



**REGULAR MEETING
MINUTES**

**PLANNING COMMISSION
October 13, 2015**

**The Planning Commission convened in a regular meeting on October 13, 2015@ 301 W. 2nd Street,
Austin, TX 78701**

Vice-Chair Faye Kazi called the Commission Meeting to order at 6:04 PM.

Commission Members in Attendance:

**Fayez Kazi
Tom Nuckols
James Schissler
Patricia Seeger
James Shieh
Jean Stevens
Jeffrey Thompson
Jose Vela
Trinity White
Michael Wilson
Nuria Zaragoza
Dr. Jayme Mathias – AISD Ex-Officio**

**Stephen Oliver – Absent
Howard Lazarus – Absent
1 Vacancy**

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

1. Betsy Greenberg –Attended the CodeNext: Sneak Peak event giving rise to her concern due to the demonstration not including walkable urban areas. Also expressed concern that staff does not intend to include model illustrations of development build-out to the maximums. Ms. Greenberg concluded her statements by urging the Commission to thoroughly review and monitor the CodeNext process.

B. APPROVAL OF MINUTES

1. Approval of minutes from September 22, 2015.

The motion to approve the minutes from September 22, 2015 meeting, was approved on the consent agenda by Commissioner Nuria Zaragoza, Commissioner Jean Stevens seconded the motion on a vote of 11-0; Chair Stephen Oliver was absent; 1 vacancy on the Commission.

C. PUBLIC HEARINGS

1. **Plan Amendment: NPA-2015-0005.02 - 7200 E. Ben White FLUM Amendment; District 3**
Location: 7200 East Ben White Blvd., Carson Creek Watershed
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
Planning and Zoning Department

Public hearing closed.

The motion to approve staff's recommendation for approval of Higher Density Single Family for NPA-2015-0005.02 - 7200 E. Ben White was approved on the consent agenda by Commissioner Nuria Zaragoza, Commissioner Jean Steven seconded the motion on a vote of 11-0; Chair Stephen Oliver was absent; 1 vacancy on the Commission.

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

Location: 7200 East Ben White Blvd, Carson Creek Watershed
Owner/Applicant: KWH Properties
Agent: Thrower Design (Ron Thrower)
Request: Li-NP & GR-MU-NP to SF-6-NP
Staff Rec.: **Recommendation of GR-MU-CO-NP & SF-6-CO-NP**
Staff: Andy Moore, 512-974-7604, andrew.moore@austintexas.gov
Planning and Zoning Department

Public hearing closed.

The motion to approve staff's recommendation for approval of SF-6-CO-NP combining district zoning for C14-2015-0073 - 7200 E. Ben White Blvd was approved on the consent agenda by Commissioner Nuria Zaragoza, Commissioner Jean Steven seconded the motion on a vote of 11-0; Chair Stephen Oliver was absent; 1 vacancy on the Commission.

Conditions:

1. If there will be a residential use, a 50 foot buffer is required along the boundary with LI-NP zoning.
2. Right-of-way dedication for the extension of Carson Ridge along the western boundary of the subject tract will be required at the time of site plan submittal and will be subject to a Rough Proportionality determination by the City along with any other transportation requirements.
3. In addition to the requirements in City Code Section 25-6-113 and other applicable law that trigger a Traffic Impact Analysis (TIA), if the development proposes access to any adjacent properties, then at the time of a site plan application, a TIA shall be required.

3. Plan Amendment: NPA-2015-0023.01 - Boys and Girls - Legacy Club of Austin; District 1

Location: 4717 Turner Lane, Walnut and Little Walnut Creek Watersheds
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 postpone to October 27, 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; Chair Stephen Oliver was absent; 1 vacancy on the Commission.

4. Rezoning: C14-2015-0086 - Boys and Girls - Legacy Club of Austin; District 1

Location: 4717 Turner Lane, Walnut Creek and Little Walnut Creek Watersheds
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 postpone to October 27, 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; Chair Stephen Oliver was absent; 1 vacancy on the Commission.

5. Plan Amendment: NPA-2015-0028.01 - Cameron Skilled Nursing Facility; District 4

Location: 8324 Cameron Road, Little Walnut Creek Watershed
Owner/Applicant: Madison Valley Mortgage - Cameron Industrial Park, LLC (Larry Vineyard, Manager)
Agent: Jana Rice
Request: Industry to Office
Staff Rec.: **Postponement request by Staff to October 27, 2015**
Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov
Planning and Zoning Department

The motion to postpone to October 27, 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; Chair Stephen Oliver was absent; 1 vacancy on the Commission.

6. Rezoning: C14-2015-0100 - Cameron Skilled Nursing Facility; District 4

Location: 8324 Cameron Road, Little Walnut Creek Watershed
Owner/Applicant: Madison Valley Mortgage - Cameron Industrial Park, LLC (Larry Vineyard, Manager)
Agent: Jana Rice
Request: LI-NP to GO-NP
Staff Rec.: **Postponement request by Staff to October 27, 2015**
Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov
Planning and Zoning Department

The motion to postpone to October 27, 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; Chair Stephen Oliver was absent; 1 vacancy on the Commission.

- 7. Code Amendment: C20-2014-029 - St. Catherine of Siena Church Improvements; District 8**
- Location: 4800 Convict Hill Road, Williamson Creek Watershed-Barton Springs Zone
- 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
Watershed Protection Department

Public hearing closed.

The motion to approve staff's recommendation for approval of site-specific amendments to the Save Our Springs Initiative for St. Catherine of Siena Church Improvements was approved on the consent agenda by Commissioner Nuria Zaragoza, Commissioner Jean Steven seconded the motion on a vote of 11-0; Chair Stephen Oliver absent; 1 vacancy on the Commission.

- 8. Rezoning: C14-2014-0198 - One Two East; District 1**
- Location: 1105, 1107, and 1109 N. IH 35 Service Road Northbound, Waller Creek Watershed
- 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 postpone to October 27, 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; Chair Stephen Oliver was absent; 1 vacancy on the Commission.

- 9. Rezoning: C14-2015-0047 - 2303-2309 Thornton Road; District 5**
- Location: 2303-2309 Thornton Road, West Bouldin Creek Watershed
Owner/Applicant: UT Land Co, Ltd./Jimmy Nassour
Agent: Alice Glasco Consulting/Alice Glasco
Request: CS to CS-MU-V
Staff Rec.: **Recommendation Pending; Postponement request by Staff to October 27, 2015**
Staff: Andy Moore, 512-974-7604, andrew.moore@austintexas.gov
Planning and Zoning Department

The motion to postpone to October 27, 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 9-0; Commissioner James Schissler and Commissioner James Shieh both recused; Chair Stephen Oliver was absent; 1 vacancy on the Commission.

- 10. Rezoning: C14-2015-0091 - 1900 Burton Drive & 1901 Mariposa Drive; District 3**
- Location: 1900 Burton Drive & 1901 Mariposa Drive, Lady Bird Lake Watershed
Owner/Applicant: Richard J. Bruggeman
Agent: Metcalfe, Wolff, Stuart & Williams (Michele R. Lynch)
Request: MF-2 & MF-3 to MF-4
Staff Rec.: **Recommendation of MF-4-CO**
Staff: Andy Moore, 512-974-7604, andrew.moore@austintexas.gov
Planning and Zoning Department

The motion to postpone to October 27, 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; Chair Stephen Oliver was absent; 1 vacancy on the Commission.

- 11. Rezoning: C14-2015-0092 - 6015 Dillard Circle Brew Pub; District 4**
- Location: 6015 Dillard Circle, Waller Creek Watershed
Owner/Applicant: Powell Austin Properties LTD (Ben H. Powell, IV)
Agent: Land Answers Inc. (Jim Wittliff)
Request: CS-MU-V-CO-NP to LI-CO-NP
Staff Rec.: **Recommended**
Staff: Victoria Haase, 512-974-7691, tori.haase@austintexas.gov
Planning and Zoning Department

Public hearing closed.

The motion to approve staff's recommendation for approval of LI-CO-NP combining district zoning for C14-2015-0092 - 6015 Dillard Circle Brew Pub was approved on the consent agenda by Commissioner Nuria Zaragoza, Commissioner Jean Steven seconded the motion on a vote of 11-0; Chair Stephen Oliver absent; 1 vacancy on the Commission.

12. Rezoning: C14-2015-0111 - Gilfillan House; District 9

Location: 603 West 8th Street, Shoal Creek Watershed
 Owner/Applicant: 2015 Austin Gilfillan LP (Rene O. Campos)
 Agent: Drenner Group (John Donisi)
 Request: GO-H to DMU-H
 Staff Rec.: **Postponement request by Staff to November 10, 2015**
 Staff: Victoria Haase, 512-974-7691, tori.haase@austintexas.gov
 Planning and Zoning Department

The motion to postpone to November 10, 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; Chair Stephen Oliver was absent; 1 vacancy on the Commission.

13. Rezoning: C14-2015-0115 - 4222 S IH 35; District 3

Location: 4222 South IH 35 Service Road Southbound, Williamson Creek Watershed
 Owner/Applicant: BIKS, Inc. (Glenn Williams)
 Agent: Moncada Enterprises, LLC (Phil Moncada)
 Request: LI-PDA-NP to CS-1-NP
 Staff Rec.: **Recommendation of CS-1-CO-NP**
 Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov
 Planning and Zoning Department

The motion to deny staff recommendation of CS-1-NP was made by Commissioner Tom Nuckols, Commissioner Jean Stevens seconded on a vote of 9-1-1; Commissioner Jose Vela voted against the motion (nay); Commissioner James Schissler abstained; Chair Stephen Oliver was absent; 1 vacancy on the Commission.

14. 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
 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
 Development Services Department

The motion to postpone to October 27, 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; Chair Stephen Oliver was absent; 1 vacancy on the Commission.

15. Resubdivision: C8-2015-0033.0A - Glenwood; District 1

Location: 1710 Maple Ave, Boggy Creek Watershed
Owner/Applicant: MX3 Homes, LLC (Sal Martinez)
Agent: Southwest Engineers (Chris Dringenberg)
Request: Resubdivision of Lot 1 and part of Lot 2, Block 6 of Glenwood Addition
Staff Rec.: **Recommended**
Staff: Steve Hopkins, 512-974-3175, steve.hopkins@austintexas.gov
Development Services Department

Public hearing closed.

The motion to approve staff's recommendation for approval of C8-2015-0033.0A - Glenwood was made by Commissioner Nuria Zaragoza, Commissioner Jean Steven seconded the motion on a vote of 9-2; Commissioner Trinity White and Commissioner Nuria Zaragoza voted no (nay). Chair Stephen Oliver absent; 1 vacancy on the Commission.

16. Final Plat - Resubdivision: C8-2015-0072.0A - RREEF Domain Lot Q1 Subdivision; District 7

Location: Kramer Lane at Newman Drive, Walnut Creek Watershed
Owner/Applicant: RREEF Domain LP (Ben Bufkin)
Agent: Bury-Aus, Inc. (Lauren Beavers)
Request: Approval of the RREEF Domain Lot Q1 Subdivision composed of 2 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 approve staff's recommendation for approval of C8-2015-0072.0A - RREEF Domain Lot Q1 Subdivision Blvd was approved on the consent agenda by Commissioner Nuria Zaragoza, Commissioner Jean Steven seconded the motion on a vote of 11-0; Chair Stephen Oliver was absent; 1 vacancy on the Commission.

17. Subdivision - Plat Vacation: C8S-84-078(VAC) - Total Plat Vacation of Amended Plat of Lot 59 and 1, Block 3, Lincoln Gardens, Section 1; District 1

Location: Fort Branch Blvd at Delano Street, Tannehill Branch Watershed
Owner/Applicant: Brian Bishop
Agent: Brian Bishop
Request: Approve the total plat vacation of one lot on 0.318 acres.
Staff Rec.: **Recommended**
Staff: Sylvia Limon, 512-974-2767, sylvia.limon@austintexas.gov
Development Services Department

Public hearing closed.

The motion to approve staff's recommendation for approval of C8S-84-078(VAC) - Total Plat Vacation of Amended Plat of Lot 59 and 1, Block 3, Lincoln Gardens, Section 1 was approved on the consent agenda by Commissioner Nuria Zaragoza, Commissioner Jean Steven seconded the motion on a vote of 11-0; Chair Stephen Oliver was absent; 1 vacancy on the Commission.

18. Final Plat: **C8-2015-0198.0A - Travis Heights Lot 1 Block 19; Resubdivision; District 9**
Location: 703 East Live Oak Street, Blunn Creek Watershed
Owner/Applicant: Dominic Lougi
Agent: Hector Avila
Request: Approval of Travis Heights Lot 1 Block 19; Resubdivision composed of 2 lots on 0.355 acres.
Staff Rec.: **Disapproval**
Staff: Steve Hopkins, 512-974-3175, steve.hopkins@austintexas.gov
Development Services Department

19. Preliminary Plan: **C8-2015-0200 - Woodbridge; District 1**
Location: 5306 Samuel Huston Avenue, Fort Branch Watershed
Owner/Applicant: Polis Properties LLC (Chris Peterson)
Agent: Civiltude Engineers & Planners LLC
Request: Approval of Woodbridge Subdivision, composed of 10 lots on 2.87 acres.
Staff Rec.: **Disapproval**
Staff: Steve Hopkins, 512-974-3175, steve.hopkins@austintexas.gov
Development Services Department

Public hearing closed.

The motion to disapprove C8-2015-0200 - Woodbridge was approved on the consent agenda by Commissioner Nuria Zaragoza, Commissioner Jean Stevens seconded the motion on a vote of 10-0; Vice-Chair Kazi Fayez recused himself; Chair Stephen Oliver was absent; 1 vacancy on the Commission.

20. Final Plat: **C8-2015-0202.0A - Crumley Subdivision, Amended Plat of Lot 1; District 1**
Location: 1137 Lott Avenue, Fort Branch Watershed
Owner/Applicant: Carole Crumley
Agent: Live Oak Surveying (Phyllis Woodley)
Request: Approval of Crumley Subdivision, Amended Plat of Lot 1, composed of 2 lots on 0.4781 acres.
Staff Rec.: **Disapproval**
Staff: David Wahlgren, 512-974-6455, David.Wahlgren@austintexas.gov
Development Services Department

21. Final Plat: **C8-2015-0206.0A - J.T. Reed Addition; Resubdivision of Lot 1 ; District 1**
Location: 5007 Pecan Springs Road, Fort Branch Watershed
Owner/Applicant: GICE (Mike Wilson)
Agent: Garrett-Ihnen Civil Engineers (Norma Divine)
Request: Approval of J.T. Reed Addition; Resubdivision of Lot 1 composed of 3 lots on 0.38 acres.

Staff Rec.: **Disapproval**
Staff: David Wahlgren, 512-974-6455, David.Wahlgren@austintexas.gov
Development Services Department

Public hearing closed.

The motion to disapprove C8-2015-0206.0A - J.T. Reed Addition; Resubdivision of Lot 1 was approved on the consent agenda by Commissioner Nuria Zaragoza, Commissioner Jean Stevens seconded the motion on a vote of 10-0; Commissioner Michael Wilson recused himself; Chair Stephen Oliver was absent; 1 vacancy on the Commission.

22. Final Plat: C8-2015-0209.0A - Lot 10 Block E, Resubdivision; District 7

Location: 1208 Stobaugh Street, Waller Creek Watershed
Owner/Applicant: Casa Rio Builders
Agent: Hector Avila
Request: Approval of Lot 10 Block E, Resubdivision, composed of 3 lots on 0.50 acres.
Staff Rec.: **Disapproval**
Staff: David Wahlgren, 512-974-6455, David.Wahlgren@austintexas.gov
Development Services Department

23. Final Plat: C8-2015-0210.0A - Final Plat Diaz Trucking Subdivision; District 1

Location: 5710 Hudson Street, Fort Branch Watershed
Owner/Applicant: Jose F. Diaz
Agent: FnF CAD Services (Alberto Alaniz)
Request: Approval of Final Plat Diaz Trucking Subdivision composed of 1 lot on 2.827 acres.
Staff Rec.: **Disapproval**
Staff: David Wahlgren, 512-974-6455, David.Wahlgren@austintexas.gov
Development Services Department

Items 18, 20, 22 and 23:

Public hearing closed.

The motion to disapprove Items 18, 20, 22 and 23 were approved on the consent agenda by Commissioner Nuria Zaragoza, Commissioner Jean Stevens seconded the motion on a vote of 11-0; Chair Stephen Oliver was absent; 1 vacancy on the Commission.

24. Site Plan - Extension: SP-2011-0013CT(XT2) - Boutique Hotel 416 Congress Avenue; District 9

Location: 416 Congress Ave., Lady Bird Lake Watershed (Urban)
Owner/Applicant: 416 Congress LLC (Michael Connolly)
Agent: Drenner Group, P.C. (Amanda Swor)
Request: Request approval of a 3-year extension to a previously approved site plan.
Staff Rec.: **Recommended**

Staff: Nikki Hoelter, 512-974-2863, nikki.hoelter@austintexas.gov
Development Services Department

Public hearing closed.

The motion to approve staff's recommendation for approval of 3-year extension to a previously approved site plan for SP-2011-0013CT(XT2) - Boutique Hotel 416 Congress Avenue was approved on the consent agenda by Commissioner Nuria Zaragoza, Commissioner Jean Steven seconded the motion on a vote of 11-0; Chair Stephen Oliver was absent; 1 vacancy on the Commission.

25. Site Plan: SPC-2015-0143B - Block 188; District 9

Location: 202 Nueces St., Lady Bird Lake Watershed (Urban)
Owner/Applicant: City of Austin, Economic Development Department (Fred Evins)
Agent: Jones & Carter (Jim Schissler, P.E.)
Request: Request approval of a site plan located in the North Shore Central Waterfront Overlay Subdistrict.
Staff Rec.: **Recommended**
Staff: Nikki Hoelter, 512-974-2863, nikki.hoelter@austintexas.gov
Development Services Department

The motion to postpone to October 27, 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 9-0; Vice-Chair Faye Kazi and Commissioner James Schissler both recused; Chair Stephen Oliver was absent; 1 vacancy on the Commission.

26. Heritage Tree 504 East 8th Street Heritage Tree Variance

Variance:
Location: 504-508 East 8th Street, Shoal Creek Watershed
Owner/Applicant: Barton Creek Capital LLC

Request: The applicant is requesting to remove a Heritage Tree with a stem greater than 30 inches as allowed under LDC 25-8-643
Staff Rec.: **Pulled; no action required. Item to be renotified for October 27, 2015.**
Staff: Keith Mars, 512-974-2755, keith.mars@austintexas.gov
Development Services Department

Item pulled from the agenda. No action taken.

27. Briefing/Status Briefing/Status Update on CodeNEXT

Update:
Staff: Jim Robertson, 512-974-3564, jim.robertson@austintexas.gov
Planning and Zoning Department

Briefing presented by Jim Robertson. Mr. Robertson will provide an update to the Commission on October 27, 2015.

D. NEW BUSINESS

1. New Business:

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

Motion made by Commissioner James Schissler, Commissioner Trinity White seconded to postpone appointing a Commissioner to the Joint Sustainability Committee approved on a vote of 10-0; Chair Stephen Oliver and Commissioner Patricia Seeger were absent; 1 vacancy on the Commission.

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
Development Services Department

The motion to initiate an amendment to Title 25 of the City Code related to requirements for providing traffic mitigation as a condition to development approval was approved on the consent agenda by Commissioner Nuria Zaragoza, Commissioner Jean Steven seconded the motion on a vote of 11-0; Chair Stephen Oliver was absent; 1 vacancy on the Commission.

E. ITEMS FROM COMMISSION

- 1) Commissioner Jeffrey Thompson made a motion to forward an item to the Committee on Codes and Ordinances to review Brew Pub land use designation. The proposed code amendment would allow the use of Brew Pubs in commercial zoning districts. Commissioner Jean Stevens expressed the matter might be best addressed during the CodeNext process. Suggested staff could take the item to Codes and Ordinances for the sole purpose of exploring the feasibility of the code change. Commissioner Jeffrey Thompson withdrew his motion.
- 2) On a motion made by Commissioner Nuria Zaragoza, Commissioner Jean Stevens second proposed to forward an item to the Committee on Codes and Ordinances to review the applicability and intent of Cottage Regulations Section 25-2-1444. Motion approved on a vote of 10-0; Chair Stephen Oliver and Commissioner Patricia Seeger were absent; 1 vacancy on the Commission.

F. COMMITTEE REPORTS

- 1) Small Area Planning Joint Committee – Commissioner Jean Stevens briefed the Commission on the initial meeting of October 5, 2015. Committee will continue to meet the 1st or 2nd week of the month. Stated the Committee has set their by-laws. Future topics will include reviewing the process of Planned Unit Developments and general matters related to the East Cesar Chavez Street Corridor. Commissioner James Shieh also mentioned staff explained the planning area selection process. Further discussed the possibility of grant funding emergency need areas.
- 2) Carport and Garage Exemption Working Group – Meeting dates pending.

G. ADJOURN

Vice-Chair Faye Kazi adjourned the meeting without objection at 9:04 PM.