



**REGULAR MEETING
MINUTES**

**PLANNING COMMISSION
April 26, 2016**

**The Planning Commission convened in a regular meeting on April 26, 2016 @ 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
Karen McGraw
Tom Nuckols
Angela PineyroDeHoyos
James Schissler
Patricia Seeger
James Shieh
Jeffrey Thompson
Jose Vela
Trinity White
Michael Wilson
Nuria Zaragoza**

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

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

Ms. Stephanie Webb – Ms. Webb conveyed to the Commission that not everyone can afford a vehicle and there is a need to create a city that is more receptive and accommodating of people who are not in vehicles. Ms. Webb also stated that as Austin is known for being a fit city, by providing safe sidewalks and safe bicycle routes the city will promote public health.

Ms. Jeanine Limbach – Ms. Limbach stated she is a representative of the National Federation of the Blind of Austin. Ms. Limbach conveyed her support for the Bike Master Plan, Urban Trails and High Priority Sidewalks. Ms. Limbach stated that members in her Chapter often encounter a lack of safe sidewalks, often resorting to walking along the side of the road. Ms. Limbach urged the Commission to support safe mobility and transport options.

Mr. Miller Nuttle – Mr. Nuttle conveyed his support for the full funding for the Bike Master Plan, Urban Trails and High Priority Sidewalks. Mr. Nuttle encouraged meaningful options in transportation and mobility stating that full funding of the Bike Master Plan will reduce 7% of vehicular trips per day. Mr. Nuttle closed his remarks by emphasizing the Bike Master Plan, Urban Trails and High Priority Sidewalks will relieve congestion, improving safety at a neighborhood level, and create a just and equitable community for everyone.

B. APPROVAL OF MINUTES

1. Approval of minutes from April 12, 2016.

The motion to approve the minutes from April 12, 2016 was approved on the consent agenda by agenda by Vice-Chair Faye Kazi, Commissioner James Schissler seconded the motion on a unanimous vote.

C. PUBLIC HEARINGS

1. **Plan Amendment:** [NPA-2015-0002.02 - 901 Spence St. Austin, 78702; 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.: **Withdrawn by Applicant; no action required**
Staff: [Maureen Meredith](#), 512-974-2695
Planning and Zoning Department

Item withdrawn; no action required.

2. **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.: **Withdrawn by Applicant; no action required**
Staff: [Heather Chaffin](#), 512-974-2122
Planning and Zoning Department

Item withdrawn; no action required.

3. **Rezoning:** [C14-2015-0167 - Gossett Jones Homes; District 5](#)
Location: 4006 & 4100 Banister Lane, West Bouldin Creek Watershed, South Lamar NP Area
Owner/Applicant: Banister Cityhomes, LP (Jared M. Gossett)
Agent: Thrower Design (A. Ron Thrower)
Request: MF-2-CO to MF-1-CO (Tract 1) and MF-3-CO (Tract 2)
Staff Rec.: **Recommended**
Staff: [Andrew Moore](#), 512-974-7604
Planning and Zoning Department

Public hearing closed.

The motion by Commissioner James Schissler and seconded by Commissioner Karen McGraw to grant staff's recommendation of MF-1-CO (Tract 1) combining district zoning and MF-3-CO (Tract 2) combining district zoning for C14-2015-0167 - Gossett Jones Homes located at 4006 & 4100 Banister Lane was approved on a vote of 12-0; Commissioner Jose Vela abstained on this item.

4. **Rezoning:** [C14-2016-0018 - 710 Augusta Rezoning; District 9](#)
Location: 710 Augusta Avenue, Lady Bird Lake Watershed, Old West Austin NP Area
Owner/Applicant: Chris Roberts
Agent: Land Answers (Jim Wittliff)
Request: SF-4A-CO-NP to SF-3-NP
Staff Rec.: **Recommended**
Staff: [Victoria Haase](#), 512-974-7691
Sandra Harkins, 512-974-3128, Sandra.Harkins@austintexas.gov
Planning and Zoning Department

Public hearing closed.

Motion to grant staff's recommendation of SF-3-NP combining district zoning for C14-2016-0018 - 710 Augusta Rezoning located at 710 Augusta Avenue was approved on the consent agenda by Vice-Chair Faye Kazi, Commissioner James Schissler seconded the motion on a unanimous vote.

5. **Rezoning:** [C14-2015-0146 - W. Oltorf Market; District 5](#)
Location: 1404, 1408, 1412, 1414 W. Oltorf St & 2043 S. Lamar Blvd, West
Bouldin Creek Watershed, Zilker NP Area
Owner/Applicant: Jstrain, LLC (Scott Trainer)
Agent: Metcalfe, Wolff, Stuart & Williams, LLP (Michele Rogerson Lynch)
Request: Tract 1: CS, SF-3, CS-CO to CS-MU-CO, and Tract 2: CS-MU-V-CO to
CS-MU-V-CO, to change conditions of zoning
Staff Rec.: **Recommended**
Staff: [Andrew Moore](#), 512-974-7604
Planning and Zoning Department

The motion to grant staff's request for postponement of this item to June 14, 2016 was approved on the consent agenda by Vice-Chair Faye Kazi, Commissioner James Schissler seconded the motion on a unanimous vote.

6. **Rezoning:** [C14-2015-0119 - Neal Mixed Use Zoning; District 9](#)
Location: 1507, 1509, 1511, 1601, & 1603 Shoal Creek Boulevard, Shoal Creek
Watershed, Downtown Austin Plan
Owner/Applicant: F. Scott Holdings LLC (John S. Neal), Neal Family Chalet LP, Caroline
Neal, Francis CC Neal Trust
Agent: Site Specifics (John Hussey)
Request: SF-3, LO, GO to GO-MU
Staff Rec.: **Recommended**
Staff: [Victoria Haase](#), 512-974-7691
Planning and Zoning Department

The motion to grant neighborhood's request for postponement of this item to June 14, 2016 was approved on the consent agenda by Vice-Chair Faye Kazi, Commissioner James Schissler seconded the motion on a unanimous vote.

7. **Final Plat -
VARIANCE
ONLY:** [C8-2015-0227.0A - 1023 Springdale Subdivision; District 3](#)
Location: 1023 Springdale Road, Boggy Creek Watershed, MLK NP Area
Owner/Applicant: 1023 Holdings, LLC (Daryl Kunik)
Agent: 1023 Holdings, LLC (Daryl Kunik)
Request: The applicant requests a variance from LDC Section 25-4-151 which
requires that streets of a new subdivision shall be aligned with and
connect to streets on adjoining property. The applicant proposes to not
connect Don Ann Street into the subdivision.
Staff Rec.: **Recommended**
Staff: [Don Perryman](#), 512-974-2786
Development Services Department

The motion to grant staff's request for postponement of this item to May 10, 2016 was approved on the consent agenda by Vice-Chair Faye Kazi, Commissioner James Schissler seconded the motion on a unanimous vote.

8. **Final Plat -** [C8-2015-0062.0A - Nordstrom Subdivision; District 7](#)
Resubdivision:
Location: 11600 Burnet Road, Walnut Creek Watershed, North Burnet TOD
Owner/Applicant: RREEF Domain (Chad Marsh)
Agent: Bury-Aus (Lauren Beavers)
Request: Approval of the Nordstrom Subdivision composed of 3 lots on 6.6641 acres
Staff Rec.: **Recommended**
Staff: [Don Perryman](#), 512-974-2786
Development Services Department

Public hearing closed.

Motion to grant staff's recommendation for C8-2015-0062.0A - Nordstrom Subdivision located at 11600 Burnet Road was approved on the consent agenda by Vice-Chair Faye Kazi, Commissioner James Schissler seconded the motion on a unanimous vote.

9. **Final Plat -** [C8-2015-0168.0A - Lot 1 and Block 6 Outlot 3, Resubdivision; District 1](#)
Resubdivision:
Location: 1700 E 13th Street, Boggy Creek Watershed, Central East Austin NP Area
Owner/Applicant: Rex Bowers
Agent: Perales Engineering (Jerry Perales)
Request: Approval of Lot 1 and Block 6 Outlot 3, Resubdivision composed of 3 lots on 0.4291 acres.
Staff Rec.: **Recommended**
Staff: [Don Perryman](#), 512-974-2786
Development Services Department

Public hearing closed.

Motion to grant staff's recommendation for C8-2015-0168.0A - Lot 1 and Block 6 Outlot 3, Resubdivision located at 1700 E 13th Street was approved on the consent agenda by Vice-Chair Faye Kazi, Commissioner James Schissler seconded the motion on a unanimous vote.

- 10. Subdivision Vacation:** [C8-2014-0013.0A\(VAC\) - Kuykendall Heights Subdivision Vacation; District 5](#)
Location: 1912 Paramount Ave, Lady Bird Lake Watershed, Zilker NP Area
Owner/Applicant: Thomas Moorman Jr. and Lauren Moorman
Agent: MADC, LLC (Carl C. McClendon)
Request: Approval of the vacation of the Kuykendall Heights, a Resubdivision of Lot 7A, Block C, Cannizzo Subdivision, Section 2 composed of two lots on 0.685 acres.

Staff Rec.: **Recommended**
Staff: [Cesar Zavala](#), 512-974-3404
Development Services Department

Public hearing closed.

Motion to grant staff's recommendation for C8-2014-0013.0A(VAC) - Kuykendall Heights Subdivision Vacation located at 1912 Paramount Ave. was approved on the consent agenda by Vice-Chair Faye Kazi, Commissioner James Schissler seconded the motion on a unanimous vote.

- 11. Site Plan - Conditional Use Permit:** [SPC-2015-0107CT - San Juan Diego Catholic High School; District 3](#)
Location: 2512 S 1st St, East Bouldin Creek Watershed, Galindo NP Area
Owner/Applicant: Roman Catholic Diocese of Austin Texas (Patrick Baker)
Agent: Urban Design Group PC (Don Sansom)
Request: The applicant is requesting a conditional use permit to construct a private secondary educational facility with other associated improvements.

Staff Rec.: **Recommended**
Staff: [Rosemary Avila](#), 512-974-2784
Development Services Department

Public hearing closed.

Motion to grant staff's recommendation for SPC-2015-0107CT - San Juan Diego Catholic High School located at 2512 S 1st St. was approved on the consent agenda by Vice-Chair Faye Kazi, Commissioner James Schissler seconded the motion on a unanimous vote.

- 12. Final Plat - Resubdivision:** [C8-2015-0053.0A - Sunridge Park Section One Lot 1 Block E; Resubdivision; District 3](#)
Location: 3014 Sunridge Drive, Country Club East Watershed, Parker Lane NP Area
Owner/Applicant: John & Lisa Marie Gyori
Agent: Consort, Inc. (Mark T. Burson)
Request: Approval of the Sunridge Park Section One Lot 1 Block E; Resubdivision composed of 12 lots on 3.29 acres.

Staff Rec.: **Recommended**
Staff: [Don Perryman](#), 512-974-2786
Development Services Department

Public hearing closed.

Motion to grant staff's recommendation for C8-2015-0053.0A - Sunridge Park Section One Lot 1 Block E Resubdivision located at 3014 Sunridge Drive was approved on the consent agenda by Vice-Chair Faye Kazi, Commissioner James Schissler seconded the motion on a unanimous vote.

**13. Site Plan - [SPC-2015-0245C - Fuente Learning Center; District 3](#)
Conditional Use Permit:**

Location: 758 Springdale Road; Boggy Creek Watershed, Govalle NP Area
Owner/Applicant: Rosa Santis
Agent: Southwest Engineers, Inc. (Matt Dringenberg)
Request: Approve a Conditional Use Permit to construct and operate a Private Secondary Educational Facility within an SF-3-NP zoning district
Staff Rec.: **Recommended**
Staff: [Michael Simmons-Smith](#), 512-974-1225
Development Services Department

Public hearing closed.

Motion to grant staff's recommendation for SPC-2015-0245C - Fuente Learning Center located at 758 Springdale Road was approved on the consent agenda by Vice-Chair Faye Kazi, Commissioner James Schissler seconded the motion on a unanimous vote.

14. Code Amendment: [C20-2015-018 - Tenant Relocation](#)

Request: Consider amendments to Title 25 of the Land Development Code related to recommendations regarding tenant relocation assistance requirements.
Staff Rec.: **Recommended; Request postponement to the 5/24/2016 Planning Commission meeting**
Staff: [Lauren Avioli](#), 512-974-3141
Neighborhood Housing and Community Development

The motion to grant staff's request for postponement of this item to May 24, 2016 was approved on the consent agenda by Vice-Chair Faye Kazi, Commissioner James Schissler seconded the motion on a unanimous vote.

15. Code Amendment: [C20-2015-017 - MF-6 Density Bonus](#)

Request: Consider amendments to Title 25 of the Land Development Code related to the multifamily residence-highest density (MF-6) district zoning regulations.

Staff Rec.: **Recommended**

Staff: [Greg Dutton](#), 512-974-3509
Planning and Zoning Department

Public hearing closed.

There was a motion by Commissioner Trinity White, seconded by Commissioner Angela PineyroDeHoyos to grant staff recommendation with the following amendments for the proposed MF-6 district zoning density provisions: reduce the proposed bonus height increase to 105 feet, owner-occupied units maintained at 60% MFI, rental units maintained at 60% MFI, both owner-occupied and rental units reserved for on-site affordable units for 99 years, reduced parking requirement set at 60%, maintain proportional mix of all units in the development and add an incentive of waiving permitting fees.

There was a friendly amendment by Commissioner Patricia Seeger to reduce the MF-6 district zoning proposed bonus provision to a height of 90 feet; friendly amendment was not accepted by the maker.

Friendly amendment by Commissioner Karen McGraw for an FAR of 2:1, proposed height of 90 feet and retract waiving of permit fees; the maker accepted the friendly amendment of FAR 2:1.

There was a friendly amendment by Commissioner Jeffrey Thompson for 1:1 FAR, friendly amendment not accepted by maker.

Friendly amendment by Commissioner Karen McGraw to prohibit Type 3 STRs; friendly amendment accepted by the maker.

The motion by Commissioner Trinity White, seconded by Commissioner Angela PineyroDeHoyos along with the accepted friendly amendments by Commissioner Karen McGraw failed (*Due to lack of an affirmative vote*) on a vote of 6-5-2.

Those voting aye were: Commissioner Karen McGraw, Commissioner Tom Nuckols, Commissioner Angela PineyroDeHoyos, Commissioner Jeffrey Thompson, Commissioner Trinity White, and Commissioner Nuria Zaragoza Those voting nay were: Vice-Chair Faye Kazi, Commissioner James Schissler, Commissioner James Shieh, Commissioner Patricia Seeger, Commissioner Michael Wilson; Chair Stephen Oliver and Commissioner Jose Vela abstained on this item.

There was a motion by Commissioner James Shieh to grant staff recommendation with an amendment of owner-occupied units maintained at 80% MFI, additional height up to 120 feet and prohibit Type 3 STRs. Motion failed for lack of a second.

There was a motion by Commissioner Karen McGraw, seconded by Commissioner Nuria Zaragoza to grant staff recommendation with the following amendments: additional height shall not exceed

90 Ft, 2:1 FAR, owner-occupied units maintained at 60% MFI, rental units maintained at 60% MFI, rental units reserved for on-site affordable units for 99 years and prohibit Type 3 STRs.

Friendly amendment by Commissioner Angela PineyroDeHoyos to increase the height to 120 feet; amendment not accepted by the maker.

The motion by Commissioner Karen McGraw, seconded by Commissioner Nuria Zaragoza failed (*Due to lack of an affirmative vote*) on a vote of 5-5-3. Those voting aye were: Commissioner Karen McGraw, Commissioner Angela PineyroDeHoyos, Commissioner Patricia Seeger, Commissioner Trinity White, and Commissioner Nuria Zaragoza. Those voting nay were: Vice-Chair Faye Kazi, Commissioner James Schissler, Commissioner James Shieh, Commissioner Jeffrey Thompson, and Commissioner Michael Wilson; Chair Stephen Oliver, Commissioner Tom Nuckols and Commissioner Jose Vela abstained on this item.

Motion by Commissioner James Schissler, seconded by Commissioner Patricia Seeger to forward to Council without a recommendation was approved on a vote of 12-0; Vice-Chair Faye Kazi voted nay.

16. Code Amendment: [C20-2015-008 - Traffic Mitigation](#)

Request: Consider amendments to Title 25 of the Land Development Code relating to right-of-way dedications and transportation improvements required as a condition to mitigate the impacts of development approval.

Staff Rec.: **Recommended; Request postponement to the 5/24/2016 Planning Commission meeting**

Staff: [Andy Linseisen](#), 512-974-2239
Development Services Department

The motion to grant staff's request for postponement of this item to May 24, 2016 was approved on the consent agenda by Vice-Chair Faye Kazi, Commissioner James Schissler seconded the motion on a unanimous vote.

17. Code Amendment: [C20-2015-007 - Educational Facilities](#)

Request: Consider amendments to Title 25 of the Land Development Code relating to site development standards for educational facilities.

Staff Rec.: **Recommended; Request postponement to the 5/24/2016 Planning Commission meeting**

Staff: [Donna Galati](#), 512-974-2733
Development Services Department

The motion to grant staff's request for postponement of this item to May 24, 2016 was approved on Commissioner James Schissler's motion, seconded by Commissioner Jose Vela on a unanimous vote.

18. Vacation of Right-of-Way: [F#9642-1601](#)

Request: Consider vacation of a portion of unconstructed right-of-way located at 500 Montopolis Drive, between Montopolis Drive and Kemp Street.

Staff Rec.: **Recommended**

Applicant: Amanda Swor of the Drenner Group, PC

Owner: KEEP Investment Group, LLC

Staff: [Eric Hammack](#), 512-974-7079
Office of Real Estate Services

Public hearing closed.

The motion to grant staff's recommendation for vacation of a portion of unconstructed right-of-way located between Montopolis Drive and Kemp Street was approved on the consent agenda by agenda by Vice-Chair Faye Kazi, Commissioner James Schissler seconded the motion on a unanimous vote.

19. Vacation of Right-of-Way: [F#9602-1510](#)

Request: Consider vacation of a portion of City owned Rail right-of-way at the intersection of Pedernales Street and East 5th Street.

Staff Rec.: **Recommended**

Owner/Applicant: Kip McClanahan of Pershing East, LLC

Staff: [Eric Hammack](#), 512-974-7079
Office of Real Estate Services

Public hearing closed.

The motion to grant staff's recommendation Consider vacation of a portion of City owned Rail right-of-way located at the intersection of Pedernales Street and East 5th Street was approved on the consent agenda by agenda by Vice-Chair Faye Kazi, Commissioner James Schissler seconded the motion on a unanimous vote.

20. Final Plat - Resubdivision: [C8J-2016-0067.0A - Resubdivision of Lot 2 Jerome Stark Subdivision; District 5](#)

Location: 1912 Barge Street, Williamson Creek Watershed, Garrison Park NP Area

Owner/Applicant: Lok Cindia

Agent: Stansberry Engineering (Blayne Stansberry)

Request: Approval of the Resubdivision of Lot 2 Jerome Stark Subdivision composed of 2 lots on 0.38 acres.

Staff Rec.: **Disapproval**

Staff: Development Services Department

21. **Final Plat - Resubdivision:** [C8-2016-0071.0A - Penn Heights Two, District 1](#)
Location: 3409 Pennsylvania Avenue, Boggy Creek Watershed, MLK NP Area
Owner/Applicant: Scott Way
Agent: Southwest Engineers (Miguel Gonzales)
Request: Approval of Penn Heights Two composed of 2 lots on 0.28 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
22. **Final Plat:** [C8-2016-0072.0A - Penn Heights Three; District 1](#)
Location: 3507 Pennsylvania Avenue, Boggy Creek Watershed, MLK NP Area
Owner/Applicant: Scott Way
Agent: Southwest Engineers, Inc. (Miguel Gonzales)
Request: Approval of Penn Heights Three composed of 2 lots on 0.18 acres.
Staff Rec.: **Disapproval**
Staff: [Steve Hopkins](#), 512-974-3175
Development Services Department
23. **Final Plat - Resubdivision:** [C8-2016-0070.0A - Penn Heights Four, District 1](#)
Location: 3502 Pennsylvania Avenue, Boggy Creek Watershed, MLK NP Area
Owner/Applicant: Scott Way
Agent: Southwest Engineers, Inc. (Miguel Gonzales)
Request: Approval of Penn Heights Four composed of 2 lots on 0.27 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
24. **Final Plat:** [C8-2016-0077.0A - 2nd Amendment of Lots 5 & 6 of Bluestein Park Phase Two; District 1](#)
Location: 3733 Bluestein Drive, Little Walnut Creek Watershed, MLK-183 NP Area
Owner/Applicant: Big Red Poppy, LLC (John Bundy)
Agent: Gice, Inc. / DBA Garrett-Ihnen (Norma Divine)
Request: Approval of the 2nd Amendment of Lots 5 & 6 of Bluestein Park Phase Two, composed of 2 lots on 4.68 acres.
Staff Rec.: **Disapproval**
Staff: [David Wahlgren](#), 512-974-6455
Development Services Department

Public hearing closed.

The motion to disapprove Items #20-24 was approved on the consent agenda by Vice-Chair Faye Kazi and seconded by Commissioner Jose Vela on a unanimous vote.

C. BRIEFINGS

1. [Fiscal Year 2016-17 Long-Range Capital Improvement Program Strategic Plan](#)

Presentation on the FY 2016-17 Long-Range CIP Strategic Plan, and discussion and possible action to [adopt a letter](#) to the City Manager with recommendations on ways that the Capital Improvement Program can assist in implementing the Imagine Austin Comprehensive Plan.
Staff: [John Warren](#), Senior Business Process Consultant, 512-974-6020
Capital Planning Office

The presentation was made by [John Warren](#), Capital Planning Office

The motion by Commissioner James Vela, seconded by Commissioner James Schissler to adopt and forward to City Manager and Mayor and Council the letter of recommendations for the FY 2016-17 Long-Range CIP Strategic Plan was approved on a unanimous vote.

[Planning Commission Memorandum: Recommendations on the Long-Range Capital Improvement Program Strategic Plan](#)

2. [Mobility Talks](#)

Mobility Talks briefing to identify and prioritize transportation projects for potential funding and to identify recommended funding options.
Staff: [Mike Trimble](#), Capital Planning Officer, 512-974-3442
Capital Planning Office

The presentation was made by [Mike Trimble](#), Capital Planning Office

3. [MetroRail Downtown Station](#)

Capital Metro briefing on the construction of a new, permanent MetroRail Downtown Station.
Staff: [Marcus Guerrero](#), Project Manager, Capital Metro, [Javier Arguello](#), Director of Long-Range Planning, 512-474-1200
Capital Metro

The presentation was made by [Javier Arguello](#) Capital Metro

D. NEW BUSINESS

1. New [Code Amendment - Watershed Protection Ordinance Clean-Up](#)

Business:

Request: Initiate amendments to Title 25 and Title 30 to clarify portions of the code related to drainage and environment and remove conflicts and unintended consequences resulting from the 2013 Watershed Protection Ordinance.

Staff: Andrea Bates, 512-974-2291, Andrea.Bates@austintexas.gov
Watershed Protection Department

The motion to direct staff to initiate amendments to Title 25 and Title 30 to clarify portions of the code related to drainage and environment and remove conflicts and unintended consequences resulting from the 2013 Watershed Protection Ordinance was approved on the consent agenda by Vice-Chair Faye Kazi and seconded by Commissioner Jose Vela on a unanimous vote.

2. New [Code Amendment - Plain Language Rewrite of Findings of Fact](#)

Business:

Request: Initiate amendments to Chapter 25-8 and Chapter 30-5 to improve and clarify the findings of fact for land use commission variances.

Staff: Andrea Bates, 512-974-2291, Andrea.Bates@austintexas.gov
Watershed Protection Department

The motion to direct staff to initiate amendments to Chapter 25-8 and Chapter 30-5 to improve and clarify the findings of fact for land use commission variances was approved on the consent agenda by Vice-Chair Faye Kazi and seconded by Commissioner Jose Vela on a unanimous vote.

3. Discussion and possible action on amending the Planning Commission Bylaws and forward to Audit and Finance for approval.

Item tabled; no action.

4. Discussion and possible action on amending the Planning Commission Rules of Procedure.

Item tabled; no action.

5. Mobility Resolution

Request: Set an item on the May 10, 2016 Planning Commission agenda to discuss and consider adoption of a resolution to support mobility priorities.

Sponsors Commissioner Jose Vela and Commissioner James Schissler

F. ITEMS FROM COMMISSION

1. Rescind and Reconsider Initiation of Rezoning

Discussion and possible rescission of rezoning initiation for properties located on the south side of East 12th Street between Comal Street and Chicon Street in the East 12th Street Neighborhood Conservation Combining District ([Item D-01 from March 22, 2016](#)). (Commissioner Patricia Seeger, Commissioner Nuria Zaragoza)

The motion by Jose Vela, seconded by Commissioner James Shieh to rescind and reconsider the rezoning initiation for properties located on the south side of East 12th Street between Comal Street and Chicon Street in the East 12th Street Neighborhood Conservation Combining District failed (*Due to lack of a 2/3rds vote*) on a vote of 3-10. Those voting aye were: Chair Stephen Oliver Commissioner James Shieh and Commissioner Jose Vela. Those voting nay were: Vice-Chair Faye Kazi, Commissioner Karen McGraw, Commissioner Tom Nuckols, Commissioner Angela PineyroDeHoyos, Commissioner James Schissler Commissioner Patricia Seeger, Commissioner Jeffrey Thompson, Commissioner Trinity White, Commissioner Michael Wilson and Commissioner Nuria Zaragoza.

G. COMMITTEE REPORTS

Committee on Codes and Ordinances – Commissioner Nuria Zaragoza stated the Committee discussed rough proportionality and impact fees. It was determined additional time is needed to meet with stakeholders.

Committee on the Comprehensive Plan – no report given/ CIP recommendation letter presented to Commission.

Land Development Code Advisory Group – Commissioner Nuria Zaragoza stated the Group will be presented the 2nd Prescription Paper regarding affordability.

Small Area Planning Joint Committee – Meeting set for May

Chair Stephen Oliver adjourned the meeting without objection on Tuesday, April 26, 2016 at 10:10 p.m.

The City of Austin is committed to compliance with the American with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Meeting locations are planned with wheelchair access. If requiring Sign Language Interpreters or alternative formats, please give notice at least 4 days before the meeting date. Please call Jerry Rusthoven at Planning & Zoning Department, at 512-974-3207, for additional information; TTY users route through Relay Texas at 711.