

*Alejandra Flores, Parliamentarian
Scott Boone
David Fouts
Taylor Major
Lonny Stern
Christian Tschoepe*

Commissioners Absent:

*Andrew Cortes
Luis Osta Lugo*

PUBLIC COMMUNICATION: GENERAL

None present.

APPROVAL OF MINUTES

1. Approve the minutes of the Zoning and Platting Commission regular meeting on Tuesday, September 15, 2026.

The minutes from the meeting of Tuesday, September 15, were approved on the consent agenda on Secretary Puzycki's motion, Vice Chair Greenberg's second, on a 9-0 vote. Commissioners Cortes and Osta Lugo were absent.

2. **Rezoning:** **C14-2026-0019 - Dalton Airport Overlay Rezoning; District 2**
Location: 1019 Dalton Lane, Carson Creek Watershed
Owner/Applicant: HPI Acquisition, LLC
Agent: Winstead PC (Micah King)
Request: I-RR to LI-CO
Staff Rec.: **Recommended**
Staff: Cynthia Hadri, 512-974-7620, cynthia.hadri@austintexas.gov
Austin Planning

The motion to approve Staff's Recommendation of LI-CO for C14-2026-0019 - Dalton Airport Overlay Rezoning; District 2, located at 1019 Dalton Lane, was approved on the consent agenda on Secretary Puzycki's motion, Vice Chair Greenberg's second, on a 9-0 vote. Commissioners Cortes and Osta Lugo were absent.

3. **Rezoning:** **C14-2026-0057 - 3601 Davis Lane; District 8**
Location: 3601 Davis Lane, Williamson Creek Watershed
Owner/Applicant: W.W. Deerfield, Ltd.
Agent: Armbrust & Brown, PLLC (Michael Whellan)
Request: GR-CO to CS-CO
Staff Rec.: **Not Recommended**
Staff: Cynthia Hadri, 512-974-7620, cynthia.hadri@austintexas.gov
Austin Planning

The motion to close the public hearing was approved on Secretary Puzycki's motion, Vice Chair Greenberg's second, on a 9-0 vote. Commissioners Cortes and Osta Lugo were absent.

The motion to approve the Applicant's request for CS-CO with the following prohibited uses: Agricultural sales and services, Building maintenance services, Drive through as an accessory use, Equipment repair services, Kennels, Laundry services, Monument retail sales, and Maintenance and service facilities, for C14-2026-0057 - 3601 Davis Lane; District 8, located at 3601 Davis Lane, was approved on Vice Chair Greenberg's motion, on a 8-1 vote. Commissioner Boone voted nay. Commissioners Cortes and Osta Lugo were absent.

4. **Site Plan Extension:** **SP-2024-0279C - Harris Branch E-35A Condominiums; District 1**
Location: 11814 Cameron Road, Harris Branch
Owner/Applicant: KT Civil, Jonathan Fleming - Austin HB Residential Properties LTD
Agent: Jonathan Fleming
Request: Three year site plan extension
Staff Rec.: **Recommended**
Staff: Chris Sapuppo, 512-978-4665, chris.sapuppo@austintexas.gov
Austin Development Services

The motion to approve Staff's recommendation of a three year site plan extension for SP-2024-0279C - Harris Branch E-35A Condominiums; District 1, located at 11814 Cameron Road, was approved on the consent agenda on a 8-1 vote. Commissioner Major voted nay. Commissioners Cortes and Osta Lugo were absent.

PERMANENT COMMITTEE UPDATES

- 5. 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)

Update was given by Commissioner Stern.

- 6. 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)

Update was given by Chair Smith.

- 7. 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)

Update was given by Secretary Puzycki.

FUTURE AGENDA ITEMS

None.

ADJOURNMENT

Chair Greenberg adjourned the meeting at 6:44 p.m. without objection.

The minutes were approved at the October 20, 2026, meeting on Secretary Puzycki's motion, Commissioner Cortes' second, on an 8-0 vote. Parliamentarian Flores and Commissioners Osta Lugo and Stern were absent.