ZONING AND PLATTING COMMISSION
MEETING MINUTES

REGULAR MEETING
TUESDAY, OCTOBER 20, 2026

The Zoning and Platting Commission convened in a regular meeting on Tuesday, October 20, 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
Ryan Puzycki, Secretary
Andrew Cortes

Commissioners in Attendance Remotely:

Betsy Greenberg, Vice Chair
Scott Boone
David Fouts
Taylor Major
Christian Tschoepe

Commissioners Absent:

Alejandra Flores, Parliamentarian
Luis Osta Lugo
Lonny Stern

PUBLIC COMMUNICATION: GENERAL

None present.

APPROVAL OF MINUTES

1. Approve the minutes of the Zoning and Platting Commission regular meeting on Tuesday, October 6, 2026.
   The minutes from the meeting of Tuesday, October 6, were approved on the consent agenda on Secretary Puzycki's motion, Commissioner Cortes' second, on an 8-0 vote. Parliamentarian Flores and Commissioners Osta Lugo and Lonny Stern were absent.

PUBLIC HEARINGS

2. Rezoning: **C14-2026-0054 - Park 290 Logistics Center; District 1**

Location: 11653 Decker Lane; 9921 and 9931 East US Highway 290 Service Road Eastbound, Gilleland and Decker Creek Watersheds
Owner/Applicant: BSREP III DECKER LANE LP
Agent: Jackson Walker L.L.P. (Pamela Madere)
Request: CH-CO to LI
Staff Rec.: **Not recommended**
Staff: Jonathan Tomko, AICP, 512-974-1057, jonathan.tomko@austintexas.gov
Austin Planning

The motion to close the public hearing was approved on Secretary Puzycki's motion, Vice Chair Greenberg's second, on an 8-0 vote. Parliamentarian Flores and Commissioners Osta Lugo and Lonny Stern were absent.

The motion to postpone to November 17, 2026, by the Commission, was approved on Commissioner Major's motion, Secretary Puzycki's second, on an 8-0 vote. Parliamentarian Flores and Commissioners Osta Lugo and Lonny Stern were absent.

3. Rezoning: **C14-2026-0046 - Howard Plaza; District 1**

Location: 3127 East Howard Lane, Harris Branch
Owner/Applicant: Peter Pham
Request: W/LO to GR
Staff Rec.: **Staff recommends GR-CO**
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov
Austin Planning

The motion to close the public hearing was approved on Secretary Puzycki's motion, Commissioner Cortes' second, on an 8-0 vote. Parliamentarian Flores and Commissioners Osta Lugo and Lonny Stern were absent.

The motion to approve Staff's recommendation of GR-CO zoning for C14-2026-0046 - Howard Plaza; District 1, located at 3127 East Howard Lane, with the following additional conditions: 1) Add Restaurant (General) and Theater as prohibited uses to the recommended conditional overlay (CO) for the property; 2) Limit development on the property to W/LO district site development standards; was approved on Commissioner Major's motion, Secretary Puzycki's second, on a 6-2 vote. Vice Chair Greenberg and Commissioner Boone voted nay. Parliamentarian Flores and Commissioners Osta Lugo and Lonny Stern were absent.

DISCUSSION AND ACTION ITEMS

4. Discussion and action to approve the 2027 annual schedule of the Zoning and Platting Commission.
The motion to approve the 2027 annual schedule of the Zoning and Platting Commission was approved on Secretary Puzycki's motion, Commissioner Cortes' second, on a 7-0 vote. Vice Chair Greenberg was off the dais. Parliamentarian Flores and Commissioners Osta Lugo and Lonny Stern 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)
   No update was given.

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 Smith adjourned the meeting at 7:32 p.m. without objection.

The minutes were approved at the November 11, 2026, meeting on Parliamentarian Flores' motion, Vice Chair Greenberg's second, on a 6-0 vote. Secretary Puzycki and Commissioners Boone, Osta Lugo, Tschoepe, and Major were absent.