














































November 10, 2022 -- Meeting Notes – Re: Brodie Oaks Development

Austin Energy, COA Law Dept, Brodie Oaks Development Team, Planning Commissioner Greg Anderson

Participants (20)

Q Search

	Lisa Martin Me		
	Andrew Halm Host		
	5126****52		
	Abby Gillfillan		
	David Armbrust		
	Greg Anderson		
	Jewels		
	Joe Longaro		
	Katherine Kuzmickas Guest		
	Maria De La Cruz		
	Michael Pittman		
	Milo Burdette		
	Nicholas Sybille		
	Noelle Glenn		
	Pamela England		
	Rebecca Leonard		
	Reza Ebrahimian		
	Scott Bayer		
	Steven Baumgartner		
	Stuart Reilly		

Intros

- AE: Andy H., Stuart, Scott B., Lisa, Maria, Michael P., Reza, Nick S., Noelle, Pamela E.
- COA: Kait
- Armbrust & Brown: Jewel, David
- Lionheart: Rebecca, Abby
- Brodie Oaks Owner Rep: Milo
- Engineers & Planners: Steven, Joe Longaro

Rebecca Leonard

- Apologized for communication breakdowns; transparency and engagement have been cornerstones of the approach for the last 3 years
- Have had many meetings with AE staff
- Most recently Summer 2022; included Stuart and Jackie
 - Clear direction that only option was 1.5 acre substation site on property
 - Approx 1/3 of substation capacity would be for the Brodie Oaks development
- Left the mtg thinking that was AE's final say; didn't realize AE was still working on things
- Does not support substation on site
- Have met with several entities and none of them think this is a great location for a substation
- Interested in hearing more from AE in terms of what options are available

Stuart

- Did not intend that meeting to be final
- Left the meeting with the intent that the teams would look for creative solutions together
- We have not been approaching this as, this is a nice to have, so we can burden this site and serve other areas
- First and foremost, we need a substation to serve this site and we don't have the substation capacity elsewhere to serve it
- All sites are not the same from an engineering perspective

David

- Never encountered this issue at the zoning stage of the work
- This is a long way out; why now?
- What would AE do if Milo decided not to do this project? How would you serve S. Austin otherwise?

Stuart

- Can't plan out too far due to 10 year rule associated with eminent domain
- A load such as this, which is a few years out, is really right around the corner for us

Rebecca

- Team provided very preliminary loading estimate; was very conservative on it
- Expect they will come in lower than that

Maria

- AE recognizes that load estimates are estimates and that load varies over time; thus, AE applies a diversification factor to load estimates; used to determine how to feed the site
- The driver for the substation is the load of Brodie Oaks; there is no other way to serve this load
- You don't want to put a load this large at the end of a feeder
- Also one feeder serves 10-12 MVA, if you're talking 20-30 MW, then we need more than one feeder available

David

- This is in the SOS area, which has impervious cover limitations

- Across Lamar, that is not in the SOS zone
- Of all the sites in S. Austin, it gets very difficult once you get into an SOS zone

Maria

- True, that may be why we didn't plan for a development such as this one in this location

Pamela

- Re why this is coming up now, we need to plan ahead to serve load
- It has to work from an engineering standpoint: connect into T and D system
- Acquiring properties is 18-24 months just to get the land
- We do operate with power of eminent domain; it still takes a lot of time
- Need civic use to be included in this zoning phase

Rebecca

- Have added those as permitted uses; from a zoning perspective, we're good
- We still don't agree that this is the best site for a substation
- You normally assess those things at site plan or building permit
- We just want to get through the zoning phase

David

- Are we good from a zoning perspective or is AE going to step in and hold things up?

Pamela

- If civic use is included, we're golden from a zoning perspective
- We can't stop the conversation there, though, b/c it takes time to prepare and be ready to serve your load

Stuart

- There were two other sites off-PUD, one is no longer viable and the other is needed for another substation

Milo

- What is the best way to discuss potential sites?
 - Pamela explained the AE team structure

Stuart

- What is before the Planning Commission? Is the PUD document included?

David

- PUD documents include a site plan; don't plan on having substation on site
- If we changed it, would require PUD amendment
- SOS amendment is limiting impervious cover to 54%; if AE wanted to come in later and add a substation, it would require an additional SOS amendment

Stuart

- We should discuss now b/c timing requires action now

David

- Planning Commission 11/15; Council at 12/1
- There isn't time to site a substation prior to that; would take months

Greg (Planning Commission)

- 10 of 17 acres taken up here (???)
- Across Lamar, means a lot less land needed; believes less cost
- Don't let the substation be a poison pill that kills this project

Stuart

- Can see your point about looking elsewhere; Makes sense logically
- There may be creative solutions on-site that allow for a substation while still meeting your other requirements (e.g., reduce building footprint to reduce impervious cover but go higher)
- Using another site assumes use of eminent domain elsewhere for the benefit of this site

Milo

- This is a difficult situation and we appreciate it
- We've been trying to please a whole lot of interests in this PUD
- Adding on top of the height may be the straw that breaks the camel back

Rebecca

- PUD takes 50% vote; SOS ordinance takes supermajority vote to pass
- If there is any solution that doesn't affect the SOS ordinance ...
- Adding substation now will make it impossible to pass now, on 12/1 at Council

Pamela

- Andy H. is SPOC for AE for substation, PUC, site plan; please ensure all communications involve him and he will coordinate up and down internally