REGULAR MEETING OF THE ZONING AND PLATTING COMMISSION
TUESDAY, DECEMBER 1, 2026, AT 6 P.M.
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 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 use the QR code or link at the end of this document. If you have questions regarding speaker registration, please contact Ella Garcia, Staff Liaison, at 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)

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, November 17, 2026.

PUBLIC HEARINGS

2. Rezoning: **C14-2026-0065 - Primm Residence; District 6**

Location:	11403 Centennial Trail, Bull Creek Watershed
Owner/Applicant:	Travis and Jialin Primm
Agent:	ĒSO Architecture + Design (Evan Gallarneau)
Request:	DR to SF-1
Staff Rec.:	**Recommended**
Staff:	Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov Austin Planning

3. Rezoning: **C14-2026-0071 - Glenlake Dr. to Narrow Ridge Dr. Connector; District 10**

Location:	9812 Glenlake Drive, Panther Hollow and Turkey Creek Watersheds
Owner/Applicant:	Travis County Emergency Service District 4
Agent:	Travis County Emergency Service District 4
Request:	SF-1-CO to SF-1-CO, to change a condition of zoning
Staff Rec.:	**Recommended**
Staff:	Cynthia Hadri, 512-974-7620, cynthia.hadri@austintexas.gov Austin Planning

4. Rezoning: **C14-2026-0069 - 9801 Bal Harbor Rezoning; District 10**

Location:	9801 Bal Harbor Road, Lake Austin Watershed
Owner/Applicant:	Michael Austin & Jessica Austin
Agent:	Garrett Brown Architecture LLC (Garrett Brown)
Request:	LA to SF-2
Staff Rec.:	**Recommended**
Staff:	Cynthia Hadri, 512-974-7620, cynthia.hadri@austintexas.gov Austin Planning

5. **Extension XT2:** **SP-2022-0180C(XT2) - Johnny Morris MF; District 1**
   Location: 6125 Johnny Morris Road, Walnut Creek Watershed
   Owner/Applicant: Patrick Brothers/OHT Johnny Morris LP
   Agent: Patrick Brothers
   Request: 3 year extension request
   Staff Rec.: **Recommended**
   Staff: Chris Sapuppo, 512-978-4665, chris.sapuppo@austintexas.gov
   Austin Development Services

DISCUSSION AND ACTION ITEMS

6. Discussion and action to approve a recommendation to the Austin City Council regarding the use of theoretical versus actual occupancy in Traffic Impact Analysis (TIA) calculations. (Sponsored by Vice Chair Greenberg and Chair Smith)

PERMANENT COMMITTEE UPDATES

7. **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)

8. **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)

9. **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)

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, 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.

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 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

Speaker	Number	Time Allocated	Total Time Allocated
Applicant/Agent or primary speaker in favor	1	6 minutes	9 minutes (with donated time, plus 3-minute rebuttal)
Primary speaker in opposition	1	6 minutes	9 minutes (with donated time)
All other speakers in favor or opposition	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.