ZONING AND PLATTING COMMISSION **REGULAR MEETING**
MEETING MINUTES **TUESDAY, NOVEMBER 17, 2026**

The Zoning and Platting Commission convened in a regular meeting on Tuesday, November 17, 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 6:05 p.m.

Commissioners in Attendance:

Hank Smith, Chair

Commissioners in Attendance Remotely:

Betsy Greenberg, Vice Chair
Alejandra Flores, Parliamentarian
Andrew Cortes
David Fouts
Lonny Stern

Commissioners Absent:

Ryan Puzycki, Secretary
Scott Boone
Luis Osta Lugo
Christian Tschoepe
Taylor Major

PUBLIC COMMUNICATION: GENERAL

None present.

APPROVAL OF MINUTES

1. Approve the minutes of the Zoning and Platting Commission regular meeting on Tuesday, October 20, 2026.
   The minutes from the meeting of Tuesday, October 20, were approved on the consent agenda 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.

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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 CH-PDA
   Staff Rec.: **Recommended**
   Staff: Jonathan Tomko, AICP, 512-974-1057, jonathan.tomko@austintexas.gov
   Austin Planning

   The motion to approve Staff's Recommendation of CH-PDA for C14-2026-0054 - Park 290 Logistics Center; District 1, located at 11653 Decker Lane; 9921 and 9931 East US Highway 290 Service Road Eastbound, was approved on the consent agenda 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.

3. **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

   Item was removed from the consent agenda due to lack of quorum. Parliamentarian Flores abstained. Therefore, no action was taken, and the item was re-notified for the December 1, 2026 meeting.

4. **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

   The motion to approve the Applicant's postponement request to December 1, 2026, was approved on the consent agenda 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.

DISCUSSION AND ACTION ITEMS

5. 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)

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The motion to postpone this item to December 1, 2026, was approved on Chair Smith's motion, Vice Chair Greenberg's second, on a 6-0 vote. Secretary Puzycki and Commissioners Boone, Osta Lugo, Tschoepe, and Major were absent.

PERMANENT COMMITTEE UPDATES

6. **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 Vice Chair Greenberg.

7. **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.

8. **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.

FUTURE AGENDA ITEMS

None.

ADJOURNMENT

Chair Smith adjourned the meeting at 6:13 p.m. without objection.

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