



**PLANNING COMMISSION
MINUTES**

June 13, 2017

The Planning Commission convened in a regular meeting on June 13, 2017@ 301 W. 2nd Street, Austin, TX 78701.

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

Commission Members in Attendance:

Greg Anderson

Fayez Kazi – Vice-Chair

Karen McGraw

Tom Nuckols

Stephen Oliver – Chair

James Schissler

Patricia Seeger

James Shieh

Jeffrey Thompson

Jose Vela

Trinity White

Nuria Zaragoza

William Burkhardt – Ex-Officio

Ann Teich – Ex-Officio

Absent:

Angela De Hoyos Hart

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.

A. CITIZEN COMMUNICATION

The first four (4) speakers signed up prior to the meeting being called to order will each be allowed a three-minute allotment to address their concerns regarding items not posted on the agenda.

Mr. Wayne Garami – Mr. Garami discussed issues with the current Land Development Code and its effects on Austin Habitat for Humanity

Joe Katherine Quin – Ms. Quin discussed matters related to CodeNEXT

Mr. Eric Goff – Mr. Goff discussed matters related to CodeNEXT

B. APPROVAL OF MINUTES

1. Approval of minutes from May 23, 2017.

Motion to approve the minutes from May 23, 2017 was approved on the consent agenda by Commissioner Schissler, seconded by Commissioner Shieh on a vote of 12-0. Commissioner Angela De Hoyos absent.

C. PUBLIC HEARINGS

- 1. Plan Amendment:** [NPA-2017-0014.01 - McComb Commercial FLUM Amendment, District 2](#)
Location: 8008 Burleson Road, Onion Creek Watershed; Southeast Combined (Southeast) NP Area
Owner/Applicant: Jim and Shirlene McComb
Agent: Thrower Design (A. Ron Thrower)
Request: Warehouse/Limited Office land use to Commercial land use
Staff Rec.: **Recommended**
Staff: [Maureen Meredith](#), 512-974-2695
Planning and Zoning Department

Public Hearing closed.

Motion to grant staff's recommendation of Commercial land use for NPA-2017-0014.01 - McComb Commercial FLUM Amendment located at 8008 Burleson Road was approved on the consent agenda by Commissioner Schissler, seconded by Commissioner Shieh on a vote of 12-0. Commissioner Angela De Hoyos absent.

2. Rezoning: [C14-2017-0030 - McComb Commercial; District 2](#)

Location: 8008 Burleson Road, Onion Creek Watershed; Southeast Combined (Southeast) NP Area
Owner/Applicant: Jim and Shirlene McComb
Agent: Thrower Design (A. Ron Thrower)
Request: DR-NP; W/LO-NP; IP-CO-NP to CS-NP
Staff Rec.: **Recommendation of CS-CO-NP**
Staff: [Wendy Rhoades](#), 512-974-7719
Planning and Zoning Department

Public Hearing closed.

Motion to grant CS-CO-NP combining district zoning located at 8008 Burleson Road was approved on the consent agenda by Commissioner Schissler, seconded by Commissioner Shieh on a vote of 12-0. Commissioner Angela De Hoyos absent.

3. Restrictive Covenant Termination: [C14-86-141\(RCT\) - McComb Commercial; District 2](#)

Location: 8008 Burleson Road, Onion Creek Watershed; Southeast Combined (Southeast) NP Area
Owner/Applicant: Jim and Shirlene McComb
Agent: Thrower Design (A. Ron Thrower)
Request: To terminate the Restrictive Covenant that applies to the property
Staff Rec.: **Recommended**
Staff: [Wendy Rhoades](#), 512-974-7719
Planning and Zoning Department

Public Hearing closed.

Motion to grant staff's recommendation to terminate the Restrictive Covenant that applies to the property was approved on the consent agenda by Commissioner Schissler, seconded by Commissioner Shieh on a vote of 12-0. Commissioner Angela De Hoyos absent.

4. **Plan Amendment:** [NPA-2017-0013.01 - Bouldin Creek Neighborhood Plan Area-Wide Garage Placement; District 9](#)
- Location: Area bounded by Lady Bird Lake on the north, South Congress Avenue on the east, Oltorf Street on the south and the Union Pacific Railroad tracks on the west, West Bouldin Creek Watershed; East Bouldin Creek Watershed; Bouldin Creek NP Area
- Owner/Applicant: Bouldin Creek Neighborhood Plan Contact Team (Sean Kelly, Current Chair. Application was submitted by Stuart Hampton, Previous Chair)
- Agent: Sean Kelly, Chair
- Request: To add the Garage Placement Design Tool to the neighborhood planning area to single-family residential use, a duplex residential use, or a two-family residential use
- Staff Rec.: **Recommended**
- Staff: [Maureen Meredith](#), 512-974-2695
Planning and Zoning Department

Public Hearing closed.

Motion by Commissioners Seeger, seconded by Commissioner McGraw to grant staff's recommendation to add the Garage Placement Design Tool to the neighborhood planning area to a single-family residential use, a duplex residential use, or a two-family residential use for the area bounded by Lady Bird Lake on the north, South Congress Avenue on the east, Oltorf Street on the south and the Union Pacific Railroad tracks on the west, was approved on a vote 7-5. Those voting aye were Chair Oliver and Commissioners Seeger, Nuckols, White, Shieh, McGraw and Zaragoza. Those voting nay were Vice-Chair Kazi and Commissioners Thompson, Anderson, Schissler and Vela. Commissioner Angela De Hoyos absent.

5. **Rezoning:** [C14-2017-0026 - Bouldin Creek Neighborhood Plan Area-Wide Garage Placement; District 9](#)
- Location: Area bounded by Lady Bird Lake on the north, South Congress Avenue on the east, Oltorf Street on the south and the Union Pacific Railroad tracks on the west, West Bouldin Creek Watershed; East Bouldin Creek Watershed; Bouldin Creek NP Area
- Owner/Applicant: Bouldin Creek Neighborhood Plan Contact Team (Sean Kelly, Current Chair. Application was submitted by Stuart Hampton, Previous Chair)
- Agent: Sean Kelly, Chair
- Request: To add the Garage Placement Design Tool to the neighborhood planning area to single-family residential use, a duplex residential use, or a two-family residential use
- Staff Rec.: **Recommended**
- Staff: [Andrew Moore](#), 512-974-7604
Planning and Zoning Department

Public Hearing closed.

Motion by Commissioners Seeger, seconded by Commissioner McGraw to grant staff's recommendation to add the Garage Placement Design Tool to the neighborhood planning area to a single-family residential use, a duplex residential use, or a two-family residential use for the area

bounded by Lady Bird Lake on the north, South Congress Avenue on the east, Oltorf Street on the south and the Union Pacific Railroad tracks on the west, was approved on a vote 7-5. Those voting aye were Chair Oliver and Commissioners Seeger, Nuckols, White, Shieh, McGraw and Zaragoza. Those voting nay were Vice-Chair Kazi and Commissioners Thompson, Anderson, Schissler and Vela. Commissioner Angela De Hoyos absent.

6. Plan Amendment: [NPA-2016-0016.01 - 3212 E. Cesar Chavez; District 3](#)

Location: 3212 East Cesar Chavez Street & 111 Tillery Street, Colorado River Watershed; Govalle/Johnston Terrace Combined NP Area
Owner/Applicant: Painter Enterprises, Inc. a Texas Corporation
Agent: Husch Blackwell (Nikelle Meade)
Request: Commerical and Industry to Multifamily and Mixed Use land use (application amended on April 25, 2017)
Staff Rec.: **Mixed Use on the entire tract**
Staff: [Maureen Meredith](#), 512-974-2695
Planning and Zoning Department

See annotation under item C-07.

7. Rezoning: [C14-2016-0079 - 3212 E. Cesar Chavez; District 3](#)

Location: 3212 East Cesar Chavez Street, 111 Tillery Street, Colorado River Watershed; Govalle/Johnston Terrace Combined NP Area
Owner/Applicant: Painter Enterprises, Inc. a Texas Corporation
Agent: Husch Blackwell (Nikelle Meade)
Request: CS-CO-NP and LI-CO-NP to MF-6-CO-NP and CS-MU-CO-NP, as Amended
Staff Rec.: **Recommended**
Staff: [Heather Chaffin](#), 512-974-2122
Planning and Zoning Department

The motion by Commissioner McGraw, seconded by Commissioner White to postpone this item to July 11, 2107 was approved on a vote of 9-2. Vice-Chair Kazi and Commissioner Schissler voted nay. Commissioner Angela De Hoyos absent.

8. Plan Amendment: [NPA-2016-0016.04 - The Rail Spur Building; District 3](#)

Location: 618 Tillery Street, Colorado River Watershed; Govalle/Johnston Terrace Combined NP Area
Owner/Applicant: Tom Calhoon
Agent: Land Use Solutions, LLC (Michele Haussmann)
Request: Office and Mixed Use to Commercial and Mixed Use land uses
Staff Rec.: **Pending; Postponement request by Applicant to July 27, 2017**
Staff: [Maureen Meredith](#), 512-974-2695
Planning and Zoning Department

Motion to grant Applicant's request for postponement of this item to July 27, 2017 was approved on the consent agenda by Commissioner Schissler, seconded by Commissioner Shieh on a vote of 12-0. Commissioner Angela De Hoyos absent.

9. Rezoning: **[C14-2017-0020 - The Rail Spur Building; District 3](#)**

Location: 618 Tillery Street, Colorado River Watershed; Govalle/Johnston Terrace
Combined NP Area
Owner/Applicant: Tom Calhoon
Agent: Land Use Solutions, LLC (Michele Haussmann)
Request: LO-CO-NP and LO-MU-CO-NP to GR-NP and GR-MU-NP
Staff Rec.: **Pending; Postponement request by Applicant to July 27, 2017**
Staff: [Heather Chaffin](#), 512-974-2122
Planning and Zoning Department

Motion to grant Applicant's request for postponement of this item to July 27, 2017 was approved on the consent agenda by Commissioner Schissler, seconded by Commissioner Shieh on a vote of 12-0. Commissioner Angela De Hoyos absent.

10. Plan Amendment: **[NPA-2017-0025.01 - Oak Bridge Amendment, District 8](#)**

Location: 6707 Raccoon Run, Williamson Creek Watershed-Barton Springs Zone;
Oak Hill Combined (West Oak Hill) NP Area
Owner/Applicant: Fidelma O'Leary
Agent: Yousef Nazif
Request: Single Family land use to Multifamily land use
Staff Rec.: **Recommended**
Staff: [Maureen Meredith](#), 512-974-2695
Planning and Zoning Department

Public Hearing closed.

Motion to grant staff's recommendation of Multifamily for NPA-2017-0025.01 - Oak Bridge Amendment located 6707 Raccoon Run was approved on the consent agenda by Commissioner Schissler, seconded by Commissioner Shieh on a vote of 12-0. Commissioner Angela De Hoyos absent.

11. Rezoning: [C14-2017-0019 - Oak Bridge Amendment, District 8](#)

Location: 6707 Raccoon Run, Williamson Creek Watershed-Barton Springs Zone;
Oak Hill Combined (West Oak Hill) NP Area
Owner/Applicant: Fidelma O'Leary
Agent: Yousef Nazif
Request: SF-1-NP & RR-NP to MF-1-CO-NP
Staff Rec.: **Recommended**
Staff: [Andrew Moore](#), 512-974-7604
Planning and Zoning Department

Public Hearing closed.

Motion to grant staff's recommendation of MF-1-CO-NP combining district zoning for C14-2017-0019 - Oak Bridge Amendment located 6707 Raccoon Run was approved on the consent agenda by Commissioner Schissler, seconded by Commissioner Shieh on a vote of 12-0. Commissioner Angela De Hoyos absent.

12. Rezoning: [C14-2017-0053 - Red Bird Blue Bird; District 3](#)

Location: 206 Red Bird Lane, Williamson Creek Watershed; South Congress
Combined (West Congress) NP Area
Owner/Applicant: Rudolfo and Rose Conde
Agent: PTR (Justin Poses)
Request: SF-2-NP to SF-3-NP
Staff Rec.: **Recommended**
Staff: [Wendy Rhoades](#), 512-974-7719
Planning and Zoning Department

Public Hearing closed.

Motion to grant staff's recommendation of SF-3-NP combining district zoning for C14-2017-0053 – Red Bird Blue Bird located at 206 Red Bird Lane was approved on the consent agenda by Commissioner Schissler, seconded by Commissioner Shieh on a vote of 12-0. Commissioner Angela De Hoyos absent.

13. Rezoning: [C14-2017-0054 - San Antonio Street Rezoning; District 9](#)

Location: 1202 San Antonio Street, Shoal Creek Watershed; Downtown
Owner/Applicant: Texas Association of Counties (Gene Terry)
Agent: A Glasco Consulting (Alice K Glasco)
Request: GO to DMU
Staff Rec.: **DMU-CO (Conditional Overlay for 60 foot height limit)**
Staff: [Scott Grantham](#), 512-974-3574
Planning and Zoning Department

Public Hearing closed.

Motion to grant staff's recommendation of DMU-CO combining district zoning for C14-2017-0054 - San Antonio Street Rezoning located 1202 San Antonio Street was approved on the consent agenda by Commissioner Schissler, seconded by Commissioner Shieh on a vote of 12-0. Commissioner Angela De Hoyos absent.

Additional conditions and restrictions are:

Prohibit bail bond services, liquor sales and cocktail lounge
Prohibit the use of outdoor sound amplification equipment

14. Rezoning: [C14-2016-0135 - 2500 N. Lamar; District 9](#)

Location: 1200 W 25th Street, Shoal Creek Watershed; West University NP Area
Owner/Applicant: 2500 N. Lamar LLC
Agent: Drenner Group (Amanda Swor)
Request: GO-MU-CO-NP to GO-MU-V-CO-NP
Staff Rec.: **Recommended**
Staff: [Scott Grantham](#), 512-974-3574
Planning and Zoning Department

Motion to grant Applicant's request for postponement of this item to August 8, 2017 was approved on the consent agenda by Commissioner Schissler, seconded by Commissioner Shieh on a vote of 12-0. Commissioner Angela De Hoyos absent.

15. Rezoning: [C14-2017-0050 - 1501 Airport Commerce Drive Rezoning; District 3](#)

Location: 1501 Airport Commerce Drive, Carson Creek Watershed; Montopolis NP Area
Owner/Applicant: W2 Hill ACP II LP (Steven Freche)
Agent: Thrower Design (A. Ron Thrower)
Request: CS-CO-NP to CS-CO-NP
Staff Rec.: **Recommended**
Staff: [Andrew Moore](#), 512-974-7604,
Planning and Zoning Department

Motion to grant staff's request for postponement of this item to July 11, 2017 was approved on the consent agenda by Commissioner Schissler, seconded by Commissioner Shieh on a vote of 12-0. Commissioner Angela De Hoyos absent.

16. Resubdivision: **C8-2016-0092.0A - Verde Hills resubdivision; District 1**

Location: 2000 E 22nd Street, Boggy Creek Watershed; Upper Boggy Creek NP Area
Owner/Applicant: Scott Group (Craig Scott)
Agent: Perales Engineering, LLC (Jerry Perales)
Request: Resubdivision of Lots 1 and 2, Block 15 of Johns C.R. Subdivision, comprised of 3 lots on 0.44 acre.
Staff Rec.: **Recommended**
Staff: Steve Hopkins, 512-974-3175,
 Development Services Department

Public Hearing closed.

The motion by Commissioner Schissler, seconded by Commissioner Anderson to grant staff's recommendation for C8-2016-0092.0A - Verde Hills resubdivision located at 2000 E 22nd Street was approved on a vote of 12-0. Commissioner Angela De Hoyos absent.

17. Code Amendment: **C20-2017-001 - Historic Landmark Commission Majority Vote**

Request: Discuss and consider an amendment to Title 25 of the City Code to change Historic Landmark Commission voting requirements such that a simple majority is required to recommend Historic Zoning over the objection of a property owner.
Staff Rec.: **Recommended**
Staff: Jerry Rusthoven, 512-974-3207
 Planning and Zoning Department

Public Hearing closed.

Motion by Commissioner Shieh, seconded by Commissioner Schissler to deny the proposed code amendment and instead recommend amending the membership of the Historic Landmark Commission to allow the appointment of alternate members similar to the membership structure utilized by the Board of Adjustment.

(see https://library.municode.com/tx/austin/codes/code_of_ordinances?nodeId=TIT2AD_CH2-1CIBO_ART2BO_S2-1-111BOAD)

§ 2-1-111 - BOARD OF ADJUSTMENT

(D)

The council may appoint alternate board members to serve in the absence of regular members. An alternate member shall be appointed to serve a two-year term.

Motion was approved on a vote of 8-2. Commissioners McGraw and Seeger voted nay. Commissioners White and Zaragoza abstained. Commissioner Angela De Hoyos absent.

18. COA-AISD

[Redevelopment of Bowie High School](#)

Interlocal

Amendment:

Location:

4103 W. Slaughter Lane, Slaughter Creek Watershed-Barton Springs Zone

Owner/Applicant:

City of Austin-Watershed Protection Department (Chuck Lesniak)

Agent:

AISD - Paul Turner

Request:

Approve an Agreement between the City of Austin and the Austin Independent School District establishing site development standards for redevelopment of Bowie High School. This action concerns land located within the Barton Springs Zone.

Staff Rec.:

Recommended

Staff:

[Chuck Lesniak](#), 512-974-2699
Watershed Protection Department

Public Hearing closed.

Motion by Vice-Chair Kazi, seconded by Commissioner Seeger to grant staff's recommendation and include the recommendations by the Environmental Commission (see [ENVIRONMENTAL COMMISSION MOTION 20170607 008a](#)) with the following modification:

The transfer of development rights referenced in the Resolution (see [Resolution pg. 2-4](#)) can be used out of the Travis Country Parcel (Lot 60, Block 6 Trailwood Village Two, 4806 Trail West Drive) for the sole purpose of the redevelopment of Bowie High School, located at 4103 W. Slaughter Lane, and all additional development rights associated with the Travis Country Parcel shall be banked and utilized for other AISD projects within the boundary of the Edwards Aquifer Barton Springs Zone.

Motion was approved on a vote of 10-0. Commissioner McGraw abstained on this item. Commissioner White off the dais. Commissioner De Hoyos Hart absent.

19. Preliminary Plan: [C8J-2016-0188 - Easton Park Section 2C Preliminary Plan; District 2](#)

Location:

8304 Sassman Road, Cottonmouth Creek and North Fork Dry Creek Watersheds; Pilot Knob MUD

Owner/Applicant:

Carna Easton LLC, (Logan Kimble)

Agent:

Kitchen Table Civil Engineering (Jonathon Fleming)

Request:

Approval of the preliminary plan composed of 304 lots on 120.49 acres.

Staff Rec.:

Recommended

Staff:

[Sue Welch](#), 512-854-7637
Travis County Single-Office

Public Hearing closed.

Motion to grant staff's recommendation for C8J-2016-0188 - Easton Park Section 2C Preliminary Plan located at 8304 Sassman Road was approved on the consent agenda by Commissioner Schissler, seconded by Commissioner Shieh on a vote of 12-0. Commissioner Angela De Hoyos absent.

- 20. Site Plan - Conditional Use Permit:** [SPC-2016-0419C - Dove Springs Recreation Center Expansion](#)
- Location: 5801 Ainez Drive, Williamson Creek Watershed; McKinney NP Area
- Owner/Applicant: City of Austin – Parks and Recreation Department (Kevin Johnson)
- Agent: Doucet + Chan (John King, P.E.)
- Request: Request approval of a conditional use site plan for the expansion of Dove Springs Recreation Center, because the site is zoned P, public and over 1 acre in size. [Section 25-2-625(D)(2)]
- Staff Rec.: **Recommended**
- Staff: [Nikki Hoelter](#), (512)974-2863
Development Services Department

Public Hearing closed.

Motion to grant staff’s recommendation for SPC-2016-0419C - Dove Springs Recreation Center Expansion at 5801 Ainez Drive was approved on the consent agenda by Commissioner Schissler, seconded by Commissioner Shieh on a vote of 12-0. Commissioner Angela De Hoyos absent.

- 21. Site Plan - Conditional Use Permit:** [SPC-2016-0404C - Kingsbery Solar](#)
- Location: 942 Lott Avenue, Tannehill Branch Watershed; East MLK Combined NP Area
- Owner/Applicant: PowerFin Partners
- Agent: Grace McNamara
- Request: The applicant proposes to build a commercial energy project on approximately 15.95 acres with associated improvements.
- Staff Rec.: **Recommended**
- Staff: [Clarissa Davis](#), (512) 974-1423
Development Services Department

Public Hearing closed.

Motion to grant staff’s recommendation for SPC-2016-0404C - Kingsbery Solar located at 942 Lott Avenue was approved on the consent agenda by Commissioner Schissler, seconded by Commissioner Shieh on a vote of 12-0. Commissioner Angela De Hoyos absent.

- 22. Site Plan** [SP-2008-0349C\(XT3\) - Chestnut Plaza Phase III](#)
Extension:
Location: 2921 E 17th St., Boggy Creek Watershed; Chestnut NP Area
Owner/Applicant: 1800 Alexander (Chris Kopaceck)
Agent: Drenner Group (Dave Anderson)
Request: Approval of a 2-year extension to a previously approved site plan.
Staff Rec.: **Recommended**
Staff: [Donna Galati](#), 512-974-2733
Development Services Department

Public Hearing closed.

Motion to grant staff's recommendation for SP-2008-0349C(XT3) - Chestnut Plaza Phase III located at 2921 E 17th St was approved on the consent agenda by Commissioner Schissler, seconded by Commissioner Shieh on a vote of 12-0. Commissioner Angela De Hoyos absent.

- 23. Site Plan -** [SPC-2016-0288A - Flower Hill Foundation; District](#)
Conditional Use
Permit:
Location: 1316 W 6th St, Lady Bird Lake Watershed; Old West Austin NP Area
Owner/Applicant: Flower Hill Foundation
Agent: Katherine Loayza
Request: The applicant proposes a Cultural Services use in an existing historic residence.
Staff Rec.: **Recommended with conditions**
Staff: [Christine Barton-Holmes](#), (512) 974-2788
Development Services Department

Public Hearing closed.

The motion by Commissioner Nuckols, seconded by Commissioner Seeger to grant the conditional use permit to allow Cultural Services use in an existing historic residence, with the following condition:

Conditional use permit shall not be released until Applicant complies with Code or successfully challenges the requirement to comply with Code as it relates to sidewalk fees-in-lieu Section 25-6-354.

The motion was approved on a vote of 10-1. Commissioner Schissler voted nay. Commissioner White off the dais. Commissioner Angela De Hoyos absent.

24. **Right-of-Way Encroachment:** [F# 9680-1605 – Aerial Encroachment of a portion of East Cesar Chavez Street Right-of-Way; District 9](#)
Location: Near the intersection of East Cesar Chavez Street and Trinity Street.
Owner/Applicant: Richard Suttle
Agent: South ½ Block 8 Venture
Request: Aerial Encroachment of a portion of East Cesar Chavez Street Right-of-Way by a cantilevered / overhead enclosed building space near the intersection of East Cesar Chavez Street and Trinity Street.

Staff Rec.: **Recommended**
Staff: [Andy Halm](#), Senior Property Agent, 512-974-7185
Office of Real Estate Services

Public Hearing closed.

Motion to grant staff's recommendation for F# 9680-1605 – Aerial Encroachment of a portion of East Cesar Chavez Street Right-of-Way located near the intersection of East Cesar Chavez Street and Trinity Street was approved on the consent agenda by Commissioner Schissler, seconded by Commissioner Shieh on a vote of 12-0. Commissioner Angela De Hoyos absent.

25. **Final Plat - Resubdivision:** [C8-2017-0117.0A - The Mont Subdivision](#)
Location: 6503 Carson Ridge, Country Club East Watershed; Montopolis NP Area
Owner/Applicant: Larry and Elizabeth D. Petree
Agent: Walker Partners Engineers, Surveyors (Nicholas Kehl)
Request: Approval of The Mont Subdivision composed of 1 lot on 9.92 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
26. **Final Plat - Previously Unplatted:** [C8-2017-0121.0A - Shady Lane Retail](#)
Location: 5116 Bolm Road, Boggy Creek Watershed; Govalle/Johnston Terrace Combined NP Area
Owner/Applicant: SL4 Airport, LP (John Kiltz)
Agent: Jones & Carter (Sam Pheiffer)
Request: Approval of the Shady Lane Retail Final Plat composed of 1 lot on 1.564 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department

27. **Final Plat - Resubdivision:** [C8-2017-0116.0A - Resubdivision of portions of Lots 5 and 6, Rector's Subdivision](#)
Location: 1500 E 11th St, Town Lake Watershed; Central East Austin NP Area
Owner/Applicant: Monika Bustamante & Walter M Coots
Agent: Moncada Enterprises, LLC (phil Moncada)
Request: Approval of Resubdivision of portions of Lots 5 and 6, Rector's Subdivision composed of 2 lots on .19 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
28. **Final Plat - Resubdivision:** [C8-2017-0122.0A - Resubdivision of Lot 2 T.W. & Ophelia Kinceon Subdivision](#)
Location: 1311 Hackberry Street, Town Lake Watershed; Central East Austin NP Area
Owner/Applicant: MX3 Homes (Sal Martinez)
Agent: Southwest Engineers (Gabe Hovdey)
Request: Approval of the Resubdivision of Lot 2 T.W. & Ophelia Kinceon Subdivision Final Plat composed of 2 lots on 0.25 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
29. **Preliminary Plan:** [C8-2017-0124 - Lightfield](#)
Location: 4902 Lott Avenue, Fort Branch Watershed; MLK-183 NP Area
Owner/Applicant: MX3 Homes (Sal Martinez)
Agent: Southwest Engineers (Gabe Hovdey)
Request: The approval of the Lightfield composed of 25 lots on 5 acres.
Staff Rec.: **Disapproval**
Staff: Development Services Department
30. **Final Plat - Resubdivision:** [C8-2017-0124.1A - Lightfield](#)
Location: 4902 Lott Avenue, Fort Branch Watershed; MLK-183 NP Area
Owner/Applicant: MX3 Homes (Sal Martinez)
Agent: Southwest Engineers (Gabe Hovdey)
Request: The approval of the Lightfield composed of 25 lots on 5 acres.
Staff Rec.: **Disapproval**
Staff: Development Services Department

**31. Final Plat -
Previously
Unplatted:**

C8-2017-0123.0A - Austex Resubdivision

Location: 6414 Hudson Street, Gilleland Creek Watershed
Owner/Applicant: Austex Auto Sales & Care Inc.
Agent: ATX Design Group (Ramon Duran)
Request: Approval of the Austex Subdivision Final Plat composed of 1 lot on 0.47 acres; MLK-183/East MLK Combined
Staff Rec.: **Disapproval**
Staff: Development Services Department

Public Hearing closed

Motion to disapprove items C-25 – C-31 was approved on the consent agenda by Commissioner Schissler, seconded by Commissioner Shieh on a vote of 12-0. Commissioner Angela De Hoyos absent.

D. NEW BUSINESS

E. ITEMS FROM COMMISSION

1. CodeNEXT

Discussion and possible action regarding matters related to CodeNEXT including but not limited to staff updates, presentations and scheduling. (Sponsor: Chair Oliver; Co-Sponsor: Vice-Chair Kazi)

Discussion occurred; no action taken.

F. COMMITTEE REPORTS

[Codes and Ordinances Joint Committee](#) – No report provided.

[Comprehensive Plan Joint Committee](#) – No report provided.

[Land Development Code Advisory Group](#) – No report provided.

[Small Area Planning Joint Committee](#) – No report provided.

Chair Oliver adjourned the meeting without objection on Wednesday, June 14, 2017 at 2:12 a.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.