



PLANNING COMMISSION AGENDA

Tuesday, November 15, 2022

The Planning Commission will convene in special called meeting at 5:00 PM on Tuesday, November 15, 2022 at City Hall, Boards and Commission Room 1101 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 November 8, 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 - Save Our Springs (SOS) Ordinance:** [**Brodie Oaks Redevelopment Site Specific SOS 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
- 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-2022-0017.01 - Crestview Village; District 7**](#)
- Location: 6916, 6926, 6928 N. Lamar Blvd and 808, 810, 812, 906 Justin Ln, Waller Creek Watershed; Crestview/Wooten Combined NP Area and Lamar/Justin Station Area Plan
- Owner/Applicant: 3423 HOLDINGS LLC (Peter Barlin, Manager)
- Agent: Armbrust & Brown, PLLC (Michael Gaudini)
- Request: To amend the Lamar/Justin Station Area Plan to allow a maximum building height of 160 feet on the subject tract. The existing land use on the future land use map is Specific Regulating District. There is no proposed change to the future land use map.
- 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**
6. **Plan Amendment:** [**NPA-2021-0010.01 - 2400 E. Cesar Chavez Parking; District 3**](#)
- Location: 2317 E. 2nd Street, Lady Bird Lake Watershed; Holly NP Area
- Owner/Applicant: Stephen Nava
- Agent: Armbrust & Brown, PLLC (Ferris Clements)
- Request: Single Family to Mixed Use land use
- Staff Rec.: **Pending**
- Staff: Maureen Maureen, 512-974-2695, maureen.meredith@austintexas.gov
Housing and Planning Department
- Postponement Request:** **Staff postponement request to December 13, 2022**

7. **Rezoning:** [C14-2021-0121 - 2400 E. Cesar Chavez Parking; District 3](#)
 Location: 2317 E. 2nd Street, Lady Bird Lake Watershed; Holly NP Area
 Owner/Applicant: Stephen Nava
 Agent: Armbrust & Brown, PLLC (Ferris Clements)
 Request: SF-3-NP to CS-MU-NP
 Staff Rec.: **Pending**
 Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov
 Housing and Planning Department
Postponement Request: **Staff postponement request to December 13, 2022**
8. **Plan Amendment:** [NPA-2022-0021.02 - Burleson & Ben White; District 3](#)
 Location: 3507 Burleson Road; East Riverside/Oltorf (Parker Lane) NP Area, Country Club West Watershed
 Owner/Applicant: Stoneridge Capital Partners, LTD
 Agent: Dunaway Associates (Vanessa Mendez)
 Request: Single Family, Office and Commercial to Mixed Use land use
 Staff Rec.: **Recommended**
 Staff: Kathleen Fox, 512-974-7877, kathleen.fox@austintexas.gov
 Housing and Planning Department
9. **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
 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
10. **Rezoning:** [C14-2022-0136 - 10810 Newmont Rd; District 4](#)
 Location: 10810 Newmont Road, Little Walnut Creek Watershed; North Austin Civic Association NP Area
 Owner/Applicant: 10810 Newmont Apartments LLC (Kinereth Polner)
 Agent: Drenner Group, PC (Leah M. Bojo)
 Request: SF-2-NP to GO-MU-NP
 Staff Rec.: **Recommended**
 Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov
 Housing and Planning Department

- 11. Rezoning:** [C814-97-0001.15 - Leander Rehabilitation PUD Amendment #16; District 6](#)
Location: 13430 1/2 through 13450 1/2 Lyndhurst Drive, Lake Creek Watershed; Northwest Park and Ride Town Center TOD
Owner/Applicant: Austin 129, LLC
Agent: Drenner Group, PC (Leah M. Bojo)
Request: PUD to PUD, to change a condition of zoning
Staff Rec.: **Pending**
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov
Housing and Planning Department
Postponement Request: **Staff and Applicant postponement request to December 13, 2022**
- 12. Rezoning:** [C14-2022-0206 - 1517 Kramer Lane; District 4](#)
Location: 1517 Kramer Lane, Little Walnut Creek Watershed; North Austin Civic Association NP Area
Owner/Applicant: Joseph M. Hood and Tina M. Hood
Agent: Drenner Group, PC (Leah M. Bojo)
Request: LO-MU-CO-NP to GO-MU-CO-NP
Staff Rec.: **Recommended**
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov
Housing and Planning Department
- 13. Rezoning:** [C14-2022-0076 - 3100 Guadalupe; District 9](#)
Location: 3100 Guadalupe Street, Waller Creek Watershed; Central Austin Combined (West University) NP Area
Owner/Applicant: Leigh Family Trust (Alice G. Kaspar, Trustee)
Agent: Drenner Group, PC (Amanda Swor)
Request: CS-CO-NP to CS-1-CO-NP
Staff Rec.: **Recommended**
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov
Housing and Planning Department
- 14. Rezoning:** [C14-2022-0131 - SE Norwood CO Amendment; District 2](#)
Location: 4603, 4605, and 4611 Norwood Lane, Onion Creek Watershed; Southeast Combined (Southeast) NP Area
Owner/Applicant: William Holdings, LLC (Will Pitts)
Agent: Thrower Design, LLC (Victoria Haase)
Request: CS-MU-CO-NP to CS-MU-CO-NP, to change a condition of zoning
Staff Rec.: **Recommendation of CS-CO-NP**
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov
Housing and Planning Department

15. **Rezoning:** [C14-2022-0070 - Springdale Commercial \(Tract 2\) Amended; District 3](#)
Location: 1113 Airport Boulevard, Boggy Creek Watershed; MLK/183 Combined NP Area
Owner/Applicant: 809 Vargas LC
Agent: Alice Glasco Consulting (Alice Glasco)
Request: GR-MU-CO-NP to CS-MU-NP
Staff Rec.: **Pending**
Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov
Housing and Planning Department
Postponement Request: Staff postponement request to December 13, 2022
16. **Rezoning:** [C14-2022-0015 - Springdale Commercial; District 3](#)
Location: 1005 Springdale Road, Boggy Creek Watershed; MLK/183 Combined NP Area
Owner/Applicant: 809 Vargas LC
Agent: Alice Glasco Consulting (Alice Glasco)
Request: RR-CO-NP and GR-MU-CO-NP to CS-MU-NP
Staff Rec.: **Pending**
Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov
Housing and Planning Department
Postponement Request: Staff postponement request to December 13, 2022
17. **Rezoning:** [C14-2022-0120 - 5003 Burnet, LLC; District 7](#)
Location: 5003 Burnet Road, Shoal Creek Watershed; Brentwood / Highland Combined NP Area
Owner/Applicant: 5003 Burnet, LLC (Najib Wehbe)
Agent: Hector Avila
Request: **Rezoning request withdrawn by Applicant**
Staff Rec.: Not Applicable
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov
Housing and Planning Department
18. **Rezoning:** [C14H-2022-0139 - Felts-Moss House; District 10](#)
Location: 2311 Woodlawn Blvd, Shoal Creek Watershed; Old Enfield NP Area
Owner/Applicant: Ann M. Pieratt (owner)
Agent: J. Pieratt
Request: SF-3 to SF-3-H
Staff Rec.: **Recommendation of SF-3-H**
Staff: Kalan Contreras, 512-974-2727, kalan.contreras@austintexas.gov
Housing and Planning Department

19. Code Amendment: [C20-2022-004 - 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

20. Imagine Austin Amendment: [CPA-2022-0001 - 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

PRESENTATION AND ACTION

21. Policy Plan: [Equitable Transit-Oriented Development Policy Plan](#)
Request: Presentation and possible action to recommend Council approve a resolution regarding 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

ITEMS DISCUSSION AND ACTION

22. Discussion and possible action to approve the 2023 Planning Commission meeting calendar.

ITEMS FROM THE COMMISSION

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)

Attorney: Steven Maddoux, 512-974-6080

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

[Comprehensive Plan Joint Committee](#)

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

[Joint Sustainability Committee](#)

(Commissioner Schneider *alternate*)

[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 15, 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 **5:00 p.m.** the day of the meeting utilizing a mobile device to scan the below QR code which will be displayed in Board and Commission Room. 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