



**REGULAR MEETING
MINUTES**

**PLANNING COMMISSION
December 8, 2015**

**The Planning Commission convened in a regular meeting on December 8, 2015@ 301 W. 2nd Street,
Austin, TX 78701**

Chair Stephen Oliver called the Commission Meeting to order at 6:02 p.m.

Commission Members in Attendance:

**Stephen Oliver - Chair
Fayez Kazi – Vice - Chair
Tom Nuckols
Angela Pineyro De Hoyos
James Schissler
Patricia Seeger (*Present, left early*)
James Shieh (*Present, arrived late / absent for passage of the consent agenda*)
Jean Stevens
Jose Vela
Trinity White
Michael Wilson
Nuria Zaragoza (*Present, left early*)**

**William Burkhardt – Ex-Officio
Howard Lazarus – Ex-Officio
Dr. Jayme Mathias – Ex-Officio**

Jeffrey Thompson – 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

B. APPROVAL OF MINUTES

1. Approval of minutes from November 10, 2015.

The motion to approve the minutes from November 10, 2015 with an edit reflecting Commissioner James Schissler recusal on item C-09 was approved on the consent agenda by Commissioner Jose Vela, Vice-Chair Faye Kazi seconded the motion on a vote of 11-0; Commissioner James Shieh absent for passage of the consent agenda and Commissioner Jeffrey Thompson absent.

C. PUBLIC HEARINGS

- 1. Zoning: C814-2012-0163 - Sun Chase PUD; District 2**
Location: 15201, 15810 and 16070 Pearce Lane; 7910 Wolf Lane, Dry Creek East Watershed, Southeast Travis County MUD #1-4
Owner/Applicant: Qualico CR LP (Vera Massaro)
Agent: Armbrust & Brown, L.L.P. (Richard Suttle)
Request: I-SF-2; I-SF-4A to PUD
Staff Rec.: **Pending; Postponement request by the Staff to January 12, 2016**
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov
Planning and Zoning Department

The motion to grant staff's request for postponement of this item to January 12, 2016 was approved on the consent agenda by Commissioner Jose Vela, Vice-Chair Faye Kazi seconded the motion on a vote of 11-0; Commissioner James Shieh absent for passage of the consent agenda and Commissioner Jeffrey Thompson absent.

- 2. Plan Amendment: NPA-2015-0002.02 - 901 Spence; District 3**
Location: 901 Spence Street, Lady Bird Lake Watershed, East Cesar Chavez NP Area
Owner/Applicant: Margot Perez-Greene, Executor Estate of Ananias B. Perez
Agent: Gayle Rosenthal, Attorney/Broker
Request: Single Family land use to Mixed Use/Office land use
Staff Rec.: **Not recommended**
Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov
Planning and Zoning Department

The motion to grant the applicant's request for postponement of this item to February 23, 2016 was approved on the consent agenda by Commissioner Jose Vela, Vice-Chair Faye Kazi seconded the motion on a vote of 11-0; Commissioner James Shieh absent for passage of the consent agenda and Commissioner Jeffrey Thompson absent.

- 3. Rezoning: C14-2015-0109 - 901 Spence; District 3**
 Location: 901 Spence Street, Lady Bird Lake Watershed, East Cesar Chavez NP Area
 Owner/Applicant: Margot Perez-Greene, Executor Estate of Ananias B. Perez
 Agent: Gayle Rosenthal, Attorney/Broker
 Request: SF-3-NP to GO-MU-NP
 Staff Rec.: **Not recommended**
 Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov
 Planning and Zoning Department

The motion to grant the applicant’s request for postponement of this item to February 23, 2016 was approved on the consent agenda by Commissioner Jose Vela, Vice-Chair Faye Kazi seconded the motion on a vote of 11-0; Commissioner James Shieh absent for passage of the consent agenda and Commissioner Jeffrey Thompson absent.

- 4. Plan Amendment: NPA-2015-0005.04 - Lenox Oaks; District 3**
 Location: 6705, 6707, 6709 Ponca Street; 434 Bastrop Highway Southbound; 444, 446, 448, 450, 452, 454 & 456 Bastrop Highway Southbound; 500 Bastrop Highway Southbound, Carson Creek Watershed, Montopolis NP Area
 Owner/Applicant: 422 Bastrop Hwy, Ltd.; 500 Bastrop Hwy, Ltd.; and Chase Equities, Inc.
 Agent: Smith, Robertson, Elliott & Douglas, LLP (David Hartman)
 Request: Single Family, Commercial and Office land use to Mixed Use land use
 Staff Rec.: **Mixed Use, Commercial, Mixed Use/Office and Multifamily land uses**
 Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov
 Planning and Zoning Department

The motion to grant the neighborhood’s request for postponement of this item to January 12, 2016 was approved on the consent agenda by Commissioner Jose Vela, Vice-Chair Faye Kazi seconded the motion on a vote of 10-0-1; Commissioner James Schissler recused himself from this item; Commissioner James Shieh absent for passage of the consent agenda and Commissioner Jeffrey Thompson absent.

- 5. Rezoning: C14-2015-0104 - Lenox Oaks; District 3**
 Location: 434 Bastrop Hwy SB, 444-456 Bastrop Highway Southbound, 500 Bastrop Highway Southbound, 6705-6709 Ponca Street, Colorado River and Carson Creek Watersheds, Montopolis NP Area
 Owner/Applicant: Chase Equities (Jimmy Nassour), 422 Bastrop Hwy, Ltd. (Jimmy Nassour), 500 Bastrop Hwy, Ltd. (Jimmy Nassour)
 Agent: Smith, Robertson, Elliott & Douglas, LLP (David Hartman)
 Request: CS-NP, SF-3-NP, GO-NP & SF-2-NP to CS-MU-NP
 Staff Rec.: **Recommendation of CS-CO-NP, CS-MU-CO-NP, LR-MU-CO-NP, GO-MU-CO-NP, and MF-2-CO-NP**
 Staff: Andrew Moore, 512-974-7604, andrew.moore@austintexas.gov
 Planning and Zoning Department

The motion to grant the neighborhood's request for postponement of this item to January 12, 2016 was approved on the consent agenda by Commissioner Jose Vela, Vice-Chair Faye Kazi seconded the motion on a vote of 10-0-1; Commissioner James Schissler recused himself from this item; Commissioner James Shieh absent for passage of the consent agenda and Commissioner Jeffrey Thompson absent.

- 6. Plan Amendment: NPA-2015-0008.01 - Sol Wilson, District 1**
Location: 2612 Sol Wilson Avenue, Boggy Creek Watershed, Rosewood NP Area
Owner/Applicant: Fox Investment Properties, LLC
Agent: Lenworth Consulting, LLC (Nash Gonzales, Jr.)
Request: Civic land use to Mixed Use land use
Staff Rec.: **Recommendation of Neighborhood Mixed Use land use**
Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov
Planning and Zoning Department

Public Hearing Closed.

The motion to grant staff's recommendation of Neighborhood Mixed Use land use located at 2612 Sol Wilson Avenue was approved by Vice-Chair Faye Kazi, Commissioner Nuria Zaragoza seconded the motion on a vote of 11-1; Commissioner Michael Wilson voted nay; Commissioner Jeffrey Thompson absent.

- 7. Rezoning: C14-2015-0102 - Sol Wilson, District 1**
Location: 2612 Sol Wilson Avenue, Boggy Creek Watershed, Rosewood NP Area
Owner/Applicant: Fox Investment Properties, LLC
Agent: Lenworth Consulting, LLC (Nash Gonzales, Jr.)
Request: LR-MU-V-NP to CS-MU-CO-NP
Staff Rec.: **Not recommended**
Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov
Planning and Zoning Department

Public Hearing Closed.

The motion to deny the request for rezoning for the property located at 2612 Sol Wilson Avenue was approved by Vice-Chair Faye Kazi, Commissioner Nuria Zaragoza seconded the motion on a vote of 11-1; Commissioner Michael Wilson voted nay; Commissioner Jeffrey Thompson absent.

- 8. Plan Amendment: NPA-2015-0023.01 - Boys and Girls - Legacy Club of Austin; District 1**
Location: 4717 Turner Lane, Walnut Creek and Little Walnut Creek Watersheds, University Hills/Windsor Hills NP Area
Owner/Applicant: Boys and Girls Club of America (Chuck Carroll)
Agent: Drenner Group. P.C. (Stephen Rye)
Request: Higher Density Single Family, Transportation, and Commercial to Civic
Staff Rec.: **Recommended**
Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov
Planning and Zoning Department

The motion to grant the neighborhood's request for postponement of this item to January 26, 2016 was approved by Commissioner Patricia Seeger, Commissioner Jean Stevens seconded the motion

on a vote of 7-4; Chair Steven Oliver, Vice-Chair Faye Kazi, Commissioner James Schissler and Commissioner Michael Wilson voted nay; Commissioner James Shieh (arrived late) and Commissioner Jeffrey Thompson absent.

- 9. Rezoning: C14-2015-0086 - Boys and Girls - Legacy Club of Austin; District 1**
Location: 4717 Turner Lane, Walnut Creek and Little Walnut Creek Watersheds, University Hills/Windsor Hills NP Area
Owner/Applicant: Boys and Girls Club of America (Chuck Carroll)
Agent: Drenner Group. P.C. (Stephen Rye)
Request: SF-3-NP, SF-6-NP, and LR-CO-NP to GR-CO-NP
Staff Rec.: **Recommended with conditions**
Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov
Planning and Zoning Department

The motion to grant the neighborhood's request for postponement of this item to January 26, 2016 was approved by Commissioner Patricia Seeger, Commissioner Jean Stevens seconded the motion on a vote of 7-4; Chair Steven Oliver, Vice-Chair Faye Kazi, Commissioner James Schissler and Commissioner Michael Wilson voted nay; Commissioner James Shieh (arrived late) and Commissioner Jeffrey Thompson absent.

- 10. Code Amendment: C20-2015-012 - Short-Term Rentals**
Request: Consider amendments to Title 25 of the City Code related to short-term rentals
Staff Rec.: **Recommended**
Staff: Trish Link, 512-974-2173, patricia.link@austintexas.gov
Law Department

Public hearing closed.

There was a motion by Commissioner Jean Stevens and seconded by Commissioner Tom Nuckols to forward the item to Council without a recommendation but with the request to immediately begin the phase out of short-term rentals (Type II).

Substitute motion by Vice-Chair Faye Kazi and seconded by Commissioner James Schissler to approve staff recommendation with the following amendments.

The amendments were:

Increase the distance requirement between STRs (Type 2) from 500 feet to 1,000 feet.

Delete 6 unrelated adults and 10 per site and change to 8 bodies per site (children included).

Variance process for additional occupancy and a variance process to allow short-term rentals (Type II) in residential zoned areas.

A friendly amendment was made by Commissioner Nuria Zaragoza and accepted by the maker to limit occupancy to 8 adults per site; 6 adults per license. There was a friendly amendment by

Commissioner James Shieh to mark April 1, 2019 as the phase out date for STRs (Type 2). The maker accepted an alternate date of April 1, 2021. A friendly amendment was made by Commissioner Trinity White and accepted by the maker to delete the previous amendment to allow a variance process to allow short-term rentals (Type II) in residential zoned areas.

Vice-Chair Faye Kazi amended his substitute motion to reflect the phase out date of April 1, 2020 and to include a recommendation that the Austin City Council not revisit the ordinance in 2017.

The substitute motion along with the accepted friendly amendments listed above prevailed on a vote of 12-0; Commissioner Jeffrey Thompson absent.

11. Code Amendment: C20-2015-010 - Porch Encroachment

Request: Consider an amendment to Title 25 of the City Code related to street side yard porch encroachment

Staff Rec.: **Recommended**

Staff: Greg Dutton, 512-974-3509, greg.dutton@austintexas.gov
Planning and Zoning Department

Public hearing closed.

The motion to grant staff recommendation of this item was approved by Commissioner James Shieh and seconded by Commissioner Jean Stevens on a vote of 10-0; Commissioner Patricia Seeger (*left early*), Commissioner Jeffrey Thompson absent and Commissioner Nuria Zaragoza (*left early*).

12. Code Amendment: C20-2015-014 - Planned Unit Development Zoning

Request: Consider an amendment to Title 25 of the City Code related to approval requirements for planned unit development zoning cases

Staff Rec.: **Recommended**

Staff: Greg Dutton, 512-974-3509, greg.dutton@austintexas.gov
Planning and Zoning Department

The motion to grant the stakeholder's request for postponement of this item to January 12, 2016 was approved on the consent agenda by Commissioner Jose Vela, Vice-Chair Faye Kazi seconded the motion on a vote of 11-0; Commissioner James Shieh absent for passage of the consent agenda and Commissioner Jeffrey Thompson absent.

13. Code Amendment: C20-2014-003 - Small Lot Amnesty

Request: Consider amendments to Title 25 of the City Code to limit the redevelopment of existing small (substandard) lots that are developed as a single building site.

Staff Rec.: **Recommended**

Staff: Greg Dutton, 512-974-3509, greg.dutton@austintexas.gov
Planning and Zoning Department

Public hearing closed.

There was a motion by Vice-Chair Faye Kazi and seconded by Commissioner James Schissler to grant staff recommendation with the following amendments. Strike item "D" and reduce the maximum impervious coverage to 50%. The motion failed on a vote of 6-3-1; Commissioner Tom

Nuckols abstained; Commissioner James Shieh, Commissioner Jean Stevens and Commissioner Trinity White voted nay; Commissioner Patricia Seeger (*left early*), Commissioner Jeffrey Thompson absent and Commissioner Nuria Zaragoza (*left early*).

There was a substitute motion by Commissioner Jose Vela and seconded by Commissioner Michael Wilson to deny staff recommendation. The substitute motion failed on a vote of 4-6. Those voting nay were: Vice-Chair Faye Kazi, Commissioner Tom Nuckols, Commissioner Jean Stevens, Commissioner Trinity White, Commissioner Angela Pineyro De Hoyos and Commissioner James Shieh; Commissioner Patricia Seeger (*left early*), Commissioner Jeffrey Thompson absent and Commissioner Nuria Zaragoza (*left early*).

There was a motion by Commissioner James Shieh and seconded by Commissioner Jean Stevens to grant staff recommendation. The motion failed on a vote of 4-6. Those voting nay were Chair Stephen Oliver, Commissioner Tom Nuckols, Commissioner Angela Pineyro De Hoyos, Commissioner James Schissler, Commissioner Michael Wilson, and Commissioner Jose Vela; Commissioner Patricia Seeger (*left early*), Commissioner Jeffrey Thompson absent and Commissioner Nuria Zaragoza (*left early*).

Amendment is forwarded to Council without a recommendation due to a lack of a vote in the affirmative.

- 14. 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 NP Area
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.: **Recommended with conditions**
Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov
Planning and Zoning Department

The motion to grant staff's request for postponement of this item to January 12, 2016 was approved on the consent agenda by Commissioner Jose Vela, Vice-Chair Faye Kazi seconded the motion on a vote of 11-0; Commissioner James Shieh absent for passage of the consent agenda and Commissioner Jeffrey Thompson absent.

- 15. Rezoning: C14-2015-0135 - South Six; District 2**
 Location: 4212 Smith School Road, Williamson Creek and Onion Creek Watersheds, Southeast Combined (McKinney) NP Area
 Owner/Applicant: 143 Smith School, Ltd. (Ronald Yokubaitis)
 Agent: Sneed, Vine & Perry, PC (Robert Kleeman)
 Request: DR-NP to LI-PDA-NP
 Staff Rec.: **Recommended**
 Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov
 Planning and Zoning Department

The motion to grant applicant’s request for postponement of this item to January 12, 2016 was approved on the consent agenda by Commissioner Jose Vela, Vice-Chair Faye Kazi seconded the motion on a vote of 11-0; Commissioner James Shieh absent for passage of the consent agenda and Commissioner Jeffrey Thompson absent.

- 16. Rezoning: C14-2015-0141 - Allwood Condo Project; District 5**
 Location: 2106 Allwood Drive & 2103 Bluebonnet Lane, West Bouldin Creek Watershed, Zilker NP Area
 Owner/Applicant: River City Homes (Peter Kehle)
 Agent: Hector Avila
 Request: SF-3 to SF-6
 Staff Rec.: **Recommendation of SF-6-CO**
 Staff: Andrew Moore, 512-974-7604, andrew.moore@austintexas.gov
 Planning and Zoning Department

The motion to grant the neighborhood’s request for postponement of this item to January 12, 2016 was approved on the consent agenda by Commissioner Jose Vela, Vice-Chair Faye Kazi seconded the motion on a vote of 11-0; Commissioner James Shieh absent for passage of the consent agenda and Commissioner Jeffrey Thompson absent.

- 17. Rezoning: C14-2015-0047 - 2303-2311 Thornton Road; District 5**
 Location: 2303-2311 Thornton Road, Bouldin Creek Watershed, South Lamar NP Area
 Owner/Applicant: UT Land Co. (Jimmy Nassour)
 Agent: Alice Glascoe Consulting (Alice Glascoe)
 Request: CS to CS-MU-V
 Staff Rec.: **Recommendation of CS-MU-CO**
 Staff: Andrew Moore, 512-974-7604, andrew.moore@austintexas.gov
 Planning and Zoning Department

The motion to grant the neighborhood’s request for postponement of this item to January 12, 2016 was approved on the consent agenda by Commissioner Jose Vela, Vice-Chair Faye Kazi seconded the motion on a vote of 10-0-1; Commissioner James Schissler recused himself on this item; Commissioner James Shieh absent for passage of the consent agenda and Commissioner Jeffrey Thompson absent.

- 18. Rezoning:** **C14-2015-0062 - US 183 & McCall Lane Rezoning; District 2**
 Location: 2900, 3000, 3024 US 183 Highway South and 3120 McCall Lane, Carson Creek and Onion Creek Watersheds, Southeast Combined (Southeast) NP Area
 Owner/Applicant: Met Center NYCTEX Phase II, Ltd. (Howard Yancy)
 Agent: Thrower Design (Ron Thrower)
 Request: LI-NP; LI-CO-NP to LI-PDA-NP
 Staff Rec.: **Pending; Postponement request by the Staff to January 26, 2016**
 Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov
 Planning and Zoning Department

The motion to grant staff's request for postponement of this item to January 26, 2016 was approved on the consent agenda by Commissioner Jose Vela, Vice-Chair Faye Kazi seconded the motion on a vote of 11-0; Commissioner James Shieh absent for passage of the consent agenda and Commissioner Jeffrey Thompson absent.

- 19. Final Plat - Resubdivision:** **C8-2014-0197.0A - Green Valley No. 1 Lot 1 Block 5, Resubdivision; District 1**
 Location: 1126 Lott Avenue, Fort Branch Creek Watershed, MLK-183 NP Area
 Owner/Applicant: Leticia Smith
 Agent: Hector Avila
 Request: Approval of Green Valley No. 1 Lot 1 Block 5; Resubdivision composed of 4 lots on 0.904 acres. In addition, the applicant requests a variance from LDC Section 25-4-175(A)(2) to utilize a flag lot design for a residential resubdivision.
 Staff Rec.: **Recommended**
 Staff: Don Perryman, 512-974-2786, Don.perryman@austintexas.gov
 Development Services Department

Public hearing closed.

The motion to grant staff's recommendation for C8-2014-0197.0A - Green Valley No. 1 Lot 1 Block 5 located at 1126 Lott Avenue was approved on the consent agenda by Commissioner Jose Vela, Vice-Chair Faye Kazi seconded the motion on a vote of 11-0; Commissioner James Shieh absent for passage of the consent agenda and Commissioner Jeffrey Thompson absent.

20. Final Plat - Resubdivision: **C8-2015-0112.0A - Crest Haven Addition, Resubdivision of Lot 7 Block 1; District 1**
 Location: Greenwood Avenue, Tannehill Branch Watershed, MLK NP Area
 Owner/Applicant: Urban Ventures
 Agent: Southwest Engineers (Matt Dringenberg)
 Request: Approval of the Crest Haven Addition, Resubdivision of Lot 7 Block 1 composed of 4 lots on 0.99 acres. In addition, the applicant requests a variance from LDC Section 25-4-175(A)(2) to utilize a flag lot design for a residential resubdivision.

Staff Rec.: **Recommended**
 Staff: Don Perryman, 512-974-2786, Don.perryman@austintexas.gov
 Development Services Department

Public hearing closed.

The motion to grant staff's recommendation for C8-2015-0112.0A - Crest Haven Addition, Resubdivision of Lot 7 Block 1 at Greenwood Avenue was approved on the consent agenda by Commissioner Jose Vela, Vice-Chair Faye Kazi seconded the motion on a vote of 11-0; Commissioner James Shieh absent for passage of the consent agenda and Commissioner Jeffrey Thompson absent.

21. Final Plat - Resubdivision: **C8-2015-0113.0A - Crest Haven Addition, Resubdivision of Lot 19, Block 1; District 1**
 Location: 2102 E M Franklin Avenue, Tannehill Branch Watershed, MLK NP Area
 Owner/Applicant: Urban Ventures
 Agent: Southwest Engineers (Matt Dringenberg)
 Request: Approval of the Crest Haven Addition, Resubdivision of Lot 19, Block 1 composed of 4 lots on 1.018 acres. In addition, the applicant requests a variance from LDC Section 25-4-175(A)(2) to utilize a flag lot design for a residential resubdivision.

Staff Rec.: **Recommended**
 Staff: Don Perryman, 512-974-2786, Don.perryman@austintexas.gov
 Development Services Department

Public hearing closed.

The motion to grant staff's recommendation for C8-2015-0113.0A - Crest Haven Addition, Resubdivision of Lot 19, Block 1 at 2102 E M Franklin Avenue was approved on the consent agenda by Commissioner Jose Vela, Vice-Chair Faye Kazi seconded the motion on a vote of 11-0; Commissioner James Shieh absent for passage of the consent agenda and Commissioner Jeffrey Thompson absent.

22. Final Plat - Resubdivision: **C8-2014-0243.0A - Banister Acres Lot 12 Block 5, Resubdivision; District 5**
 Location: 4416 Banister Lane, West Bouldin Creek Watershed, 4416 Banister Lane
 Owner/Applicant: Richard Wagner
 Agent: Hector Avila
 Request: Approval of the Banister Acres Lot 12 Block 5; Resubdivision composed of 2 lots on 0.50 acres.
 Staff Rec.: **Recommended**
 Staff: Don Perryman, 512-974-2786, Don.perryman@austintexas.gov
 Development Services Department

Public hearing closed.

The motion to grant staff’s recommendation for C8-2014-0243.0A - Banister Acres Lot 12 Block 5 located at 4416 Banister Lane was approved on the consent agenda by Commissioner Jose Vela, Vice-Chair Faye Kazi seconded the motion on a vote of 11-0; Commissioner James Shieh absent for passage of the consent agenda and Commissioner Jeffrey Thompson absent.

23. Final Plat - Resubdivision: **C8-2015-0153.0A - Austin Mall Lot 4. Resubdivision; District 4**
 Location: 5901 Airport Boulevard, Tannehill Branch and Waller Creek Watersheds, Brentwood/Highland Combined NP Area
 Owner/Applicant: Austin Community College District (Dr. Richard Rhodes)
 Agent: Bury, Inc. (Craig Chonko)
 Request: Approval of Austin Mall Lot 4, Resubdivision composed of 4 lots on 17.3 acres.
 Staff Rec.: **Recommended**
 Staff: David Wahlgren, 512-974-6455, david.wahlgren@austintexas.gov
 Development Services Department

Public hearing closed.

The motion to grant staff’s recommendation for C8-2015-0153.0A - Austin Mall Lot 4. Resubdivision located at 5901 Airport Boulevard was approved on the consent agenda by Commissioner Jose Vela, Vice-Chair Faye Kazi seconded the motion on a vote of 11-0; Commissioner James Shieh absent for passage of the consent agenda and Commissioner Jeffrey Thompson absent.

- 24. Final Plat - Resubdivision: C8-2015-0072.0A - RREEF Domain Lot Q1 Subdivision; District 7**
 Location: Kramer Lane, Walnut Creek Watershed, North Burnet TOD
 Owner/Applicant: RREEF Domain LP (Ben Bufkin)
 Agent: Bury-Aus, Inc. (Lauren Beavers)
 Request: Approval of the RREEF Domain Lot Q1 Subdivision composed of 3 lots on 67.193 acres
 Staff Rec.: **Recommended**
 Staff: Don Perryman, 512-974-2786, Don.perryman@austintexas.gov
 Development Services Department

Public hearing closed.

The motion to grant staff’s recommendation for C8-2015-0072.0A - RREEF Domain Lot Q1 Subdivision located at Kramer Lane was approved on the consent agenda by Commissioner Jose Vela, Vice-Chair Faye Kazi seconded the motion on a vote of 11-0; Commissioner James Shieh absent for passage of the consent agenda and Commissioner Jeffrey Thompson absent.

- 25. Resubdivision: C8-2015-0177.0A - 900 South 1st Plat; District 9**
 Location: 900 South 1st Street, East Bouldin Creek Watershed, Bouldin Creek NP Area
 Owner/Applicant: 1st Street Highlands, L.P. (Ryan Diepenbrock)
 Agent: PSW Homes, LLC (Jarred Corbell)
 Request: Approval of the resubdivision of existing lots and vacated right-of-way into a 1 lot subdivision on 1.323 acres
 Staff Rec.: **Recommended**
 Staff: Cesar Zavala, 512-974-3404, cesar.zavala@austintexas.gov
 Development Services Department

Public hearing closed.

The motion to grant staff’s recommendation for C8-2015-0177.0A - 900 South 1st Plat located at 900 South 1st Street was approved on the consent agenda by Commissioner Jose Vela, Vice-Chair Faye Kazi seconded the motion on a vote of 11-0; Commissioner James Shieh absent for passage of the consent agenda and Commissioner Jeffrey Thompson absent.

26. Resubdivision: C8-2015-0023.0A - Resubdivision of Lot A Sellstrom-Spear Addition; District 10
Location: 2617 Pecos Street, Taylor Slough South Watershed, West Austin NP Area
Owner/Applicant: Ashley Amini
Agent: Big Red Dog Engineering (Aaron Bourgeois)
Request: Approval of the resubdivision of an existing lot into a two lot subdivision on 1.06 acres
Staff Rec.: **Recommended**
Staff: Cesar Zavala, 512-974-3404, cesar.zavala@austintexas.gov
Development Services Department

Public hearing closed.

The motion to grant staff's recommendation for C8-2015-0023.0A - Resubdivision of Lot A Sellstrom-Spear Addition located at 2617 Pecos Street, Taylor Slough South Watershed was approved on the consent agenda by Commissioner Jose Vela, Vice-Chair Faye Kazi seconded the motion on a vote of 11-0; Commissioner James Shieh absent for passage of the consent agenda and Commissioner Jeffrey Thompson absent.

27. Resubdivision: C8-2015-0008.0A - Resubdivision of Portion of Lot 7 & 8, Block 8, C.R. Johns & Co. Subdivision; District 1
Location: 1313 Comal Street, Boggy Creek Watershed, Central East Austin NP Area
Owner/Applicant: Alan Gonzalez
Agent: Perales Engineering, LLC (Jerry Perales)
Request: Approval of the Resubdivision of Portion of Lots 7 & 8, Block 8, C.R. Johns & Co. Subdivision composed of 1 lot on 0.1434 acres.
Staff Rec.: **Recommended**
Staff: Cesar Zavala, 512-974-3404, cesar.zavala@austintexas.gov
Development Services Department

Public hearing closed.

The motion to grant staff's recommendation for C8-2015-0023.0A - Resubdivision of Lot A Sellstrom-Spear Addition located at 2617 Pecos Street was approved on the consent agenda by Commissioner Jose Vela, Vice-Chair Faye Kazi seconded the motion on a vote of 10-0-1; Commissioner Nuria Zaragoza abstained on this item; Commissioner James Shieh absent for passage of the consent agenda and Commissioner Jeffrey Thompson absent.

- 28. Final Plat: C8-20150254.0A - Kuykendall Heights; District 5**
 Location: 1912 Paramount Avenue, Lady Bird Lake Watershed, Zilker NP Area
 Owner/Applicant: Lauren Moorman
 Agent: MADC, LLC (Carl McClendon)
 Request: Approval of Kuykendall Heights composed of 1 lot on 0.685 acres.
 Staff Rec.: **Disapproval**
 Staff: David Wahlgren, 512-974-6455, david.wahlgren@austintexas.gov
 Development Services Department
- 29. Preliminary Plan: C8-2015-0260 - Rancho Garza Preliminary Plan; District 8**
 Location: 3800 Ben Garza Lane, Williamson Creek Watershed-Barton Springs Zone, East Oak Hill NP Area
 Owner/Applicant: Rancho Graza Ltd. (Ron White)
 Agent: Cunningham-Allen, Inc. (Jana Rice)
 Request: Approval of Rancho Garza Preliminary Plan composed of 10 lots on 34.72 acres.
 Staff Rec.: **Disapproval**
 Staff: David Wahlgren, 512-974-6455, david.wahlgren@austintexas.gov
 Development Services Department
- 30. Final Plat: C8-2015-0256.0A - Cactus Lane Subdivision; District 5**
 Location: 2103 West Ben White Boulevard, Williamson Creek Watershed, South Lamar NP Area
 Owner/Applicant: WC 2101 W Ben White LP (Rosalie Keszler)
 Agent: Doucet & Associates (Jonathan Fowler)
 Request: Approval of the Cactus Lane Subdivision composed of 2 lots on 2.864 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
- 31. Final Plat with Preliminary: C8-2015-0031.2A - EM Franklin; District 1**
 Location: 1190 EM Franklin Ave, Tannehill Branch Watershed, MLK NP Area
 Owner/Applicant: EM Franklin LP
 Agent: PSW Real Estate Communities LP (Casey Giles)
 Request: Approval of the EM Franklin composed of 48 lots on 4.64 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department

- 32. Final Plat:** **C8-2015-0253.0A - Block 6 Broadacres; Resubdivision of Lot 6; District 7**
 Location: 5611 Jeff Davis Avenue, Shoal Creek Watershed, Brentwood NP Area
 Owner/Applicant: Noble S&E Works (Ryan Irion)
 Agent: Michel Issa
 Request: Approval of the Block 6 Broadacres; Resubdivision of Lot 6 composed of 2 lots on 0.33 acres.
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
- 33. Final Plat - Amended Plat:** **C8-2015-0246.0A - Bouldin Stand Two; District 8**
 Location: 5508 West U.S. 290 Highway Westbound, West Bouldin Creek Watershed, East Oak Hill NP Area
 Owner/Applicant: LandDev Consulting (Darren Webber)
 Agent: Legacy DCS, LLC (Cass Brewer)
 Request: Approval of the Bouldin Stand Two composed of 2 lots on 0.46 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department

Items 28-33;
 Public hearing closed.

The motion to disapprove Items 28-33 was approved on the consent agenda by Commissioner Jose Vela, Vice-Chair Faye Kazi seconded the motion on a vote of 11-0; Commissioner James Shieh absent for passage of the consent agenda and Commissioner Jeffrey Thompson absent.

- 34. Site Plan Compatibility Waiver:** **SP-2015-0130D - Austin Chinese Church North Parking Lot; District 1**
 Location: 11133-1/2 Wandering Way, Walnut Creek Watershed, Windsor Hills NP Area
 Owner/Applicant: Austin Chinese Church (Ka Leung Lee)
 Agent: Chan & Partners Engineering (Alexis Woffenden)
 Request: Waiver from a 25-ft to a 5-ft setback to build parking spaces and a driveway
 Staff Rec.: **Recommended**
 Staff: Scott Grantham, 512-974-2942, scott.grantham@austintexas.gov
 Development Services Department

Public hearing closed.

The motion to grant staff's recommendation for SP-2015-0130D - Austin Chinese Church North Parking Lot located at 11133-1/2 Wandering Way was approved on the consent agenda by Commissioner Jose Vela, Vice-Chair Faye Kazi seconded the motion on a vote of 11-0; Commissioner James Shieh absent for passage of the consent agenda and Commissioner Jeffrey Thompson absent.

- 35. Street Vacation: F#9243-1308; F#9244-1308; F# 9245-1308; F#9246-1308**
 Request: Vacation of a 6,722 square foot portion of East Avenue; a 5,052 square foot portion of East Avenue; a 3,347 square foot portion of East Avenue, and; a 4,617 square foot portion of East Avenue. Said portions of Right-of-Way collectively abutting 801 Lambie Street, 803 Lambie Sreet, 805 Lambie Street, and 48 East Avenue.
- Staff Rec.: **Recommended**
 Staff: Eric Hammack, 512-974-7079, Eric.Hammack@AustinTexas.gov
 Office of Real Estate Services

The motion to grant the neighborhood’s request for postponement of this item to January 26, 2016 was approved on the consent agenda by Commissioner Jose Vela, Vice-Chair Fayez Kazi seconded the motion on a vote of 11-0; Commissioner James Shieh absent for passage of the consent agenda and Commissioner Jeffrey Thompson absent.

- 36. Briefing/Status Update:** Briefing/Status Update on CodeNEXT and Sound Check
 Staff: Jim Robertson, 512-974-3564, jim.robertson@austintexas.gov
 Planning and Zoning Department

The presentation was made by Jim Robertson, Division Manager of Urban Design, Planning and Zoning Department.

D. NEW BUSINESS

- 1. New Business:** Discussion and possible action on forwarding a memorandum to the Mayor and Council regarding the formation of two additional joint committees of the Planning Commission and Zoning and Platting Commission.

Motion to forward a memorandum to the Mayor and Council regarding the formation of two additional joint committees of the Planning Commission and Zoning and Platting Commission approved by Commissioner Jean Stevens, Commissioner James Schissler seconded the motion on a vote of 8-0; Commissioner Tom Nuckols (*left early*), Commissioner Patricia Seeger (*left early*), Commissioner Jeffrey Thompson absent, Commissioner Jose Vela (*left early*) and Commissioner Nuria Zaragoza (*left early*).

- 2. New Business:** Discussion and action on appointing a Commissioner to the Joint Sustainability Committee.

Motion to nominate and appoint Angela Pineyro De Hoyos to the Joint Sustainability Committee approved by Commissioner Jean Stevens, Commissioner James Schissler seconded the motion on a vote on a vote of 8-0; Commissioner Tom Nuckols (*left early*), Commissioner Patricia Seeger (*left early*), Commissioner Jeffrey Thompson absent, Commissioner Jose Vela (*left early*) and Commissioner Nuria Zaragoza (*left early*).

E. ITEMS FROM COMMISSION

F. COMMITTEE REPORTS

Codes and Ordinances Subcommittee – Vice-Chair Faye Kazi stated that subcommittee discussed the proposed amendments to the Planned Unit Development ordinance. Citizen input included 2 citizens in support of the amendment and one opposed. The item will come before Planning Commission in January 2016.

Committee on the Comprehensive Plan – Chair Stephen Oliver stated that the last meeting was cancelled due to a lack of quorum. The CIP working group met.

Garages / Carports Working Group – Commissioner Trinity White stated they are continuing to discuss the matter and have begun outreach to gain a better understanding of the intentions for the proposed language. The working group will meet prior to the end of the year.

Small Area Planning Joint Committee – Commissioner Jean Stevens informed the Commission that they will be reviewing the transfer of responsibilities of the waterfront overlay. The next meeting will be held on Wednesday, December 9, 2015.

G. ADJOURN

Chair Stephen Oliver adjourned the meeting without objection on Tuesday, December 8, 2015 at 11:57 P.M.