



**REGULAR MEETING  
MINUTES**

**PLANNING COMMISSION  
September 22, 2015**

**The Planning Commission convened in a regular meeting on September 22, 2015 @ 301 W.2<sup>nd</sup> Street,  
Austin, TX 78701**

**Chair Stephen Oliver called the Commission Meeting to order at 6:04p.m.**

**Commission Members in Attendance:**

**Stephen Oliver - Chair  
Fayez Kazi  
Tom Nuckols  
James Schissler  
James Shieh  
Jean Stevens  
Jeffrey Thompson  
Jose Vela  
Trinity White  
Michael Wilson  
Nuria Zaragoza**

**Dr. Jayme Mathias – AISD Ex-Officio  
Howard Lazarus – Ex-Officio**

**1 Vacancy  
Patricia Seeger – Absent**

**EXECUTIVE SESSION (No public discussion)**

The Planning Commission will announce it will go into Executive Session, if necessary, pursuant to Chapter 551 of the Texas Government Code, to receive advice from Legal Counsel on matters specifically listed on this agenda. The commission may not conduct a closed meeting without the approval of the city attorney.

Private Consultation with Attorney – Section 551.071

**A. CITIZEN COMMUNICATION: GENERAL**

David King – Demolition Process & Permits – Notification of Hazardous Materials during demolitions

**B. APPROVAL OF MINUTES**

- 1. Approval of minutes from August 25, 2015.

The motion to approve the minutes from August 25, 2015 was approved on the consent agenda by Commissioner Nuria Zaragoza, Commissioner Jean Stevens seconded the motion on a vote of 11-0; Commissioner Patricia Seeger was absent.

- 2. Approval of minutes from September 8, 2015.

The motion to approve the minutes from September 8, 2015 was approved on the consent agenda by Commissioner Nuria Zaragoza, Commissioner Jean Stevens seconded the motion on a vote of 11-0; Commissioner Patricia Seeger was absent.

**C. PUBLIC HEARING**

- 1. **Zoning: C814-2012-0152 - Pilot Knob Planned Unit Development; District 2**

Location: East and southeast of the intersection of William Cannon Drive and McKinney Falls Parkway, and west of South U.S. Highway 183 and FM 1625, Cottonmouth Creek, North Fork Dry Creek, South Fork Dry Creek Watershed, Pilot Knob MUD No. 1-5

Owner/Applicant: Carma Easton, Inc. (Logan Kimble)

Agent: Armbrust & Brown, L.L.P. (Lynn Ann Carley)

Request: I-RR; I-SF-4A to PUD

Staff Rec.: **Recommended, with conditions**

Staff: Wendy Rhoades, 512-974-7719, [wendy.rhoades@austintexas.gov](mailto:wendy.rhoades@austintexas.gov); Planning and Zoning Department

Public hearing closed.

The motion to approve staff’s recommendation and the Environmental Board’s recommendation for PUD district zoning with conditions of the Traffic Impact Analysis was approved by Commissioner James Schissler, Commissioner James Shieh seconded the motion on a vote of 10-0; Commissioner Patricia Seeger was absent, Commissioner Tom Nuckols recused from this item.

**2. Plan Amendment: NPA-2015-0005.02 - 7200 E. Ben White FLUM Amendment; District 3**

Location: 7200 East Ben White Blvd., Carson Creek Watershed, Montopolis NPA  
Owner/Applicant: KWH Properties  
Agent: Thrower Design (A. Ron Thrower)  
Request: Industry and Mixed Use land use to Higher Density Single Family  
Staff Rec.: To recommend Higher Density Single Family on the portion of the property currently with Mixed Use land use and Mixed Use on the portion of the property currently with Industry land use.  
Staff: Maureen Meredith, 512-974-2695, [maureen.meredith@austintexas.gov](mailto:maureen.meredith@austintexas.gov); Planning and Zoning Department

The motion to postpone to October 13, 2015 by request of staff was approved on the consent agenda by Commissioner Nuria Zaragoza, Commissioner Jean Stevens seconded the motion on a vote of 11-0; Commissioner Patricia Seeger was absent.

**3. Rezoning: C14-2015-0073 - 7200 E. Ben White; District 3**

Location: 7200 East Ben White Blvd., Carson Creek Watershed, Montopolis NPA  
Owner/Applicant: KWH Properties  
Agent: Thrower Design (A. Ron Thrower)  
Request: LI-NP & GR-MU-NP to SF-6-NP  
Staff Rec.: **LI-NP to GR-MU-CO-NP & GR-MU-NP to SF-6-NP**  
Staff: Andrew Moore, 512-974-7604, [andrew.moore@austintexas.gov](mailto:andrew.moore@austintexas.gov); Planning and Zoning Department

The motion to postpone to October 13, 2015 by request of staff was approved on the consent agenda by Commissioner Nuria Zaragoza, Commissioner Jean Stevens seconded the motion on a vote of 11-0; Commissioner Patricia Seeger was absent.

**4. Code Amendment: C20-2014-026 - Construction and Demolition Material Diversion**

Request: Consider an amendment to Title 25 of the City Code to require recycling of construction materials from construction and demolition sites.

**Recommended**

Staff: Woody Raine, 512-974-3460, [woody.raine@austintexas.gov](mailto:woody.raine@austintexas.gov);  
Austin Resource Recovery

Public hearing closed.

The motion to approve the Codes & Ordinances Committee recommendation was approved by Commissioner Nuria Zaragoza, Commissioner James Schissler seconded the motion on a vote of 11-0; Commissioner Patricia Seeger was absent.

**5. Code Amendment: C20-2014-019 - Planned Unit Development Density Bonus**

Request: Consider an amendment to Title 25 of the City Code related to Planned Unit Development Density Bonuses.

Staff Rec.: **Recommended**

Staff: Jessi Koch, 512-974-3184, [jessi.koch@austintexas.gov](mailto:jessi.koch@austintexas.gov);  
Neighborhood Housing and Community Development Department

Public hearing closed.

The motion to approve the Codes & Ordinances Committee recommendation with the addition of keeping the infeasibility language, keep prevailing of affordability report, require a 2/3 council vote for approval of a fee in lieu, demonstrate the feasibility of investing the fee in lieu within the PUD area; motion was made by Commissioner Nuria Zaragoza, Commissioner James Schissler seconded the motion on a vote of 10-1; Commissioner Jeffrey Thompson voted against the motion (nay), Commissioner Patricia Seeger was absent.

\*\* Commission made a strong recommendation that Council explore the 99-year term for affordable ownership units and how the city might be able to recapture the equity on those units.

**6. Code Amendment: C20-2014-029 - St. Catherine of Siena Church Improvements; District 8**

Location: 4800 Convict Hill Road, Williamson Creek Watershed-Barton Springs Zone, Oak Hill Combined (East Oak Hill) NPA

Owner/Applicant: Urban Design Group, James Wilsford, P.E.

Request: Consider an ordinance granting a site-specific amendment to LDC Section 25-8-514 (Save Our Springs Initiative, Pollution Prevention Required) to allow redevelopment of St. Catherine of Siena Church (SP-2014-0476C) to exceed impervious cover limits, modify water quality requirements, and allow construction of water quality controls in the Critical Water Quality Zone.

Staff Rec.: **Recommended**

Staff: Chuck Lesniak, Environmental Officer, 512-974-2699, [Chuck.Lesniak@AustinTexas.gov](mailto:Chuck.Lesniak@AustinTexas.gov); Watershed Protection Department

The motion to postpone to October 13, 2015 by request of the applicant was approved on the consent agenda by Commissioner Nuria Zaragoza, Commissioner Jean Stevens seconded the motion on a vote of 11-0; Commissioner Patricia Seeger was absent.

**7. Code Amendment: C20-2015-005 - East Riverside Corridor Drive-Through**

Request: Consider an amendment to Title 25 of the City Code to amend the East Riverside Corridor Regulating Plan to add an address to the list of existing drive-throughs.

**Recommended**

Staff: Tonya Swartzendruber, 512-974-3462, [tonya.swartzendruber@austintexas.gov](mailto:tonya.swartzendruber@austintexas.gov); Planning and Zoning Department

Public hearing closed.

The motion to approve staff's recommendation to amend the East Riverside Corridor Regulating Plan was approved on the consent agenda by Commissioner Nuria Zaragoza, Commissioner Jean Stevens seconded the motion on a vote of 11-0; Commissioner Patricia Seeger was absent.

**8. Code Amendment: C20-2014-021 - East Riverside Corridor Amendment Process**

Request: Consider an amendment to Title 25 of the City Code to amend the East Riverside Corridor Regulating Plan to add a meeting requirement for plan amendments.

**Recommended**

Staff: Greg Dutton, 512-974-3509, [greg.dutton@austintexas.gov](mailto:greg.dutton@austintexas.gov);  
Planning and Zoning Department

Public hearing closed.

The motion to approve staff's recommendation to amend Title 25 East Riverside Corridor Amendment Process was approved by Commissioner Jean Stevens, Commissioner Fayez Kazi seconded the motion on a vote of 11-0; Commissioner Patricia Seeger was absent.

**9. Code Amendment: C20-2015-002 - Subchapter F: Carport and Garage Exemptions; ERC and TOD Zoning**

Request: Consider an amendment to Title 25 of the City Code to change regulations related to Subchapter F gross floor area exemptions for garages and carports, and to clarify that Subchapter F does not apply to property zoned ERC or TOD.

**Recommended**

Staff: Greg Dutton, 512-974-3509, [greg.dutton@austintexas.gov](mailto:greg.dutton@austintexas.gov);  
Planning and Zoning Department

Part 1 Motion:

The motion to postpone indefinitely Subchapter F gross floor area exemptions for garages and carports; and send to a working group, with the working group reporting back to the full Planning Commission by January 1, 2016 was made by Commissioner James Shieh, Commissioner Tom Nuckols seconded the motion on a vote of 11-0; Commissioner Patricia Seeger was absent.

Working Group Members are: James Shieh, Trinity White and Jean Stevens

Part 2 Motion:

Motion made to make Subchapter F not applicable to property zoned ERC or TOD was made by Commissioner Nuria Zaragoza, Commissioner James Schissler seconded the motion on a vote of 11-0; Commissioner Patricia Seeger was absent.

**10. Rezoning: C14-2015-0093 - Philip Raney, Nueces Street Partners, LLC; District 9**

Location: 1507 Nueces Street, Shoal Creek Watershed, Downtown Austin Plan  
Owner/Applicant: Philip Raney, Nueces Street Partners, LLC (Philip Raney)  
Agent: Bury, Inc. (Derek Villemez)  
Request: GO to DMU  
Staff Rec.: **Recommended**  
Staff: Victoria Haase, 512-974-7691, [tori.haase@austintexas.gov](mailto:tori.haase@austintexas.gov);  
Planning and Zoning Department

Public hearing closed.

The motion to approve staff's recommendation for DMU district zoning was approved on the consent agenda by Commissioner Nuria Zaragoza, Commissioner Jean Stevens seconded the motion on a vote of 11-0; Commissioner Patricia Seeger was absent.

**11. Rezoning: C14-2015-0094 - Philip Raney, Nueces Street Partners, LLC; District 9**

Location: 507 West 16th Street, Shoal Creek Watershed, Downtown Austin Plan  
Owner/Applicant: Philip Raney, Nueces Street Partners, LLC (Philip Raney)  
Agent: Bury, Inc. (Derek Villemez)  
Request: GO to DMU  
Staff Rec.: **Recommended**  
Staff: Victoria Haase, 512-974-7692, [tori.haase@austintexas.gov](mailto:tori.haase@austintexas.gov);  
Planning and Zoning Department

Public hearing closed.

The motion to approve staff's recommendation for DMU district zoning was approved on the consent agenda by Commissioner Nuria Zaragoza, Commissioner Jean Stevens seconded the motion on a vote of 11-0; Commissioner Patricia Seeger was absent.

**12. Rezoning: C14H-2015-0010 - Yerwood-Simond House; District 1**

Location: 2005 Hamilton Avenue, Boggy Creek Watershed, Central East Austin NPA

Owner/Applicant: Harold B. Groendyke and Catherine Lucchesi, owners

Agent: Alyson McGee

Request: SF-3-NP to SF-3-H-NP

Staff Rec.: **Recommended**

Staff: Steve Sadowsky, 512-974-6454, [steve.sadowsky@austintexas.gov](mailto:steve.sadowsky@austintexas.gov); Planning and Zoning Department

Public hearing closed.

The motion to approve staff's recommendation for SF-3-H-NP district zoning was approved on the consent agenda by Commissioner Nuria Zaragoza, Commissioner Jean Stevens seconded the motion on a vote of 11-0; Commissioner Patricia Seeger was absent.

**13. Rezoning: C14-2014-0198 - One Two East; District 1**

Location: 1105, 1107, and 1109 N. IH 35 Service Road Northbound, Waller Creek Watershed, Central East Austin NPA

Owner/Applicant: JH West 12th Street Partners, Ltd. (Haythem Dawlett)

Agent: Drenner Group. P.C. (Stephen Rye)

Request: Tract 1: from CS-NCCD-NP to CS-NCCD-NP, to change a condition of zoning; Tract 2: from CS-1-NCCD-NP to CS-1-NCCD-NP, to change a condition of zoning

Staff Rec.: **Postponement to October 13, 2015 requested by Staff**

Staff: Heather Chaffin, 512-974-2122, [heather.chaffin@austintexas.gov](mailto:heather.chaffin@austintexas.gov); Planning and Zoning Department

The motion to postpone to October 13, 2015 by request of staff was approved on the consent agenda by Commissioner Nuria Zaragoza, Commissioner Jean Stevens seconded the motion on a vote of 11-0; Commissioner Patricia Seeger was absent.

**14. Resubdivision: C8-2015-0048.0A - Resubdivision of Lot 12, Block D, Lakeshore Village; District 10**

Location: 3600 Meredith Street, Lake Austin Watershed, West Austin NPA  
Owner/Applicant: Daniel Camspey & Mark Waugh  
Agent: Hector Avila  
Request: Approve the resubdivision of one lot into 2 lots on 0.285 acres.  
Staff Rec.: **Recommended**  
Staff: Sylvia Limon, 512-974-2767, [sylvia.limon@austintexas.gov](mailto:sylvia.limon@austintexas.gov);  
Development Services Department

Public hearing closed.

The motion to approve staff's recommendation to approve the re-subdivision of Lot 12, Block D, Lakeshore Village was approved on the consent agenda by Commissioner Nuria Zaragoza, Commissioner Jean Stevens seconded the motion on a vote of 11-0; Commissioner Patricia Seeger was absent.

**15. Resubdivision: C8-2015-0001.0A - Resubdivision of Lot 1 of the Resubdivision of Lots 1 thru 4 inclusive of Peschka Subdivision; District 5**

Location: 1405 Rabb Rd., Lady Bird Lake Watershed, Zilker NPA  
Owner/Applicant: JP Custom Homes, LLC (Justin Poses)  
Agent: Moncada Consulting (Phil Moncada)  
Request: Approval of the resubdivision of an existing lot and a portion of unplatted land into a three lot subdivision on 0.567 acres.  
Staff Rec.: **Recommended**  
Staff: Cesar Zavala, 512-974-3404, [cesar.zavala@austintexas.gov](mailto:cesar.zavala@austintexas.gov);  
Development Services Department

The motion to postpone to October 13, 2015 by request of staff was approved on the consent agenda by Commissioner Nuria Zaragoza, Commissioner Jean Stevens seconded the motion on a vote of 11-0; Commissioner Patricia Seeger was absent.

**16. Final Plat - Resubdivision: C8-2013-0081.2A.SH - Colorado Crossing IV, Section 6-A (Being a Resubdivision of Lot 5A, Resubdivision of Lot 1, Lockheed Addition); District 2**

Location: Aspen Glen Blvd. at Alpine Autumn Dr. (Razors Edge Dr.), Onion Creek Watershed, Southeast Combined (Southeast) NPA

Owner/Applicant: Lennar Buffington CC, LP (Ryan Mattox)

Agent: Lakeside Engineers (Chris Ruiz)

Request: Approve the resubdivision of part of one lot into 70 lots on 14.98 acres.

Staff Rec.: **Recommended**

Staff: Sylvia Limon, 512-974-2767, [sylvia.limon@austintexas.gov](mailto:sylvia.limon@austintexas.gov); Development Services Department

Public hearing closed.

The motion to approve staff's recommendation to approve the re-subdivision of Colorado Crossing IV, Section 6-A was approved on the consent agenda by Commissioner Nuria Zaragoza, Commissioner Jean Stevens seconded the motion on a vote of 11-0; Commissioner Patricia Seeger was absent.

**17. Final Plat - Resubdivision: C8-2013-0081.3A.SH - Colorado Crossing IV, Section 6-B (Being a Resubdivision of Lot 5A, Resubdivision of Lot 1, Lockheed Addition); District 2**

Location: Breckenridge Dr. at Aspen Glenn Blvd., Onion Creek Watershed, Southeast Combined (Southeast) NPA

Owner/Applicant: Lennar Buffington CC, LP (Ryan Mattox)

Agent: Lakeside Engineers (Chris Ruiz)

Request: Approve the resubdivision of part of one lot into 60 lots on 8.74 acres.

Staff Rec.: **Recommended**

Staff: Sylvia Limon, 512-974-2767, [sylvia.limon@austintexas.gov](mailto:sylvia.limon@austintexas.gov); Development Services Department

Public hearing closed.

The motion to approve staff's recommendation to approve the re-subdivision Colorado Crossing IV, Section 6-B was approved on the consent agenda by Commissioner Nuria Zaragoza, Commissioner Jean Stevens seconded the motion on a vote of 11-0; Commissioner Patricia Seeger was absent.

- 18. Final Plat: C8-2015-0187.0A - Hudson Aviary; District 1**
- Location: 6009-1/2 Hudson Street, Fort Branch Watershed, MLK-183 NPA
- Owner/Applicant: Nicholas Koch
- Agent: Perales Engineering (Jerry Perales)
- Request: Approval of the Hudson Aviary composed of 1 lot on 3 acres.
- Staff Rec.: **Disapproval**
- Staff: Development Services Department
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- 19. Final Plat: C8-2015-0194.0A - Domain Blocks L, M and N; District 7**
- Location: 11501 Domain Drive, Walnut Creek Watershed, North Burnet TOD
- Owner/Applicant: Domain LMN Investors, LP (Robert Shaw)
- Agent: Bury-Aus, Inc. (Allison Lehman)
- Request: Approval of Domain Blocks L, M and N composed of 4 lots on 67.193 acres.
- Staff Rec.: **Disapproval**
- Staff: Development Services Department
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- 20. Final Plat: C8-2015-0185.0A - Hickman Terrace; District 1**
- Location: 1712 Wheless Lane, Fort Branch Watershed, Windsor Park NPA
- Owner/Applicant: Windsor Park Assett LLC (Kevin Smith)
- Agent: Hector Avila
- Request: Approval of the Hickman Terrace composed of 3 lots on 0.50 acres
- Staff Rec.: **Disapproval**
- Staff: Development Services Department

**21. Final Plat: C8-2015-0192.0A - Austin Mall; Resubdivision of Lot 3E; District 4**

Location: 5901 Airport Blvd., Tannehill Branch Watershed, Highland NPA

Owner/Applicant: Austin Community College District (Richard Rhodes)

Agent: Bury Inc. (Craig Chonko)

Request: Approval of the Austin Mall; Resubdivision of Lot 3E into 4 lots on 26.06 acres.

Staff Rec.: **Disapproval**

Staff: Development Services Department

Items 18-21;

Public hearing closed.

The motion to disapprove Items #18-21 was approved on the consent agenda by Commissioner Nuria Zaragoza, Commissioner Jean Stevens seconded the motion on a vote of 11-0; Commissioner Patricia Seeger was absent.

**22. Site Plan - Waiver Only: SP-2015-0026C - Avion Park; District 1**

Location: 1931 E. 38th 1/2 St., Boggy Creek Watershed, East MLK Combined NPA

Owner/Applicant: Avion Park LLC (Justin Day)

Agent: KBGE (Bryant Bell P.E.)

Request: Request a waiver to permit a structure to encroach in the 25 foot compatibility setback. [LDC Section 25-2-1063(B)(1)]

Staff Rec.: **Recommended**

Staff: Nikki Hoelter, 512-974-2863, [nikki.hoelter@austintexas.gov](mailto:nikki.hoelter@austintexas.gov); Development Services Department

Public hearing closed.

The motion to approve staff's recommendation for a Site Plan Waiver for Avion Park was approved on the consent agenda by Commissioner Nuria Zaragoza, Commissioner Jean Stevens seconded the motion on a vote of 11-0; Commissioner Patricia Seeger was absent.

**23. Site Plan - Waiver Only: SP-2015-0294C - San Marcos Hotel; District 3**

Location: 924 E. 7th Street, Waller Creek Watershed, Plaza Saltillo TOD

Owner/Applicant: Bruner Interests LLC (Scott Bruner)

Agent: LOC Consultants Civil Division Inc. (Sergio Lozano P.E.)

Request: 1. A permanently placed refuse receptacle including a dumpster may not be located 20 feet or less from property from an SF-5 or more restrictive zoning district or on which a use permitted in an SF-5 or more restrictive zoning district is located. [LDC Sec. 25-2-1067(C)]; 2. Unless a parking area or driveway is on a site that is less than 125 feet wide, a parking area or driveway may not be constructed 25 feet or less from a lot that is in an SF-5 or more restrictive zoning district is located. [LDC Sec. 25-2-1067(G)]

Staff Rec.: **Recommended**

Staff: Nikki Hoelter, 512-974-2863, [nikki.hoelter@austintexas.gov](mailto:nikki.hoelter@austintexas.gov); Development Services Department

Public hearing closed.

The motion to approve staff's recommendation for a Site Plan Waiver only for San Marcos Hotel with a condition to limit dumpster service to 7AM to 10PM, Monday thru Sunday was approved on the consent agenda by Commissioner Nuria Zaragoza, Commissioner Jean Stevens seconded the motion on a vote of 11-0; Commissioner Patricia Seeger was absent.

**24. Encroachment of a Right-of-Way: F#9524-1505; District 9**

Request: Encroachment of the Red River Street right-of-way by an overhead pedestrian bridge with surface and sub-surface support structures.

**Recommended**

Staff: Eric Hammack, 512-974-7079, [Eric.Hammack@AustinTexas.gov](mailto:Eric.Hammack@AustinTexas.gov); Office of Real Estate Services

Public hearing closed.

The motion to approve staff's recommendation for an encroachment of a right-of-way was approved on the consent agenda by Commissioner Nuria Zaragoza, Commissioner Jean Stevens seconded the motion on a vote of 11-0; Commissioner Patricia Seeger was absent.

**D. NEW BUSINESS**

**1. New Business:**

Request: Discussion and action on appointing a Commissioner to the Joint Sustainability Committee.

Commission tabled discussion; no nomination was made – Repost on the October 13, 2015 agenda

**2. New Business: Code Amendment - Initiate a Code Amendment - Traffic Mitigation**

Request: Initiate an amendment to Title 25 of the City Code related to requirements for providing traffic mitigation as a condition to development approval.

Staff: Andy Linseisen, 512-974-2239, [andy.linseisen@austintexas.gov](mailto:andy.linseisen@austintexas.gov); Development Services Department

Motion made to send to Codes & Ordinances Committee was made by Commissioner Jean Stevens, Commissioner James Shieh seconded the motion on a vote of 11-0; Commissioner Patricia Seeger was absent.

**3. New Business: Code Amendment - Initiate a Code Amendment - Complete Streets**

Request: Initiate an amendment to Title 25 of the City Code related to requirements for roadway construction to comply with the City’s Complete Streets policies.

Staff: Andy Linseisen, 512-974-2239, [andy.linseisen@austintexas.gov](mailto:andy.linseisen@austintexas.gov); Development Services Department

Public hearing closed.

The motion to approve staff’s recommendation to initiate an amendment to Title 25 Complete Streets was approved on the consent agenda by Commissioner Nuria Zaragoza, Commissioner Jean Stevens seconded the motion on a vote of 11-0; Commissioner Patricia Seeger was absent.

**4. New Business: Code Amendment - Initiate a Code Amendment - Sidewalk Fee-in-Lieu Criteria**

Request: Initiate an amendment to Title 25 of the City Code related to sidewalk fee-in-lieu criteria.

Staff: Greg Dutton, 512-974-3509, [greg.dutton@austintexas.gov](mailto:greg.dutton@austintexas.gov);  
Planning and Zoning Department

Public hearing closed.

The motion to approve staff's recommendation to initiate an amendment to Title 25 Sidewalk Fee-in-Lieu Criteria was approved on the consent agenda by Commissioner Nuria Zaragoza, Commissioner Jean Stevens seconded the motion on a vote of 11-0; Commissioner Patricia Seeger was absent.

**5. New Business: Code Amendment - Initiate a Code Amendment - Porch Encroachment**

Request: Initiate an amendment to Title 25 of the City Code regarding regulations for porch encroachment into street side yards.

Staff: Greg Dutton, 512-974-3509, [greg.dutton@austintexas.gov](mailto:greg.dutton@austintexas.gov);  
Planning and Zoning Department

Public hearing closed.

The motion to approve staff's to initiate an amendment to Title 25 Porch Encroachment was approved on the consent agenda by Commissioner Nuria Zaragoza, Commissioner Jean Stevens seconded the motion on a vote of 11-0; Commissioner Patricia Seeger was absent.

**E. ITEMS FROM COMMISSION**

Request made by Commissioner Nuria Zaragoza, Faye Kazi and Stephen Oliver for an update status on CodeNEXT:

1. A briefing on CodeNEXT and where things stand right now
2. A copy of the contract
3. An understanding on what the PC should be doing right now (what is PC's role right now)
4. What report the PC needs to get based on the progress of CodeNEXT
5. If Opticos is available to meet with the PC, they want a briefing from Opticos

**F. COMMITTEE REPORTS**

Codes & Ordinances Committee – October 20, 2015 @ 6PM

Small Area Planning Committee – October 5, 2015 @ 6PM

Comp Plan Committee – October 12, 2015 @ 5PM

Downtown - NA

**G. ADJOURN**

**Chair Stephen Oliver adjourned the meeting without objection at 9:20PM**