



**PLANNING COMMISSION
MINUTES**

September 12, 2017

The Planning Commission convened in a regular meeting on September 12, 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
Angela De Hoyos Hart
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

Absent:

**Ann Teich – Ex-Officio
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

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. Stuart Hersh: Mr. Hersh discussed matters related to flooding and CodeNEXT.

Ms. Megan Meisenbach: Ms. Meisenbach discussed matters related to CodeNEXT.

B. APPROVAL OF MINUTES

1. Approval of minutes from September 5, 2017.

Motion to approve the minutes from September 5, 2017, as amended, was approved on the consent agenda by Commissioner Shieh, seconded by Commissioner Seeger on a vote of 13-0.

C. PUBLIC HEARINGS

1. **Plan Amendment:** [NPA-2016-0016.04 - The Rail Spur Building; District 3](#)
Location: 618 Tillery Street, Colorado River Watershed; Govalle/Johnston Terrace (Govalle) NP Area
Owner/Applicant: Thomas Calhoon
Agent: Peter Barlin
Request: Office and Mixed Use land use to Commercial and Mixed Use land uses
Staff Rec.: **Recommended**
Staff: [Maureen Meredith](#), 512-974-2695
Planning and Zoning Department

Public Hearing open.

Motion by Commissioner Seeger, seconded by Commissioner Shieh to postpone this item to October 10, 2017 was approved on a vote of 13-0.

2. **Rezoning:** [C14-2017-0020 - The Rail Spur Building; District 3](#)
Location: 618 Tillery Street, Colorado River Watershed; Govalle/Johnston Terrace (Govalle) NP Area
Owner/Applicant: Thomas Calhoon
Agent: Peter Barlin
Request: LO-CO-NP and LO-MU-CO-NP to GR-NP and GR-MU-NP
Staff Rec.: **Recommended with conditions**
Staff: [Heather Chaffin](#), 512-974-2122
Planning and Zoning Department

Public Hearing open.

Motion by Commissioner Seeger, seconded by Commissioner Shieh to postpone this item to October 10, 2017 was approved on a vote of 13-0.

3. **Plan Amendment:** [NPA-2016-0005.04 - 500 Montopolis Drive; District 3](#)
Location: 500 Montopolis Drive, Country Club East Creek Watershed; Montopolis NP Area
Owner/Applicant: KEEP Investment Group LLC (Austin Stowell)
Agent: Drenner Group (Amanda Swor)
Request: Single Family land use to Mixed Use land use
Staff Rec.: **Neighborhood Mixed Use instead of the applicant's request for Mixed Use**
Staff: [Maureen Meredith](#), 512-974-2695
Planning and Zoning Department

Public Hearing closed.

Motion to deny FLUM change for NPA-2016-0005.04 - 500 Montopolis Drive located at 500 Montopolis Drive was approved on the motion by Commissioner Vela, seconded by Commissioner De Hoyos Hart on a vote of 12-0. Commissioner Schissler abstained.

4. **Rezoning:** [C14H-2017-0055 - 500 Montopolis; District 3](#)
Location: 500 Montopolis Drive, Country Club East Creek Watershed; Montopolis NP Area
Owner/Applicant: KEEP Investment Group, LLC (Austin Stowell)
Agent: City of Austin, Planning and Zoning Department (Jerry Rusthoven)
Request: SF-3-NP to GR-MU-H-NP and GR-MU-NP
Staff Rec.: **Recommended**
Staff: [Heather Chaffin](#), 512-974-2122
Planning and Zoning Department

Public Hearing closed.

Motion to rezone C14H-2017-0055 - 500 Montopolis located at 500 Montopolis Drive to SF-3-H-NP combining district zoning was approved on the motion by Commissioner Vela, seconded by Commissioner De Hoyos Hart on a vote of 12-0. Commissioner Schissler abstained.

5. **Plan Amendment:** [NPA-2017-0026.01 - Georgian Acres Neighborhood Park; District 4](#)
Location: 500 East Powell Lane, Little Walnut Creek Watershed; North Lamar / Georgian Acres Combined NP Area
Owner/Applicant: City of Austin, Parks and Recreation Department (Greg Montes)
Agent: City of Austin, Parks and Recreation Department (Greg Montes)
Request: Commercial land use to Recreation and Open Space 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 Open Space land use for NPA-2017-0026.01 - Georgian Acres Neighborhood Park located at 500 East Powell Lane was approved on the consent agenda by Commissioner Shieh, seconded by Commissioner Seeger on a vote of 13-0.

- 6. Rezoning:** [C14-2017-0089 - Georgian Acres Neighborhood Park; District 4](#)
Location: 500 East Powell Lane, Little Walnut Creek Watershed; North Lamar / Georgian Acres Combined NP Area
Owner/Applicant: City of Austin, Parks and Recreation Department (Greg Montes)
Agent: City of Austin, Parks and Recreation Department (Greg Montes)
Request: CS-CO-NP to P-NP
Staff Rec.: **Recommended**
Staff: [Sherri Sirwaitis](#), 512-974-3057
Planning and Zoning Department

Public Hearing closed.

Motion to grant Staff's recommendation of P-NP combining district zoning for NPA-2017-0026.01 - Georgian Acres Neighborhood Park located at 500 East Powell Lane was approved on the consent agenda by Commissioner Shieh, seconded by Commissioner Seeger on a vote of 13-0.

- 7. Plan Amendment:** [NPA-2016-0005.02 - Montopolis - Ben White FLUM Amendment; District 3](#)
Location: 6700 and 6800 E. Ben White Blvd. and 2601 Montopolis Dr., Country Club East Creek Watershed; Montopolis NP Area
Owner/Applicant: Ocampo Partners, Ltd.
Agent: Coats Rose, PC (John M. Joseph)
Request: Industry land use to Mixed Use land use (Tracts 1 & 2) and Commercial (Tract 3) land use
Staff Rec.: **Not recommended; Applicant postponement request to October 24, 2017**
Staff: [Maureen Meredith](#), 512-974-2695
Planning and Zoning Department

Motion to grant Applicant's request for postponement of this item to October 24, 2017 was approved on the consent by Commissioner Shieh, seconded by Commissioner Seeger on a vote of 13-0.

- 8. Rezoning:** [C14-2016-0085 - Montopolis - Ben White Zoning Amendment; District 3](#)
- Location: 6700 and 6800 E. Ben White Blvd. and 2601 Montopolis Dr., Country Club East Creek Watershed; Montopolis NP Area
- Owner/Applicant: Ocampo Partners, Ltd. (Chris Mallett)
- Agent: Coats Rose, PC (John M. Joseph)
- Request: LI-NP to CS-MU-CO-NP for Tracts 1 & 2, LI-NP to CS-CO-NP for Tract 3
- Staff Rec.: **Not recommended; Applicant postponement request to October 24, 2017**
- Staff: [Andrew Moore](#), 512-974-7604
Planning and Zoning Department

Motion to grant Applicant's request for postponement of this item to October 24, 2017 was approved on the consent agenda Commissioner Shieh, seconded by Commissioner Seeger on a vote of 13-0.

- 9. Restrictive Covenant Termination:** [C14-78-220\(RCT\) - Montopolis - Ben White Subdivision; District 3](#)
- Location: 6700 and 6800 E. Ben White Blvd. and 2601 Montopolis Dr., Country Club East Creek Watershed; Montopolis NP Area
- Owner/Applicant: Ocampo Partners, Ltd. (Chris Mallett)
- Agent: Coats Rose, PC (John M. Joseph)
- Request: To terminate the provision restricting this property to only commercial uses and the requirement for a Planned Development Area Agreement.
- Staff Rec.: **Recommended; Applicant postponement request to October 24, 2017**
- Staff: [Andrew Moore](#), 512-974-7604
Planning and Zoning Department

Motion to grant Applicant's request for postponement of this item to October 24, 2017 was approved on the consent agenda by Commissioner Shieh, seconded by Commissioner Seeger on a vote of 13-0.

- 10. Rezoning:** [C814-2017-0001 - 425 W. Riverside Drive PUD; District 9](#)
- Location: 425 W. Riverside Drive, Lady Bird Lake Watershed; Bouldin Creek NP Area
- Owner/Applicant: Stream Realty Partners (David Blackbird)
- Agent: Armbrust & Brown, PLLC (Richard Suttle)
- Request: CS-1-V-NP to PUD-NP
- Staff Rec.: **Pending; Staff postponement request to October 10, 2017**
- Staff: [Andrew Moore](#), 512-974-7604
Planning and Zoning Department

Motion to grant Staff's request for postponement of this item to October 10, 2017 was approved on the consent agenda by Commissioner Shieh, seconded by Commissioner Seeger on a vote of 13-0.

- 11. 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, to change a condition of zoning
 Staff Rec.: **Recommendation Pending; Staff postponement request to October 10, 2017**
 Staff: [Andrew Moore](#), 512-974-7604
 Planning and Zoning Department

Motion to grant Staff's request for postponement of this item to October 10, 2017 was approved on the consent agenda by Commissioner Shieh, seconded by Commissioner Seeger on a vote of 13-0.

- 12. Rezoning:** [C14-2017-0092 - East 12th Street NCCD Partial Rezoning; District 1](#)
 Location: 1425 E 12th St., 1501 E 12th St., 1511 E 12th St., 1517 E 12th St., 1521 E 12th St., 1601 E 12th St., 1603 E 12th St., 1611 E 12th St., 1615 E 12th St., 1701 E 12th St., 1709 E 12th St., 1717 E 12th St., 1721 E 12th St., 1713 E 12th St., 1803 E 12th St., Boggy Creek Watershed; Central East Austin NP Area
 Owner/Applicant: City of Austin, Planning and Zoning Department (Jerry Rusthoven)
 Request: To change conditions of zoning to reduce developable area on subject lots
 Staff Rec.: **Not recommended**
 Staff: [Heather Chaffin](#), 512-974-2122
 Planning and Zoning Department

Public Hearing closed.

Motion by Commissioner Anderson, seconded by Commissioner Schissler to change conditions of zoning and to modify the URP on Blocks 16 & 17 only, measured from the rear property line of the E. 12th Street properties -- the rear 25' of these properties will be limited to 35' in height. From the 25' line to the fronts of the properties, the maximum height will remain 50'.

Motion was approved on a vote of 7-5. Those voting aye were Chair Oliver, Vice-Chair Kazi and Commissioners Anderson, De Hoyos Hart, Thompson and Vela. Those voting nay were Commissioners McGraw, Seeger, Shieh, Zaragoza and White. Commissioner Nuckols off the dais.

- 13. Urban Renewal Plan Amendment:** [Proposed Modification to the East 11th and 12th Streets Urban Renewal Plan \(URP\); District 1](#)
 Location: 1425 E 12th St., 1501 E 12th St., 1511 E 12th St., 1517 E 12th St., 1521 E 12th St., 1601 E 12th St., 1603 E 12th St., 1611 E 12th St., 1615 E 12th St., 1701 E 12th St., 1709 E 12th St., 1717 E 12th St., 1721 E 12th St., 1713 E 12th St., 1803 E 12th St., Boggy Creek Watershed; Central East Austin NP Area
 Owner/Applicant: City of Austin
 Request: To modify the URP to reduce developable area on subject lots
 Staff Rec.: **Not recommended**
 Staff: [Sandra Harkins](#), 512-974-3128
 Neighborhood Housing and Community Development Department

Item taken in tandem with Item C-12; annotation noted under item C-12.

- 14. Rezoning:** [C14-2017-0104 - 3812 South First; District 3](#)
 Location: 3812 South First Street, West and East Bouldin Creek Watersheds; Galindo/South Lamar Combined NP Area
 Owner/Applicant: Rahul and Shalini Singh
 Agent: Rahul Singh
 Request: SF-3 to LR-MU
 Staff Rec.: **Recommended**
 Staff: [Andrew Moore](#), 512-974-7604
 Planning and Zoning Department

Public Hearing closed.

Motion to grant Staff's recommendation of LR-MU-CO combining district zoning for C14-2017-0104 - 3812 South First located at 3812 South First Street was approved on the consent agenda by Commissioner Seeger, seconded by Commissioner Shieh on a vote of 13-0.

Conditions:
 Prohibit single family residential use.

- 15. Rezoning:** [C14-2016-0074 - Gilfillan Place; District 9](#)
 Location: 603 West 8th Street, Shoal Creek Watershed; Downtown Austin Plan (Northwest District)
 Owner/Applicant: 2015 Austin Gilfillan LP (Rene Campos)
 Agent: Drenner Group (Dave Anderson)
 Request: GO-H, GO-MU, GO to DMU-H
 Staff Rec.: **Recommended; Staff postponement request to October 10, 2017**
 Staff: [Scott Grantham](#), 512-974-3574
 Planning and Zoning Department

Motion to grant Staff's request for postponement of this item to October 10, 2017 was approved on the consent by agenda by Commissioner Shieh, seconded by Commissioner Seeger on a vote of 13-0.

- 16. Rezoning:** [C14-2017-0076 - ACC Rio Grande Campus - Block 153 Zoning; District 9](#)
Location: 1212 Rio Grande Street, Shoal Creek Watershed; Downtown Austin Plan (Northwest District)
Owner/Applicant: Austin Community College District (Paul R Mason)
Agent: Urban Design Group (Vanessa Mendez)
Request: UNZ and UNZ-H to DMU-CO and DMU-CO-H
Staff Rec.: **Recommended with conditions**
Staff: [Scott Grantham](#), 512-974-3574
Planning and Zoning Department

Public Hearing closed.

Motion to grant Staff's recommendation of DMU-CO-H combining district zoning for C14-2017-0076 - ACC Rio Grande Campus - Block 153 Zoning located at 1212 Rio Grande Street was approved on the consent by agenda by Commissioner Shieh, seconded by Commissioner Seeger on a vote of 13-0.

- 17. Rezoning:** [C14-2017-0077 - Austin Community College District; District 9](#)
Location: 1218 West Avenue, Shoal Creek Watershed; Downtown Austin Plan (Northwest District)
Owner/Applicant: Austin Community College District (Paul R Mason)
Agent: Urban Design Group (Vanessa Mendez)
Request: SF-3 to DMU
Staff Rec.: **Recommended with conditions**
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 C14-2017-0077 - Austin Community College District located at 1218 West Avenue was approved on the consent by agenda by Commissioner Shieh, seconded by Commissioner Seeger on a vote of 13-0.

- 18. Rezoning:** [C14H-2017-0082 - McDonald-Doughtie House; District 10](#)
Location: 1616 Northwood Road, Johnson Creek Watershed; Windsor Road NP Area
Owner/Applicant: Craig Duewall
Request: SF-3 to SF-3-H
Staff Rec.: **Recommended**
Staff: [Steve Sadowsky](#), 512-974-6454
Planning and Zoning Department

Public Hearing closed.

Motion to grant Staff's recommendation of SF-3-H combining district zoning for C14H-2017-0082 - McDonald-Doughtie House located at 1616 Northwood Road was approved on the consent by agenda by Commissioner Shieh, seconded by Commissioner Seeger on a vote of 13-0.

- 19. Rezoning:** [C14H-2017-0107 - Tucker-Winfield Apartment House; District 9](#)
 Location: 1105 Nueces Street, Shoal Creek Watershed; Downtown Austin Plan (Northwest District)
 Owner/Applicant: Elayne Lansford
 Agent: Preservation Central (Teresa Myers)
 Request: GO to GO-H
 Staff Rec.: **Recommended**
 Staff: [Cara Bertron](#), 512-974-1446
 Planning and Zoning Department

Public Hearing closed.

Motion to grant Staff’s recommendation of GO-H combining district zoning for C14H-2017-0107 - Tucker-Winfield Apartment House located at 1105 Nueces Street was approved on the consent agenda by Commissioner Shieh, seconded by Commissioner Seeger on a vote of 13-0.

- 20. Site Plan - Conditional Use Permit:** [SPC-2016-0260C - 4th & Colorado Office](#)
 Location: 405 Colorado Street, Lady Bird Lake Watershed; Downtown
 Owner/Applicant: Land Use Solutions, LLC (Michele Haussmann)
 Agent: Stantec (Nick Brown)
 Request: Request approval of a Conditional Use Permit for Commercial Offstreet Parking in the CBD
 Staff Rec.: **Recommended**
 Staff: [Christine Barton-Holmes](#), 512-974-2788
 Development Services Department

Public Hearing closed.

Motion to grant staff’s recommendation for F# 9745-1608 - Proposed Aerial Encroachments at W 4th St & Colorado St. located at 405 Colorado Street was approved on the motion by Commissioner Schissler, seconded by Commissioner Anderson on a vote of 12-0. Commissioner McGraw abstained on the item.

- 21. Final Out of Preliminary Plan:** [C8-2013-0081.4A.SH - Colorado Crossing IV Section Nine; District 2](#)
 Location: Autumn Bay Drive, Onion Creek Watershed; Southeast Combined (Southeast) NP Area
 Owner/Applicant: Lennar Buffington Zach Scott LP (Ryan Mattox)
 Agent: Lakeside Engineers (Chris Ruiz)
 Request: Approve a final plat out of an approved preliminary plan of 238 lots on 49.85 acres.
 Staff Rec.: **Recommended**
 Staff: [Sylvia Limon](#), 512-974-2767
 Development Services Department

Motion to grant Neighborhood's request for postponement of this item to September 26, 2017 was approved on the consent by Commissioner Shieh, seconded by Commissioner Seeger on a vote of 12-1. Commissioner McGraw voted nay on this item.

- 22. Final Plat - [C8-2016-0144.0A - Fiskville School Addition; District 4](#)**
Resubdivision:
Location: 211 Beaver Street, Little Walnut Creek Watershed; Georgian Acres NP Area
Owner/Applicant: Josue Flores
Agent: Miguel Gonzales, Jr. TBPE Firm No. 15437 (Miguel Gonzales)
Request: Approval of Fiskville School Addition, composed of 3 lots on 0.5 acres. The Applicant also requests a variance from Section 25-4-175(A)(2) in order to resubdivide a lot with a flag lot configurations.
Staff Rec.: **Recommended**
Staff: [Don Perryman](#), 512-974-2786
Development Services Department

Public Hearing closed.

Motion to grant Staff recommendation for C8-2016-0144.0A - Fiskville School Addition located at 211 Beaver Street was approved on the consent by agenda by Commissioner Shieh, seconded by Commissioner Seeger on a vote of 12-1. Commissioner McGraw voted nay on this item.

- 23. Final Plat - [C8-2016-0218.0A - Resubdivision of Lot 17 Block 2, Manchaca Estates; District 5](#)**
Resubdivision:
Location: 1928 Miles Ave., Williamson Creek Watershed; Garrison Park NP Area
Owner/Applicant: Zachary Redler & Mariana Miranda
Agent: 360 Professional Services, Inc. (Scott J. Foster)
Request: Approval of the resubdivision of one lot into a two lot subdivision on 1.0346 acres.
Staff Rec.: **Recommended**
Staff: [Cesar Zavala](#), 512-974-3404
Development Services Department

Public Hearing closed.

Motion to grant Staff's recommendation for C8-2016-0218.0A - Resubdivision of Lot 17 Block 2, Manchaca Estates located at 1928 Miles Ave. was approved on the consent agenda by Commissioner Schissler, seconded by Commissioner Seeger on a vote of 13-0.

- 24. Final Plat - Resubdivision:** [C8-2016-0249.0A - Resubdivision of Lot A of Lot A and B, Antoine Subdivision; District 1](#)
 Location: 901 E. 13th Street, Waller Creek Watershed; Central East Austin NP Area
 Owner/Applicant: Austin Newcastle Homes (Alex Zwarun)
 Agent: Texas Design Interests, LLC (Jeff Shindler)
 Request: Approval of the resubdivision of one lot into a two lot subdivision on 0.2246 acres.
 Staff Rec.: **Recommended**
 Staff: [Cesar Zavala](#), 512-974-3404
 Development Services Department

Motion to grant Staff's recommendation for C8-2016-0249.0A - Resubdivision of Lot A of Lot A and B, Antoine Subdivision located at 901 E. 13th Street, was approved on the consent agenda by Commissioner Schissler, seconded by Commissioner Seeger on a vote of 13-0.

- 25. Site Plan - Extension:** [SPC-97-0320C\(XT4\) - St. Andrews Episcopal High School](#)
 Location: 5901 Southwest Parkway, Barton Creek Watershed-Barton Springs Zone; Oak Hill Combined NP Area
 Owner/Applicant: John Murphy
 Agent: Stantec (Chris Randazzo)
 Request: Request approval of a 15 year extension to a previously approved site plan.
 Staff Rec.: **Recommended**
 Staff: [Nikki Hoelter](#), 512-974-2863
 Development Services Department

Public Hearing closed.

Motion to grant Staff's recommendation for SPC-97-0320C(XT4) - St. Andrews Episcopal High School located at 5901 Southwest Parkway, was approved on the consent agenda by Commissioner Schissler, seconded by Commissioner Seeger on a vote of 13-0.

- 26. Site Plan - Conditional Use Permit:** [SPC-2017-0044A - The Draught House CUP Expansion; District 10](#)
 Location: 4112 Medical Parkway, Shoal Creek Watershed; Rosedale (Future) NP Area
 Owner/Applicant: Draught House Pub & Brewery (Glenda Smith)
 Agent: Jackson Walker LLP (Katherine Loayza)
 Request: Request approval of a Conditional Use Permit for a cocktail lounge expansion within an existing building
 Staff Rec.: **Recommended**
 Staff: [Christine Barton-Holmes](#), 512-974-2788
 Development Services Department

Motion to postpone this item by the Planning Commission to October 24, 2017 was approved on the motion by Commissioner Schissler, seconded by Commissioner Seeger a vote of 13-0.

27. **Aerial Encroachment:** [F# 9745-1608 - Proposed Aerial Encroachments at W 4th St & Colorado St.](#)
Location: W 4th St & Colorado St.
Owner/Applicant: Ann Chiles Graham and Susan Chiles
Agent: Michele Haussmann
Request: Aerial Encroachment of a portion of West 4th Street, Colorado Street and the Colorado Street Alley between West 4th Street and West 5th Street by proposed canopy and building structure near the intersection of West 4th Street and Colorado Street.
Staff Rec.: **Recommended**
Staff: [Andy Halm](#), 512-974-7185
Office of Real Estate Services

Public Hearing closed.

Motion to grant staff's recommendation for F# 9745-1608 - Proposed Aerial Encroachments at W 4th St & Colorado St. located at W 4th St & Colorado St. was approved on the motion by Commissioner Schissler, seconded by Commissioner Anderson on a vote of 12-0. Commissioner McGraw abstained on the item.

28. **Final Plat - Resubdivision:** [C8-2017-0198.0A - 1109 W. 31st St.; District 10](#)
Location: 1109 West 31st Street, Shoal Creek Watershed; Windsor Road NP Area
Owner/Applicant: St. Andrews Episcopal School (Brandon Ambrewster)
Agent: Perales Engineering, LLC (Jerry Perales)
Request: Approval of the Resubdivision of 1109 W. 31st St., composed of 2 lots on 0.48 acres.
Staff Rec.: **Disapproval**
Staff: Development Services Department
29. **Final Plat:** [C8-2017-0194.0A - Austex Subdivision; District 1](#)
Location: 6414 Hudson Street, Gilleland Creek Watershed; MLK-183 NP Area
Owner/Applicant: Austex Auto Sales and Care, Inc. (Gabriela Camacho)
Agent: ATX Construction Group (Ramon Duran)
Request: Approval of Austex Subdivision composed of 1 lot on 0.47 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department

30. **Final Plat - Resubdivision:** [C8-2017-0192.0A - Harold Addition; District 1](#)
 Location: 5816 Harold Court, Boggy Creek Watershed; MLK-183 NP Area
 Owner/Applicant: VDIS Properties LLC (Lisa Gray)
 Agent: Lisa Gray
 Request: Approval of the Resubdivision of Harold Addition, composed of 1 lot on 0.67 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
31. **Final Plat - Amended Plat:** [C8-2017-0195.0A - Lot 1, Block A, Flournoy's I East & Lot 1, Flournoy's East Section II, Amended Plat; District 3](#)
 Location: 5607 South Congress Avenue, Williamson Creek Watershed; Sweetbriar NP Area
 Owner/Applicant: Flournoy Properties II Ltd.
 Agent: AJ Ghaddar, P.E. & Associates (AJ Ghaddar)
 Request: Approval of Lot 1, Block A, Flournoy's I East & Lot 1, Flournoy's East Section II, Amended Plat composed of 2 lots on 2.88 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department
32. **Final Plat - Previously Unplatted:** [C8-2017-0201.0A - Vigli-Akers; District 8](#)
 Location: 7613 Thomas Springs Road, Williamson Creek Watershed-Barton Springs Zone; West Oak Hill NP Area
 Owner/Applicant: Petroleum Strategies Inc. (Peter Perone)
 Agent: Southwest Engineers, Inc. (Travis Flake)
 Request: Approval of the Vigli-Akers Final Plat composed of 2 lots on 3.34 acres
 Staff Rec.: **Disapproval**
 Staff: Development Services Department

Public Hearings closed.

Motion to disapprove items C-28 - C-32 was approved on the consent agenda by Commissioner Schissler, seconded by Commissioner Seeger on a vote of 13-0.

D. NEW BUSINESS

1. Discussion and possible action to initiate amendments to Title 25 of the City Code to waive fees for neighborhood plan amendment applications and notification, under certain conditions.
 Staff: [Mark Walters](#) 512-974-769, Planning and Zoning Department

Motion to direct staff to initiate amendments to Title 25 of the City Code to waive fees for neighborhood plan amendment applications and notification, under certain conditions was approved

on the consent agenda by Commissioner Seeger, seconded by Commissioner Seeger on a vote of 13-0.

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

Motion to postpone this item to October 10, 2017 was approved on the consent agenda by Commissioner Schissler, seconded by Commissioner Seeger on a vote of 13-0.

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)

Motion by Chair Oliver, seconded by Commissioner Shieh to adopt and forward the below recommendation to Council regarding CodeNEXT was approved by general consent of the Planning Commission.

[PLANNING COMMISSION - CODENEXT DRAFT 1.0 MAPPING COMMENTS](#)

F. COMMITTEE REPORTS

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

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

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

ADJOURNMENT

Chair Oliver adjourned the meeting without objection on Wednesday, September 13, 2017 at 1:15 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.