



**REGULAR MEETING
MINUTES**

**PLANNING COMMISSION
September 13, 2016**

The Planning Commission convened in a regular meeting on September 13, 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
Tom Nuckols
Angela PineyroDeHoyos
Patricia Seeger
James Shieh
Jeffrey Thompson
Trinity White
Michael Wilson
Nuria Zaragoza**

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

Absent:

**Karen McGraw
James Schissler
Jose Vela**

Robert Hinojosa – 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

B. APPROVAL OF MINUTES

1. Approval of minutes from August 23, 2016.

The motion to approve the minutes from August 23, 2016 was approved on the consent agenda by Commissioner Patricia Seeger, Commissioner Angela PineryroDeHoyos seconded the motion on a unanimous vote. Commissioners Karen McGraw, James Schissler and Jose Vela absent.

C. PUBLIC HEARINGS

1. Restrictive Covenant Termination: [C14-79-065\(RCT\) - Earl M. McClure; District 9](#)

Location: 80 Red River Street, Waller Creek Watershed; Downtown Austin Plan
Owner/Applicant: The Villas On Town Lake Owners Association, Inc. (Gary Johnson)
Agent: Consort, Inc. (Ben Turner)
Request: To terminate a restrictive covenant
Staff Rec.: **Recommended**
Staff: [Wendy Rhoades](#), 512-974-7719
Planning and Zoning Department

Public Hearing closed.

Motion by Commissioner Tom Nuckols, seconded by Commissioner Patricia Seeger to grant staff's recommendation to Terminate the Restrictive Covenant for C14-79-065(RCT) - Earl M. McClure located at 80 Red River Street was approved on a unanimous vote. Commissioners Karen McGraw, James Schissler and Jose Vela absent.

2. Rezoning: [C14-2016-0063.SH - Villas at Vinson Oak Rezone; District 3](#)
Location: 4507 and 4511 Vinson Drive, Williamson Creek Watershed; South Austin Combined (South Manchaca) NP Area
Owner/Applicant: Notigius, LLC (Antonio Giustino)
Agent: Perales Engineering, LLC (Jerry Perales)
Request: SF-3-NP to SF-6-NP
Staff Rec.: **Recommended; Postponement request by the Applicant to October 25, 2016**
Staff: [Wendy Rhoades](#), 512-974-7719
Planning and Zoning Department

The motion to grant the Applicant's request for postponement of this item to October 25, 2016 was approved on the consent agenda by Commissioner Patricia Seeger, Commissioner Angela PineryroDeHoyos seconded the motion on a unanimous vote. Commissioners Karen McGraw, James Schissler and Jose Vela absent.

3. **Rezoning:** [C814-2012-0152.01 - Pilot Knob PUD - First Amendment; 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; Pilot Knob MUD No. 1-5
Owner/Applicant: City of Austin, Planning and Zoning Department (Wendy Rhoades)
Request: PUD to PUD, to modify the affordable housing provisions
Staff Rec.: **Postponement request by Staff to October 25, 2016**
Staff: [Wendy Rhoades](#), 512-974-7719
Planning and Zoning Department

The motion to grant the staff's request for postponement of this item to October 25, 2016 was approved on the consent agenda by Commissioner Patricia Seeger, Commissioner Angela PineryroDeHoyos seconded the motion on a unanimous vote. Commissioners Karen McGraw, James Schissler and Jose Vela absent.

4. **Plan Amendment:** [NPA-2015-0015.03 - 5010 & 5102 Heflin Lane; District 1](#)
Location: 5010 & 5102 Heflin Lane, Fort Branch Creek Watershed; MLK-183 Combined NP Area
Owner/Applicant: Heflin Phase 1, LLC, (Lynn Yuan)
Agent: Metcalfe, Wolff, Stuart & Williams, LLP. (Michele R. Lynch)
Request: Single Family to High Density Single Family land use
Staff Rec.: **Postponement request by the Applicant to October 11, 2016**
Staff: [Kathleen Fox](#), 512-974-7877
Planning and Zoning Department

The motion to grant the Applicant's request for postponement of this item to October 11, 2016 was approved on the consent agenda by Commissioner Patricia Seeger, Commissioner Angela PineryroDeHoyos seconded the motion on a unanimous vote. Commissioners Karen McGraw, James Schissler and Jose Vela absent.

5. **Rezoning:** [C14-2015-0114 - 5010 & 5102 Heflin Lane; District 1](#)
Location: 5010 & 5102 Heflin Lane, Fort Branch Creek Watershed; MLK-183 Combined NP Area
Owner/Applicant: Heflin Phase 1, LLC, (Lynn Yuan)
Agent: Metcalfe, Wolff, Stuart & Williams, LLP. (Michele R. Lynch)
Request: SF-4A-NP to SF-6-NP
Staff Rec.: **Postponement request by the Applicant to October 11, 2016**
Staff: [Heather Chaffin](#), 512-974-2122
Planning and Zoning Department

The motion to grant the Applicant's request for postponement of this item to October 11, 2016 was approved on the consent agenda by Commissioner Patricia Seeger, Commissioner Angela PineryroDeHoyos seconded the motion on a unanimous vote. Commissioners Karen McGraw, James Schissler and Jose Vela absent.

6. **Plan Amendment:** [NPA-2016-0021.02 - 2624 Metcalfe Rd.; District 3](#)
Location: 2624 Metcalfe Road, Country Club West Watershed; East
Riverside/Oltorf Combined NP Area
Owner/Applicant: Charles Robert Metcalfe et al (Laverne Rose Metcalfe - Executor)
Agent: KBGE Engineers (Jennifer Garcia)
Request: From Single Family Land Use to Higher Density Single Family land use
Staff Rec.: **Recommended**
Staff: [Maureen Meredith](#), 512-974-2695
Planning and Zoning Department

Public Hearing closed.

The motion to grant staff's recommendation of Higher Density Single Family land use for NPA-2016-0021.02 - 2624 Metcalfe Rd. located at 2624 Metcalfe Road was approved on the consent agenda by Commissioner Patricia Seeger, Commissioner Angela PineryroDeHoyos seconded the motion on a unanimous vote. Commissioners Karen McGraw, James Schissler and Jose Vela absent.

7. **Rezoning:** [C14-2016-0080 - 2624 Metcalfe Rd.; District 3](#)
Location: 2624 Metcalfe Road, County Club West Watershed; East
Riverside/Oltorf Combined NP Area
Owner/Applicant: Charles Robert Metcalfe et al (Laverne Rose Metcalfe - Executor)
Agent: KBGE Engineers (Jennifer Garcia)
Request: SF-3-NP to SF-6-NP
Staff Rec.: **Recommended**
Staff: [Andrew Moore](#), 512-974-7604
Planning and Zoning Department

Public Hearing closed.

The motion to grant staff's recommendation of SF-6-NP combining district zoning, with an additional condition, for C14-2016-0080 - 2624 Metcalfe Rd. located at 2624 Metcalfe Road was approved on the consent agenda by Commissioner Patricia Seeger, Commissioner Angela PineryroDeHoyos seconded the motion on a unanimous vote. Commissioners Karen McGraw, James Schissler and Jose Vela absent.

Condition:

Development of the Property shall not exceed 25 residential units.

8. **Plan Amendment:** [NPA-2016-0025.01 - Lantana Tract 33; District 8](#)
Location: 6701, 6825-1/2 & 7045-1/2 Rialto Boulevard, Barton Creek, Williamson Creek Watersheds-Barton Springs Zone; Oak Hill Combined NP Area (East Oak Hill)
Owner/Applicant: Lantana Tract 33, L.P.
Agent: Smith, Robertson, Elliott & Douglas, L.L.P.
Request: Office to Multifamily land use
Staff Rec.: **Recommended**
Staff: [Maureen Meredith](#), 512-974-2695
Planning and Zoning Department

Public Hearing closed.

The motion to grant staff's recommendation of Multifamily land use for NPA-2016-0025.01 - Lantana Tract 33 located at 6701, 6825-1/2 & 7045-1/2 Rialto Boulevard was approved on the consent agenda by Commissioner Patricia Seeger, Commissioner Angela PineryroDeHoyos seconded the motion on a unanimous vote. Commissioners Karen McGraw, James Schissler and Jose Vela absent.

9. **Rezoning:** [C14-2016-0011 - Lantana Tract 33; District 8](#)
Location: 6701, 6825-1/2 & 7045-1/2 Rialto Boulevard, Barton Creek, Williamson Creek Watersheds-Barton Springs Zone; Oak Hill Combined NP Area (East Oak Hill)
Owner/Applicant: Lantana Tract 33, L.P.
Agent: Smith, Robertson, Elliott & Douglas, L.L.P.
Request: GO-NP to MF-4-CO-NP
Staff Rec.: **Recommended**
Staff: [Andrew Moore](#), 512-974-7604
Planning and Zoning Department

Public Hearing closed.

The motion to grant staff's recommendation of MF-4-CO-NP combining district zoning for C14-2016-0011 - Lantana Tract 33 located at 6701, 6825-1/2 & 7045-1/2 Rialto Boulevard was approved on the consent agenda by Commissioner Patricia Seeger, Commissioner Angela PineryroDeHoyos seconded the motion on a unanimous vote. Commissioners Karen McGraw, James Schissler and Jose Vela absent.

10. Restrictive Covenant Amendment: [C14-85-288.8 \(RCA3\) - Lantana 33; District 8](#)

Location: 6701, 6825-1/2 & 7045-1/2 Rialto Boulevard, Barton Creek, Williamson Creek Watersheds-Barton Springs Zone; Oak Hill Combined NP Area (East Oak Hill)

Owner/Applicant: Lantana Tract 33, L.P.

Agent: Smith, Robertson, Elliott & Douglas, L.L.P.

Request: To amend the restrictive covenant to remove net leasable square footage and floor-to-area ratio restriction, reduce the allowable impervious cover and require on-site water quality controls.

Staff Rec.: **Recommended**

Staff: [Andrew Moore](#), 512-974-7604
Planning and Zoning Department

Public Hearing closed.

The motion to grant staff's recommendation to amend the Restrictive Covenant for C14-85-288.8 (RCA3) - Lantana 33 located at 6701, 6825-1/2 & 7045-1/2 Rialto Boulevard was approved on the consent agenda by Commissioner Patricia Seeger, Commissioner Angela PineryroDeHoyos seconded the motion on a unanimous vote. Commissioners Karen McGraw, James Schissler and Jose Vela absent.

11. Plan Amendment: [NPA-2016-0025.02 - Oak Hill Combined Neighborhood Plan Area-Wide Plan Amendment](#)

Location: Area boundaries: North- Southwest Parkway and Barton Creek Greenbelt; East- South Mopac Expressway and Barton Creek Greenbelt; South- Convict Hill Road, Abilene Trail, Escarpment Boulevard, Clairmont Street, and Davis Lane; West- Thomas Springs Road, Circle, Barton Creek, Williamson Creek Watersheds-Barton Springs Zone; Oak Hill Combined NP Area (East Oak Hill)

Owner/Applicant: Oak Hill Combined Neighborhood Planning Contact Team (Tom Thayer, Chair)

Agent: Tom Thayer, OHCNPCT (Chair)

Request: To amend text in the neighborhood plan document.

Staff Rec.: **Recommended**

Staff: [Maureen Meredith](#), 512-974-2695
Planning and Zoning Department

Public Hearing closed.

The motion to grant staff's recommendation to amend text in the neighborhood plan document for

NPA-2016-0025.02 - Oak Hill Combined Neighborhood Plan Area-Wide Plan Amendment for the boundaries area of: North- Southwest Parkway and Barton Creek Greenbelt; East- South Mopac Expressway and Barton Creek Greenbelt; South- Convict Hill Road, Abilene Trail, Escarpment Boulevard, Clairmont Street, and Davis Lane; West- Thomas Springs Road, Circle, was approved on the consent agenda by Commissioner Patricia Seeger, Commissioner Angela PineryroDeHoyos seconded the motion on a unanimous vote. Commissioners Karen McGraw, James Schissler and Jose Vela absent.

- 12. Rezoning:** [C14-2016-0050 - Plaza Saltillo Tract 1/2/3; District 3](#)
Location: 901, 1011 and 1109 East 5th Street, Waller Creek Watershed; East Cesar Chavez NP Area
Owner/Applicant: Capital Metro Transportation Authority (Shanea Davis)
Agent: Land Use Solutions, LLC (Michele Haussmann)
Request: TOD-NP to TOD-NP-CURE
Staff Rec.: **Postponement request by Staff to October 11, 2016**
Staff: [Heather Chaffin](#), 512-974-2122
Planning and Zoning Department

The motion to grant the staff's request for postponement of this item to October 11, 2016 was approved on the consent agenda by Commissioner Patricia Seeger, Commissioner Angela PineryroDeHoyos seconded the motion on a unanimous vote. Commissioners Karen McGraw, James Schissler and Jose Vela absent.

- 13. Rezoning:** [C14-2016-0049 - Plaza Saltillo Tract 4/5; District 3](#)
Location: 1211 and 1301 East 5th Street, Waller Creek; Lady Bird Lake Watersheds; East Cesar Chavez NP Area
Owner/Applicant: Capital Metro Transportation Authority (Shanea Davis)
Agent: Land Use Solutions, LLC (Michele Haussmann)
Request: TOD-NP to TOD-NP-CURE
Staff Rec.: **Postponement request by Staff to October 11, 2016**
Staff: [Heather Chaffin](#), 512-974-2122
Planning and Zoning Department

The motion to grant the staff's request for postponement of this item to October 11, 2016 was approved on the consent agenda by Commissioner Patricia Seeger, Commissioner Angela PineryroDeHoyos seconded the motion on a unanimous vote. Commissioners Karen McGraw, James Schissler and Jose Vela absent.

- 14. Rezoning:** [C14-2016-0051 - Plaza Saltillo Tract 6, District 3](#)
Location: 413 Navasota Street, Lady Bird Lake Watershed; East Cesar Chavez NP Area
Owner/Applicant: Capital Metro Transportation Authority (Shanea Davis)
Agent: Land Use Solutions, LLC (Michele Haussmann)
Request: TOD-NP to TOD-NP-CURE
Staff Rec.: **Postponement request by Staff to October 11, 2016**
Staff: [Heather Chaffin](#), 512-974-2122
Planning and Zoning Department

The motion to grant the staff's request for postponement of this item to October 11, 2016 was approved on the consent agenda by Commissioner Patricia Seeger, Commissioner Angela PineryroDeHoyos seconded the motion on a unanimous vote. Commissioners Karen McGraw, James Schissler and Jose Vela absent.

- 15. Rezoning:** [C14-2016-0065 - Pioneer Bank, SSB; District 9](#)
Location: 623 West 38th Street, Waller Creek Watershed; Central Austin Combined (West University) NP Area
Owner/Applicant: Pioneer Bank (Brian May)
Agent: Doucet & Associates (Ted McConaghy)
Request: GR-CO-NP to GR-CO-NP, to change a condition of zoning
Staff Rec.: **Recommended**
Staff: [Heather Chaffin](#), 512-974-2122
Planning and Zoning Department

The motion to grant the neighborhood's request for postponement of this item to October 11, 2016 was approved on the consent agenda by Commissioner Patricia Seeger, Commissioner Angela PineryroDeHoyos seconded the motion on a unanimous vote. Commissioners Karen McGraw, James Schissler and Jose Vela absent.

- 16. Rezoning:** [C14-2016-0025 - St. James Missionary Baptist Church; District 1](#)
Location: 3417 East Martin Luther King, Jr. Boulevard, Tannehill Branch Watershed; East MLK Combined NP Area
Owner/Applicant: St. James Missionary Baptist Church (Thomas J. Owens)
Agent: Urban Design Group (Laura Toups)
Request: SF-3-NP to SF-6-NP
Staff Rec.: **Recommended**
Staff: [Heather Chaffin](#), 512-974-2122
Planning and Zoning Department

Public Hearing closed.

Motion by Commissioner Nuria Zaragoza, seconded by Commissioner Tom Nuckols to grant SF-6-NP combining district zoning, with conditions for C14-2016-0025 - St. James Missionary Baptist

Church located at 3417 East Martin Luther King, Jr. Boulevard was approved on a unanimous vote. Commissioners Karen McGraw, James Schissler and Jose Vela absent.

Conditions are:

Development of the Property shall not exceed 60 residential units.

Public roadway connection from the Property to East 17th Street shall be limited to emergency vehicle access by a standard traffic management device.

- 17. Rezoning:** [C14-2016-0075 - Koenig and Lamar; District 4](#)
Location: 5629 North Lamar Boulevard, Waller Creek Watershed; North Loop NP Area
Owner/Applicant: Texas Department of Transportation (Roland Tilden)
Agent: Drenner Group (Amanda Swor)
Request: UNZONED to CS-MU-V-NP
Staff Rec.: **Recommended**
Staff: [Andrew Moore](#), 512-974-7604
Planning and Zoning Department

Public Hearing closed.

The motion to grant staff's recommendation of CS-MU-V-NP combining district zoning for the property located at C14-2016-0075 - Koenig and Lamar located at 5629 North Lamar Boulevard was approved on the consent agenda by Commissioner Patricia Seeger, Commissioner Angela PineryroDeHoyos seconded the motion on a unanimous vote. Commissioners Karen McGraw, James Schissler and Jose Vela absent.

- 18. Rezoning:** [C14-2016-0020 - Lantana IV; District 8](#)
Location: 7717 Southwest Parkway, Williamson Creek Watershed; Oak Hill Combined NP Area (East Oak Hill)
Owner/Applicant: JDI Holdings LLC (Douglas Ivey)
Agent: Permit Partners LLC (David Cancialosi)
Request: LR-NP to GR-MU-NP
Staff Rec.: **Pending**
Staff: [Andrew Moore](#), 512-974-7604
Planning and Zoning Department

The motion to grant the staff's request for postponement of this item to October 11, 2016 was approved on the consent agenda by Commissioner Patricia Seeger, Commissioner Angela PineryroDeHoyos seconded the motion on a unanimous vote. Commissioners Karen McGraw, James Schissler and Jose Vela absent.

19. Code Amendment: [C20-2016-012 - Historic Civic](#)

Request: Consider an amendment to Title 25 of the City Code to require Historic Landmark Commission review of demolition applications for structures that are fifty years or older and dedicated to certain civic uses.

Staff Rec.: **Recommended**

Staff: [Jerry Rusthoven](#), 512-974-3207
Planning and Zoning Department

The motion to grant the staff's request for postponement of this item to September 27, 2016 was approved on the consent agenda by Commissioner Patricia Seeger, Commissioner Angela PineryroDeHoyos seconded the motion on a unanimous vote. Commissioners Karen McGraw, James Schissler and Jose Vela absent.

20. Site Plan-Compatibility [SP-2016-0008C - Lofts at 12th Street; District 1](#)

Waiver:

Location: 2724 E. 12th Street, Boggy Creek Watershed; Chestnut NP Area

Owner/Applicant: San Antonio Dream Homes, LLC. (Shravan Parsi)

Agent: Big Red Dog (Mike Reyes)

Request: Approval of a waiver to encroach into a 25' compatibility setback [LDC 25-2-1063] for site improvements for a multi-family residential development.

Staff Rec.: **Recommended**

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

Public Hearing closed.

There was a motion by Commissioner Nuria Zaragoza, seconded by Commissioner Patricia Seeger to grant the compatibility waiver.

Substitute motion by Commissioner Trinity White, seconded by Commissioner Jeffrey Thompson to postpone this item to October 11, 2016 prevailed and was approved on a unanimous vote. Chair Stephen Oliver (left early) and Commissioners Karen McGraw, James Schissler and Jose Vela absent.

Planning Commission Note:

City of Austin Law Department to provide guidance regarding allowable amendments to a Site Plan – Compatibility Waiver and be available for questions when the item is reviewed on October 11, 2016.

- 21. Site Plan - Conditional Use Permit:** [SPC-2015-0301AT - Fair Market; District 3](#)
- Location: 1101 East 5th Street, Waller Creek Watershed; East Cesar Chavez NP Area
- Owner/Applicant: Montwalk Holdings, Ltd. (Richard Kooris)
- Agent: LOC Consultants (Sergio Lozano, P.E.)
- Request: Approval of a Conditional Use Permit for Indoor Entertainment in Transit-Oriented Development (TOD) zoning.
- Staff Rec.: **Recommended**
- Staff: [Donna Galati](#), 512-974-2733, Development Services Department

Public Hearing closed.

The motion to grant the staff's recommendation for SPC-2015-0301AT - Fair Market located at 1101 East 5th Street was approved on the consent agenda by Commissioner Patricia Seeger, Commissioner Angela PineryroDeHoyos seconded the motion on a unanimous vote. Commissioners Karen McGraw, James Schissler and Jose Vela absent.

- 22. Site Plan - Conditional Use Permit:** [SPC-2015-0504C - The Village on Triangle Avenue; District 9](#)
- Location: 4517 Triangle Avenue, Waller Creek Watershed
- Owner/Applicant: SV Triangle LP (Brad Garner)
- Agent: Stantec (Daniel M. Mahoney P.E.)
- Request: Construct a Congregate Living facility in an MF-6-CO District
- Staff Rec.: **Withdrawn; Renotified for Zoning and Platting Commission**
- Staff: [Scott Grantham](#), 512-974-2942, Development Services Department

Item withdrawn; no action required.

- 23. Final Plat - Resubdivision:** [C8-2016-0168.0A - Chernosky Subdivision No. 7 Lot 10, Block 1](#)
- Location: 1106 Mansell Avenue, Tannehill Branch Watershed; MLK-183 NP Area
- Owner/Applicant: Jose Rios
- Agent: Michael Melphi
- Request: Approval of Chernosky Subdivision No. 7 Lot 10, Block 1 composed of 1 lot on 0.08 acres
- Staff Rec.: **Disapproval**
- Staff: Development Services Department

- 24. Final Plat -** [C8-2016-0166.0A - KT Subdivison; District 9](#)
Resubdivision:
Location: 608 East 49th Street, Waller Creek Watershed; Hyde Park NP Area
Owner/Applicant: Katahomes, Inc. (Kurt Thiemer)
Agent: Civiltude, LC (Nhat Ho)
Request: Approval of KT Subdivison composed of 2 lots on 0.36 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department

Public Hearing closed.

The motion to disapprove C8-2016-0166.0A - KT Subdivison was approved on the consent agenda by Commissioner Patricia Seeger, Commissioner Angela PineryroDeHoyos seconded the motion on a 9-0-1 vote. Vice-Chair Fayez Kazi recused himself from this item (*Professional Services rendered*). Commissioners Karen McGraw, James Schissler and Jose Vela absent.

- 25. Final Plat -** [C8-2016-0178.0A - Latitude Webberville; District 1](#)
Previously
Uplatted:
Location: 1907 Webberville Road, Fort Branch Watershed; MLK-183 NP Area
Owner/Applicant: Protestant Episcopal Church of the Diocese of Texas (Robert J. Biehl)
Agent: Big Red Dog (Jerrett Daw)
Request: Approval of the Latitude Webberville composed of 77 lots on 11.78 acres.
Staff Rec.: **Disapproval**
Staff: Development Services Department

- 26. Final Plat -** [C8-2016-0175.0A - Buell Subdivision; District 7](#)
Previously
Uplatted:
Location: 2514 Buell Avenue, Shoal Creek Watershed; North Shoal Creek NP Area
Owner/Applicant: David L. & Audrey F. Ihnen
Agent: Garrett-Ihnen Civil Engineers (Norma Divine)
Request: Approval of the Buell Subdivision composed of 2 lots on 0.79 acres.
Staff Rec.: **Disapproval**
Staff: Development Services Department

Public Hearing closed.

The motion to disapprove C8-2016-0175.0A - Buell Subdivision was approved on the consent agenda by Commissioner Patricia Seeger, Commissioner Angela PineryroDeHoyos seconded the motion on a 9-0-1 vote. Commissioner Michael Wilson recused himself from this item (*Professional Services rendered*). Commissioners Karen McGraw, James Schissler and Jose Vela absent.

- 27. Final Plat -** [C8-2016-0173.0A - 1153 Perry Road Subdivision; District 3](#)
Resubdivision:
Location: 1153 Perry Road, Boggy Creek Watershed; Johnston Terrace NP Area
Owner/Applicant: Brandon Hunt
Agent: Southwest Engineers, Inc (Miguel Gonzales)
Request: Approval of the 1153 Perry Road Subdivision composed of 3 lots on 1.0 acres.
Staff Rec.: **Disapproval**
Staff: Development Services Department

Public Hearing closed.

The motion to disapprove Items #23, 25 and 27 was approved on the consent agenda by Commissioner Patricia Seeger, Commissioner Angela PineryoDeHoyos seconded the motion on a unanimous vote. Commissioners Karen McGraw, James Schissler and Jose Vela absent.

D. NEW BUSINESS

1. Discussion and possible action regarding CodeNEXT - Prescription Papers and possible creation of a Working Group tasked with reviewing CodeNEXT - Prescription Paper #4.

Motion by Commissioner Angela PineryoDeHoyos seconded by Commissioner James Shieh to establish a Working Group made up of Commissioners Angela PineryoDeHoyos, Jeffrey Thompson and Michael Wilson tasked with reviewing and providing comments regarding CodeNEXT - Prescription Paper #4 was approved on a unanimous vote. Chair Stephen Oliver (left early) and Commissioners Karen McGraw, James Schissler and Jose Vela absent.

2. Discussion and possible action regarding the Annual Internal Review of the Planning Commission.

Item postponed to September 27, 2016 by the Planning Commission on unanimous consent. Chair Stephen Oliver (left early) and Commissioners Karen McGraw, James Schissler and Jose Vela absent.

E. ITEMS FROM COMMISSION

1. Discussion and possible action regarding the practice of staff informing the Planning Commission of the proposed disposition of items on the Agenda. (Commissioners Nuria Zaragoza and Trinity White). Item scheduled for September 27, 2016.

F. COMMITTEE REPORTS

Citizen Code Advisory Group – No report provided.

Codes and Ordinances Joint Committee – No report provided.

Comprehensive Plan Joint Committee – No report provided.

Small Area Planning Joint Committee – No report provided.

ADJOURNMENT

Vice-Chair Fayez Kazi adjourned the meeting without objection on Tuesday, September 13, 2016 at 9:40 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 2 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.