



**PLANNING COMMISSION
MINUTES**

September 26, 2017

The Planning Commission convened in a regular meeting on September 26, 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
Karen McGraw
Tom Nuckols
Stephen Oliver – Chair
James Schissler
Patricia Seeger
James Shieh
Jeffrey Thompson
Jose Vela
Trinity White
Nuria Zaragoza**

Absent:

Fayez Kazi – Vice-Chair

**Ann Teich – Ex-Officio
William Burkhardt – 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.

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 conveyed his concerns regarding CodeNEXT.

Mr. Kevin McLaughlin - Mr. McLaughlin conveyed his concerns regarding CodeNEXT.

Mr. Mike Gorse – Mr. Gorse conveyed his concerns regarding CodeNEXT.

Ms. Nina Rinaldi – Ms. Rinaldi conveyed her concerns regarding CodeNEXT.

B. APPROVAL OF MINUTES

1. Approval of minutes from September 12, 2017.

Motion by to approve minutes from September 12, 2017 was approved on the consent agenda by Commissioner Schissler, seconded by Commissioner Shieh on a vote of 10-0. Commissioners McGraw and White not present during consent agenda. Vice-Chair Kazi absent.

C. PUBLIC HEARINGS

1. **Plan Amendment:** [**NPA-2016-0016.02 - Red Bluff Mixed Use Development; District 3**](#)
Location: 20 Strandman Cove and 5221 East Cesar Chavez Street, Colorado River Watershed; Govalle/Johnston Terrace Combined NP Area
Owner/Applicant: 20 Strandtman Cv (AUS Holdings, Inc., Brian Bilderback, Managing Member) and 5221 E. Cesar Chavez St. (Hustle and Flow, LLC, Elizabeth Lambert, Manager)
Agent: Coats Rose, PC (John M. Joseph) & Graves, Dougherty, Hearon, Moody (Michael Whellan)
Request: Industry land use to Mixed Use land use
Staff Rec.: **Staff requests postponement to November 14, 2017**
Staff: [Maureen Meredith](#), 512-974-2695
Planning and Zoning Department

Motion to grant Staff's request for postponement of this item to November 14, 2017 was approved on the consent agenda by Commissioner Schissler, seconded by Commissioner Shieh on a vote of 10-0. Commissioners McGraw and White not present during consent agenda. Vice-Chair Kazi absent.

2. **Plan Amendment:** [NPA-2017-0018.01 - Burnet Lane; District 7](#)
Location: 2106 and 2108 Payne Avenue & 6431 Burnet Lane, Shoal Creek Watershed; Brentwood/Highland Combined NP Area
Owner/Applicant: ARCH Properties Inc., Trustee
Agent: Drenner Group (Amanda Swor)
Request: Single Family and Mixed Use/Office land use to Mixed Use land use
Staff Rec.: **Staff requests postponement to November 14, 2017**
Staff: [Maureen Meredith](#), 512-974-2695
Planning and Zoning Department

Motion to grant Staff's request for postponement of this item to November 14, 2017 was approved on the consent agenda by Commissioner Schissler, seconded by Commissioner Shieh on a vote of 10-0. Commissioners McGraw and White not present during consent agenda. Vice-Chair Kazi absent.

3. **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.: **Applicant requests postponement 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 Schissler, seconded by Commissioner Shieh on a vote of 10-0. Commissioners McGraw and White not present during consent agenda. Vice-Chair Kazi absent.

4. **Code Amendment:** [C20-2016-008 - Watershed Protection Amendments](#)
Request: Watershed Protection Amendments – Discuss and consider amendments to Title 25 and 30 of the City Code, including Section 25-8-25 (Redevelopment Exception in Urban and Suburban Watersheds), Section 25-8-26 (Redevelopment Exception in the Barton Springs Zone), Section 25-8-27 (Redevelopment Exception in the Water Supply Rural and Water Supply Suburban Watersheds), Section 25-8-211 (Water Quality Control Requirement), and Section 30-5-211 (Water Quality Control Requirement). This action concerns land located within the Barton Springs Zone.
Staff Rec.: **Staff request for indefinite postponement**
Staff: [Andrea Bates](#), 512-974-2291
Watershed Protection Department

Motion to grant Staff's request for indefinite postponement of this item was approved on the consent agenda by Commissioner Schissler, seconded by Commissioner Shieh on a vote of 10-0. Commissioners McGraw and White not present during consent agenda. Vice-Chair Kazi absent.

5. **Final Plat with Preliminary:** [C8-04-0043.08.3A.SH - Mueller Section 10B Final Plat; District 9](#)
- Location: 3600 Manor Road, Boggy Creek Watershed; RMMA
- Owner/Applicant: City of Austin - Economic Development Department (Pam Hefner)
- Agent: Stantec (Jose Farias, P.E.)
- Request: Approval of the Mueller Section 10B Final Plat composed of 12 lots on 4.34 acres
- Staff Rec.: **Recommended**
- Staff: [Don Perryman](#), 512-974-2786
Development Services Department

Public Hearing closed.

Motion to grant Staff's recommendation for C8-04-0043.08.3A.SH - Mueller Section 10B Final Plat located at 3600 Manor Road was approved on the consent agenda by Commissioner Schissler, seconded by Commissioner Shieh on a vote of 10-0. Commissioners McGraw and White not present during consent agenda. Vice-Chair Kazi absent.

6. **Final Out of Preliminary Plan (Resubdivision):** [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
- Agent: Lakeside Engineers (Chris Ruiz)
- Request: Approve a resubdivision which is also 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 postpone this item by the Planning Commission to October 10, 2017 was approved on the consent agenda by Commissioner Schissler, seconded by Commissioner Shieh on a vote of 10-0. Commissioners McGraw and White not present during consent agenda. Vice-Chair Kazi absent.

7. **Final Plat - Amended Plat:** [C8-2017-0208.0A - 1600 S. 1st.; District 9](#)
Location: 1600 South 1st Street, Bouldin Creek Watershed; Bouldin Creek NP Area
Owner/Applicant: 1600 South First
Agent: PSW Communities, LP (Casey Giles)
Request: Approval of the 1600 S. 1st plat, composed of 1 lot on 1.44 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
8. **Final Plat - Resubdivision:** [C8-2017-0210.0A - Resubdivision of Lot 7, Block 4 Banister Acres; District 5](#)
Location: 4425 Banister Lane, Williamson Creek Watershed; South Manchaca NP Area
Owner/Applicant: Paula Hobbs
Agent: Hector L. Avila
Request: Approval of the Resubdivision of Lot 7, Block 4 Banister Acres plat, composed of 2 lots on 0.5 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
9. **Final Plat - Resubdivision:** [C8-2017-0214.0A - Koenig Lane; District 7](#)
Location: 1301 West Koenig Lane, Shoal Creek Watershed; Brentwood NP Area
Agent: Koenig Lane Development Partners (Pat Petterson)
Request: Approval of Koenig Lane composed of 2 lots on 5.41 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department
10. **Final Plat:** [C8-2017-0215.0A - 1601 Chelsea Lane; District 9](#)
Location: 1601 Chelsea Lane, Harpers Branch Watershed; South River City NP Area
Owner/Applicant: TAJ Holdings, LP (Tatiana Jitkoff)
Agent: Jacobs Engineering (Joel Bock)
Request: Approval of 1601 Chelsea Lane composed of 3 lots on 0.85 acres
Staff Rec.: **Disapproval**
Staff: Development Services Department

Public Hearing closed.

Motion to disapprove items C-07 – C-10 was approved on the consent agenda by Commissioner Schissler, seconded by Commissioner Shieh on a vote of 10-0. Commissioners McGraw and White not present during consent agenda. Vice-Chair Kazi absent.

D. NEW BUSINESS

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

Posted in error; previously postponed to October 10, 2017

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.

2. Governance Working Group

Discussion and possible action to establish the Governance Working Group tasked with planning the structure and format of public engagement Listening Sessions regarding CodeNEXT. (Sponsor: Chair Oliver; Co-Sponsor: Vice-Chair Kazi)

Motion by Commissioner Zaragoza seconded by Commissioner Schissler to establish the Governance Working Group was approved by unanimous consent. Commissioners De Hoyos Hart and Tom Nuckols off the dais. Vice-Chair Kazi absent.

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 Tuesday, September 26, 2017 at 9:34 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.