



PLANNING COMMISSION AGENDA

Tuesday, November 8, 2022

The Planning Commission will convene at 6:00 PM on Tuesday, November 8, 2022 at City Hall, Council Chambers 1001 301 W. Second Street, Austin, TX.

Some members of the Planning Commission may be participating by videoconference. The meeting may be viewed online at: <http://www.austintexas.gov/page/watch-atxn-live>

[Greg Anderson](#)
[Awais Azhar](#)
[Grayson Cox](#)
[Yvette Flores](#) – Secretary
[Claire Hempel](#) – Vice-Chair
[Patrick Howard](#)
[Jennifer Mushtaler](#)

[Carmen Llanes Pulido](#)
[Robert Schneider](#)
[Todd Shaw](#) – Chair
[James Shieh](#) – Parliamentarian
[Jeffrey Thompson](#)
District 2 - Vacant

Ex-Officio Members

[Arati Singh](#) – AISD Board of Trustees
[Jessica Cohen](#) – Chair of Board of Adjustment
[Spencer Cronk](#) - City Manager
[Richard Mendoza](#) - Director of Public Works

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

Attorney: Steven Maddoux, 512-974-6080
Commission Liaison: [Andrew Rivera](#), 512-974-6508

PUBLIC COMMUNICATION

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

APPROVAL OF MINUTES

1. Approve the minutes of October 25, 2022.

PUBLIC HEARINGS

- 2. Zoning and Rezoning:** [C814-2021-0099 - Brodie Oaks Redevelopment PUD; District 5](#)

Location: 4021, 4025, 4107, 4109, 4115, and 4141 South Capital of Texas Highway Northbound; 3940, 4006, 4024 - 4040, 4200, 4220, 4236 South Lamar Boulevard Southbound, Barton Creek Watershed – Barton Springs Zone

Owner/Applicant: Lionstone Investments, LCFRE Austin Brodie Oaks LLC (John Schaefer)

Agent: Lionheart Places (Rebecca Leonard)

Request: Unzoned; GR; CS; CS-1 to PUD

Staff Rec.: **Recommended, with conditions**

Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov
Housing and Planning Department
- 3. Restrictive Covenant Amendment:** [C14R-81-033\(RCA\) - Brodie Oaks Restrictive Covenant Amendment; District 5](#)

Location: 4021, 4025, 4107, 4109, 4115, and 4141 South Capital of Texas Highway Northbound; 3940, 4006, 4024 - 4040, 4200, 4220, 4236 South Lamar Boulevard Southbound, Barton Creek Watershed – Barton Springs Zone; South Lamar Combined (Barton Hills) (Suspended) NP Area

Owner/Applicant: Lionstone Investments, LCFRE Austin Brodie Oaks LLC (John Schaefer)

Agent: Armbrust & Brown, PLLC (Jewels Cain)

Request: Amend the existing Restrictive Covenant for Lots A and B of the Barton Creek Plaza Subdivision modifying conditions related to height.

Staff Rec.: **Recommended**

Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov
Housing and Planning Department

4. **Code Amendment - [Brodie Oaks Redevelopment Site Specific SOS Amendment; District 5](#)**
Save Our Springs (SOS) Ordinance:
Location: 4021, 4025, 4107, 4109, 4115, and 4141 South Capital of Texas Highway Northbound; 3940, 4006, 4024 - 4040, 4200, 4220, 4236 South Lamar Boulevard Southbound, Barton Creek Watershed – Barton Springs Zone
Owner/Applicant: Lionstone Investments, LCFRE Austin Brodie Oaks LLC (John Schaefer)
Agent: Armbrust & Brown, PLLC (David Armbrust)
Request: In response to Council Resolution 20221011-076, consider a site-specific amendment to City Code Chapter 25-8, Subchapter A, Article 13 (Save Our Springs Initiative), as minimally required to allow for limits to impervious cover as proposed in application
Staff Rec.: **Recommended, with conditions**
Staff: Leslie Lilly, Environmental Program Coordinator, ,
leslie.lilly@austintexas.gov
Watershed Protection Department
5. **Plan Amendment: [NPA-2022-0007.01 - 10810 Newmont Rd; District 4](#)**
Location: 10810 Newmont Road, Little Walnut Creek Watershed; North Austin Civic Association (NACA) NP Area; North Austin Civic Association (NACA) NP Area
Owner/Applicant: 10810 Newmont Apartments, LLC (Kinereth Polner)
Agent: Kim Polner
Request: From Single Family to Mixed Use/Office land use
Staff Rec.: **Recommended**
Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov
Housing and Planning Department
Postponement **Staff postponement request to November 15, 2022.**
Request:
6. **Plan Amendment: [NPA-2022-0002.01 - 1700 E. 2nd Street, District 3](#)**
Location: 1700 E. 2nd Street & 205 Chalmers Ave, Lady Bird Lake Watershed ; East Cesar Chavez NP Area
Owner/Applicant: 2nd Street, LLC
Agent: Drenner Group, PC (Leah M. Bojo)
Request: From Multifamily Residential to Mixed Use
Staff Rec.: **Recommended**
Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov
Housing and Planning Department

7. **Rezoning:** [C14-2022-0091 - 1700 E. 2nd Street; District 3](#)
 Location: 1700 East 2nd Street and 205 Chalmers Avenue, Lady Bird Lake Watershed;
 East Cesar Chavez NP Area
 Owner/Applicant: 2nd Street, LLC
 Agent: Drenner Group, PC (Leah Bojo)
 Request: CS-MU-CO-NP to CS-MU-V-CO-NP
 Staff Rec.: **Recommended**
 Staff: Heather Chaffin, (512) 974-2122, heather.chaffin@austintexas.gov
 Housing and Planning Department
8. **Plan Amendment:** [NPA-2022-0010.03 - Holly Mixed Use; District 3](#)
 Location: 2309 E. 2nd St.; 2320 E. Cesar Chavez St.; 2315 E. 2nd St.; 2403 E. 2nd St.;
 2405 E. 2nd St.; 2409 E. 2nd St.; 2411 E. 2nd St., Lady Bird Lake Watershed;
 Holly NP Area
 Owner/Applicant: 2324 ECC-Arc L+G10LC, a Delaware limited liability company, and 2400
 ECC-Arc LLC, a Delaware limited liability
 Agent: Armbrust & Brown, PLLC (Ferris Clements)
 Request: From Single Family and Civic to Mixed Use land use
 Staff Rec.: **Recommended**
 Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov
 Housing and Planning Department
Postponement Request: Neighborhood postponement request to December 13, 2022.
9. **Plan Amendment:** [NPA-2021-0005.02 - Montopolis Multifamily; District 3](#)
 Location: 2601 Montopolis Drive, 6700 & 6800 E. Ben White Blvd SVRD WB, Carson
 Creek, Country Club Creek Watersheds; Montopolis NP Area
 Owner/Applicant: Montopolis QO2B, LLC
 Agent: Thrower Design, LLC (Ron Thrower and Victoria Haase)
 Request: From Industry to Mixed Use land use
 Staff Rec.: **Not recommended.**
 Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov
 Housing and Planning Department
Postponement Request: Applicant postponement request to December 13, 2022
10. **Plan Amendment:** [NPA-2022-0022.01 - 406 and 428 E. Alpine Rd.; District 3](#)
 Location: 406 and 428 East Alpine Road, Blunn Creek Watershed; Greater South River
 City Combined NP Area
 Owner/Applicant: Austin Memorial Home of Austin, Donald Dorsey, Agent
 Agent: David Hartman, DuBois Bryant & Campbell
 Request: From Office to Mixed Use land use
 Staff Rec.: **Recommended**
 Staff: Kathleen Fox, 512-974-7877, kathleen.fox@austintexas.gov
 Housing and Planning Department
Postponement Request: Neighborhood postponement request to December 13, 2022.

- 11. Rezoning:** [C14-2022-0101 - 406 and 428 Alpine Road Rezoning; District 3](#)
 Location: 406 and 428 East Alpine Road, Blunn Creek Watershed; Greater South River City Combined NP Area
 Owner/Applicant: Austin Memorial Home of Austin, Texas (Donald P. Dorsey)
 Agent: DuBois, Bryant & Campbell, L.L.P. (David Hartman)
 Request: GO-CO-NP to GO-MU-CO-NP
 Staff Rec.: **Recommended**
 Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov
 Housing and Planning Department
 Postponement Request: **Neighborhood postponement request to December 13, 2022.**
- 12. Plan Amendment:** [NPA-2022-0020.01 - Industrial Blvd and Terry O Ln; District 3](#)
 Location: 439-511& 515 INDUSTRIAL BLVD (odd #s only) & 4208 Terry O Lane, Blunn Creek Watershed and Williamson Creek Watershed; South Congress Combined (East Congress) NP Area
 Owner/Applicant: BASALT CANNON LLC; DELWAU LLC; JASDAYAL LLC; UNGAR HOLDINGS LLC; TIMBERWOLF FAMILY LLC & PROSPECT CAPITAL HOLDINGS LLC and LUNAR Y, LLC
 Agent: Drenner Group, PC (Leah Bojo)
 Request: From Industry to Mixed Use land use
 Staff Rec.: **Pending**
 Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov
 Housing and Planning Department
 Postponement Request: **Staff postponement request to December 13, 2022.**
- 13. Plan Amendment:** [NPA-2022-0029.01 - 7601 Cameron Road; District 1](#)
 Location: 7601 and 7601 1/2 Cameron Rd, Buttermilk Branch Watershed ;St. John/Coronado Hills Combined NP Area
 Owner/Applicant: Area 51st, LLC
 Agent: Drenner Group (Leah M. Bojo)
 Request: From Commercial to Mixed Use land use
 Staff Rec.: **Recommended**
 Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov
 Housing and Planning Department
- 14. Rezoning:** [C14-2022-0094 - 7601 Cameron Road; District 1](#)
 Location: 7601 and 7601 1/2 Cameron Rd, Buttermilk Branch Watershed
 Owner/Applicant: Area 51st, LLC
 Agent: Drenner Group (Leah M. Bojo)
 Request: GR-CO-NP to GR-MU-V-CO-NP
 Staff Rec.: **Recommended**
 Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov
 Housing and Planning Department

- 15. Rezoning:** [C14-2022-0111 - Burnet & 183; District 7](#)
Location: 8909 and 9034 Burnet Road, Little Walnut Creek ; Crestview/Wooten Combined (Wooten) NP Area
Owner/Applicant: PCD BURNET LTD (PCD BURNET LLC) (Peter L. Donovan, Manager)
Agent: Armbrust & Brown, PLLC (Michael J. Whellan)
Request: CS-NP to CS-MU-V-NP
Staff Rec.: **Recommended**
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov
Housing and Planning Department
- 16. Rezoning:** [C14-2022-0141 - 12th & West Rezoning; District 9](#)
Location: 801 and 807 West 12th Street and 1108, 1110, and 1112 West Avenue, Shoal Creek Watershed ; Downtown Area Plan (Northwest District)
Owner/Applicant: Ellis Real Estate Development LLC, Brian Larson, Brad Burns
Agent: Drenner Group (Amanda Swor)
Request: CS to DMU
Staff Rec.: **Recommendation of DMU-CO**
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov
Housing and Planning Department
- 17. Rezoning:** [C14-2022-0203 - Riverside and Vargas; District 3](#)
Location: 6610 East Riverside Drive, Carson Creek Watershed ; East Riverside Corridor (Montopolis NP Area)
Owner/Applicant: East Riverside Drive UP, LLC (Shawn A.J. Gross)
Agent: Drenner Group, PC (Amanda Swor)
Request: ERC, East Riverside Corridor (Corridor Mixed Use Subdistrict) and East Riverside Corridor (Neighborhood Mixed Use Subdistrict) to ERC, East Riverside Corridor (Corridor Mixed Use Subdistrict), and to amend Figure 1-6, (East Riverside Corridor Hub Map) to increase the maximum building height up to 120 feet through participation in a density bonus program.
Staff Rec.: **Recommended**
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov
Housing and Planning Department
- 18. Rezoning:** [C14-2022-0211 - 909 Montopolis; District 3](#)
Location: 907, 909, & 913 Montopolis Drive, Carson Creek, Country Club East Watersheds; Montopolis NP Area
Owner/Applicant: Montopolis Real Estate Holdings, LP (Gerald S. Webberman)
Agent: Jackson Walker, LLP (Pamela Madere)
Request: MF-3-NP, SF-3-NP to SF-6-NP
Staff Rec.: **Recommended**
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov
Housing and Planning Department

Attorney: Steven Maddoux, 512-974-6080

Commission Liaison: [Andrew Rivera](#), 512-974-6508

- 19. Site Plan:** [SP-2022-0010DT - The Alright Parking; District 1](#)
 Location: 2205 1/2 Chestnut Ave, Upper Boggy Creek
 Owner/Applicant: Long-Manor Holdings, LLC
 Agent: DAVCAR Engineering Services (Thomas Duvall, PE, LEED AP)
 Request: Conditional Use Permit for offsite accessory parking
 Staff Rec.: **Recommended**
 Staff: Christine Barton-Holmes, 512-974-2788, christine.barton-holmes@austintexas.gov
 Development Services Department
- 20. Final Plat:** [C8-2022-0147.0A - Maxwell Subdivision; District 3](#)
 Location: 2114 Maxwell Lane, Carson Creek ;Montopolis NP Area
 Owner/Applicant: The Real Holdings LLC, (Lynn Yuan)
 Agent: LOC Consultants (Sergio Lozano, P.E.)
 Request: Approval of the 5 lots subdivision on 0.59 acres.
 Staff Rec.: **Disapproval for Reasons per Exhibit C**
 Staff: Cesar Zavala, 512-974-3404, cesar.zavala@austintexas.gov
 Development Services
- 21. Plat Vacation:** [C8-94-0217.0A - Kramer Lane 65, Section Two, Resubdivision of Lot 10, Block C Plat Vacation, District 7](#)
 Location:
 Owner/Applicant: ATX Braker and Kramer, LP (David Roberts)
 Agent: GarzaEMC (Jessica Milligan)
 Request: Approval of total plat vacation consisting of 2 lots on about 4.5 acres.
 Staff Rec.: **Recommended**
 Staff: Juan Enriquez, 512-974-2767 , juan.enriquez@austintexas.gov
 Development Services Department
- 22. Code Amendment:** [Residential in Commercial](#)
 Request: Consider an ordinance amending Title 25 of the City Code to create an affordable housing bonus program and allow residential development on commercially-zoned properties.
 Staff Rec.: **Recommended, with changes**
 Staff: Greg Dutton, 512-974-3509, greg.dutton@austintexas.gov
 Housing and Planning Department
- 23. Code Amendment:** [Compatibility on Corridors](#)
 Request: Discuss and consider a recommendation for adoption of an ordinance amending Title 25 of the City Code to modify compatibility standards as applied to certain projects on certain corridors.
 Staff Rec.: **Not Recommended**
 Staff: Greg Dutton, 512-974-3509, greg.dutton@austintexas.gov
 Housing and Planning Department

- 24. Policy Plan:** [Equitable Transit-Oriented Development Policy Plan](#)
 Request: Discussion and possible action recommending approval of the Equitable Transit-Oriented Development Policy Plan
 Staff Rec.: **Recommended**
 Staff: Stevie Greathouse, (512) 974-7226, Stevie.Greathouse@austintexas.gov
 Warner Cook, (512) 978-1724, Warner.Cook@austintexas.gov
 Housing and Planning Department
- 25. Imagine Austin Amendment:** [Palm District Plan](#)
 Request: Discussion and possible action recommending approval of the Palm District Plan
 Staff Rec.: **Recommended**
 Staff: Stevie Greathouse, (512) 974-7226, Stevie.Greathouse@austintexas.gov
 Mark Walters, (512) 974-7695, mark.walters@austintexas.gov
 Housing and Planning Department

ITEMS DISCUSSION AND ACTION

- 26.** Discussion and possible action to approve the 2023 Planning Commission meeting calendar.

ITEMS FROM THE COMMISSION

- 27.** Discuss and consider initiating amendments to City Code Title 25 to amend zoning uses to allow for a compatibility of uses across multiple zones. (Co-Sponsors: Commissioners Azhar and Shieh).

FUTURE AGENDA ITEMS

Future agenda items will not be discussed at the current meeting, but will be offered for initiation, discussion or possible recommendation at a future meeting.

BOARDS, COMMITTEES & WORKING GROUPS UPDATES

[Codes and Ordinances Joint Committee](#)

(Chair Shaw, Vice-Chair Hempel and Commissioners: Anderson and Azhar)

[Comprehensive Plan Joint Committee](#)

(Commissioners: Cox, Flores, Llanes Pulido and Schneider)

[Joint Sustainability Committee](#)

(Commissioner Schneider *alternate*)

Attorney: Steven Maddoux, 512-974-6080

Commission Liaison: [Andrew Rivera](#), 512-974-6508

[Small Area Planning Joint Committee](#)

(Commissioners: Howard, Mushtaler, Shieh and Thompson)

[South Central Waterfront Advisory Board](#)

(Commissioner Thompson)

Design Guidelines Update Working Group

(Vice-Chair Hempel and Commissioner Cohen)

Housing Working Group

(Commissioners Anderson, Azhar, Cohen, Howard, Llanes Pulido and Shieh)

Compatibility and Residential on Commercial Properties Working Group

(Commissioners Anderson, Azhar, Cohen, Shieh, Mushtaler, and Thompson)

ADJOURNMENT

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 (48 hours) before the meeting date. Please call Andrew Rivera at the Housing and Planning Department, at 512-974-6508, for additional information; TTY users route through Relay Texas at 711.

Attorney: Steven Maddoux, 512-974-6080

Commission Liaison: [Andrew Rivera](#), 512-974-6508

SPEAKER REGISTRATION

All participants wishing to address the commission must register to speak. Public participation is available by teleconference or in-person.

Teleconference Registration

Registration for participation by teleconference closes on **Tuesday, November 8, 2022 at 2:00 PM**. Teleconference code and additional information to be provided after the closing of teleconference registration.

In-Person Registration

While in-person registrants are encouraged to register in advance of the meeting, in-person registration closes at **6:00 p.m.** the day of the meeting utilizing a mobile device to scan the below QR code which will be displayed in chambers. Mobile devices will also be available at the meeting for public use for the purpose of speaker registration.

Click on link below or scan the QR code and submit the form to register to speak. Speakers should submit a separate registration form for each item of interest.

<https://forms.office.com/g/irmTaGAqPp>



Please contact Andrew Rivera, Commission Liaison, for questions regarding speaker registration at Andrew.rivera@austintexas.gov or by phone 512-974-6508.

Presentations and handouts are requested to be e-mailed to Commission Liaison Andrew Rivera at Andrew.rivera@austintexas.gov by 1:00 PM day of the meeting.

PARKING & VALIDATION

Parking is available at the City Hall parking garage and is free with validation. A stamp machine will be available to manually stamp the parking ticket.

Speaker Testimony Time Allocation

PUBLIC HEARING

Speaker	Number	Minutes
Applicant /Agent	1	5 min. and 3 min rebuttal
Speakers For	Up to 3	3 min.
Speakers For	Unlimited	1 min.
Speaker	Number	Minutes
Primary Speaker Against	1	5 min.
Speakers Against	Up to 3	3 min.
Speakers Against	Unlimited	1 min.

No donation of time allowed.

DISCUSSION POSTPONEMENT

Speaker	Number	Time Allocated
Primary Speaker Favoring Postponement	1	3 min.
Secondary Speaker Favoring Postponement	1	2 min.
Primary Speaker Opposing Postponement	1	3 min.
Secondary Speaker Opposing Postponement	1	2 min.

PARKING & VALIDATION

Parking is available at the City Hall parking garage and is free with validation.

A stamp machine will be available to manually stamp the parking ticket.

ORDER OF MEETING

Determination of Quorum / Meeting Called to Order

Reading of Proposed Consent Agenda

*Vote and Disposal of Consent Agenda

**Determination of Discussion Postponement Items

Discussion Cases (Including public comment, staff and applicant / representative presentations)

Other Business

Adjournment

* The consent agenda may be acted upon by one vote without separate discussion.

Speakers are allowed to provide testimony on an item proposed for the consent agenda. At the discretion of the Commission the item may remain on the consent agenda.

** Discussion postponement consists of public comment by 2 individuals for the postponement and 2 individuals against the postponement. Testimony should not delve into the merits of the case. The granting of a postponement must be approved by affirmative vote of the Commission.

Planning Commission 2022 Meeting Schedule

Tues. January 11, 2022 @ Austin City Hall, 6PM
Tues. January 25, 2022 @ Austin City Hall, 6PM
Tues. February 8, 2022 @ Austin City Hall, 6PM
Tues. February 22, 2022 @ Austin City Hall, 6PM
Tues. March 8, 2022 @ Austin City Hall, 6PM
Tues. March 22, 2022 @ Austin City Hall, 6PM
Tues. April 12, 2022 @ Austin City Hall, 6PM
Tues. April 26, 2022 @ Austin City Hall, 6PM
Tues. May 10, 2022 @ Austin City Hall, 6PM
Tues. May 24, 2022 @ Austin City Hall, 6PM
Tues. June 14, 2022 @ Austin City Hall, 6PM
Tues. June 28, 2022 @ Austin City Hall, 6PM

Tues. July 12, 2022 @ Austin City Hall, 6PM
Tues. July 26, 2022 @ Austin City Hall, 6PM
Tues. August 9, 2022 @ Austin City Hall, 6PM
Tues. August 23, 2022 @ Austin City Hall, 6PM
Tues. September 13, 2022 @ Austin City Hall, 6PM
Tues. September 27, 2022 @ Austin City Hall, 6PM
Tues. October 11, 2022 @ Austin City Hall, 6PM
Tues. October 25, 2022 @ Austin City Hall, 6PM
Tues. November 8, 2022 @ Austin City Hall, 6PM
Tues. November 15, 2022 @ Austin City Hall,
5PM
Wed. November 16, 2022 @ Austin City Hall, 6PM
-CANCELLED
Tues. December 13, 2022 @ Austin City Hall, 6PM
Tues. December 20, 2022 @ Austin City Hall, 5 PM
Wed. December 21, 2022 @ Austin City Hall, 6PM
-CANCELLED