



PLANNING COMMISSION

MINUTES

November 15, 2022

The Planning Commission convened in a meeting on November 15, 2022 in Board and Commissions Room and Council Chambers of City Hall, 301 W. 2nd Street, Austin, Texas and via videoconference @ <http://www.austintexas.gov/page/watch-atxn-live>

Chair Shaw called the Commission Meeting to order at 5:11 p.m.

Commission Members in Attendance:

**Greg Anderson
Awais Azhar
Yvette Flores
Claire Hempel – Vice-Chair
Patrick Howard
Jennifer Mushtaler
Carmen Llanes Pulido
Todd Shaw – Chair
Jeffrey Thompson**

Jessica Cohen – Ex-Officio

Absent:

**Grayson Cox
Robert Schneider
James Shieh**

**Arati Singh – Ex-Officio
Richard Mendoza – Ex-Officio
Spencer Cronk – Ex-Officio**

One vacancy on the Commission (District 2)

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 15, 2022.

Motion to approve minutes of November 15, 2022 was approved on the consent agenda on the motion by Commissioner Azhar, seconded by Commissioner Thompson on a vote of 9-0. Commissioners Cox, Shieh and Schneider absent.

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

Public Hearing closed.

Motion by Vice-Chair Hempel, seconded by Commissioner Anderson to approve Staff's recommendation with additional conditions for C814-2021-0099 - Brodie Oaks Redevelopment PUD, and approve C14R-81-033(RCA) - Brodie Oaks Restrictive Covenant Amendment, and Brodie Oaks Redevelopment Site Specific SOS Amendment as reflected below was approved on a vote of 8-1. Commissioner Llanes Pulido voting nay. Commissioners Cox, Shieh and Schneider absent. One vacancy on the dais.

Approved PUD district zoning with a Restrictive Covenant for the conditions of the Traffic Impact Analysis, as Staff recommended, and all conditions of the Parks and Recreation Board, and all conditions of the Environmental Commission except for 1) reduction of height of buildings to create canyon effects and bird strikes within the BCP, and 2) consideration of mitigation in Barton Creek Watershed to bridge the gap between SOS impervious cover.

The Commission also approved the following seven (7) amendments: 1) approval of a site plan shall be contingent upon successfully securing power supply to serve the Brodie Oaks development; 2) recommend increasing building heights as an option to allow space within the buildable area for an electric substation to be sited on the property without exceeding the allowable impervious cover limits; 3) require that the Applicant work with applicable non-profit groups and apply for a Trail Master Plan permit through BCP prior to approval of the first site plan; 4) require public restrooms at closest allowable locations to trailheads or green space; 5) require third party oversight of water quality during and after construction; 6) require that the Applicant provide scoop the poop stations and trash cans throughout green spaces; and 7) require execution of an access easement with BCP to cave networks prior to Third Reading.

- 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

See caption under Item 2.

- 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

See caption under Item 2.

- 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 postponement request to December 13, 2022**
- Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov
Housing and Planning Department

Motion to grant Staff's request for postponement of this item to December 20, 2022 was approved on the consent agenda on the motion by Commissioner Azhar, seconded by Commissioner Thompson on a vote of 9-0. Commissioners Cox, Shieh and Schneider absent. One vacancy on the dais.

6. Plan Amendment: NPA-2021-0010.01 - 2400 E. Cesar Chavez Parking Expansion; 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 postponement request to December 13, 2022**
Staff: Maureen Maureen, 512-974-2695,
maureen.meredith@austintexas.gov
Housing and Planning Department

Motion to grant Staff's request for postponement of this item to December 20, 2022 was approved on the consent agenda on the motion by Commissioner Azhar, seconded by Commissioner Thompson on a vote of 9-0. Commissioners Cox, Shieh and Schneider absent. One vacancy on the dais.

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 postponement request to December 13, 2022**
Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov
Housing and Planning Department

Motion to grant Staff's request for postponement of this item to December 20, 2022 was approved on the consent agenda on the motion by Commissioner Azhar, seconded by Commissioner Thompson on a vote of 9-0. Commissioners Cox, Shieh and Schneider absent. One vacancy on the dais.

8. Plan Amendment: NPA-2022-0021.02 - Burlison & Ben White; District 3

Location: 3507 Burlison 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

Motion to grant Staff's request for postponement of this item to December 20, 2022 was approved on the consent agenda on the motion by Commissioner Azhar, seconded by Commissioner Thompson on a vote of 9-0. Commissioners Cox, Shieh and Schneider absent. One vacancy on the dais.

- 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

Motion to grant Staff's request for postponement of this item to December 20, 2022 was approved on the consent agenda on the motion by Commissioner Azhar, seconded by Commissioner Thompson on a vote of 9-0. Commissioners Cox, Shieh and Schneider absent. One vacancy on the dais.

- 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

Motion to grant Staff's request for postponement of this item to December 20, 2022 was approved on the consent agenda on the motion by Commissioner Azhar, seconded by Commissioner Thompson on a vote of 9-0. Commissioners Cox, Shieh and Schneider absent. One vacancy on the dais.

- 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.: **Recommendation Pending**
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov
Housing and Planning Department

Motion to grant Staff and Applicant's request for postponement of this item to December 20, 2022 was approved on the consent agenda on the motion by Commissioner Azhar, seconded by Commissioner Thompson on a vote of 9-0. Commissioners Cox, Shieh and Schneider absent. One vacancy on the dais.

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

Public Hearing closed.

Motion to grant Staff's recommendation of GO-MU-CO-NP combining district zoning for C14-2022-0206 - 1517 Kramer Lane located at 1517 Kramer Lane was approved on the consent agenda on the motion by Commissioner Azhar, seconded by Commissioner Thompson on a vote of 9-0. Commissioners Cox, Shieh and Schneider absent. One vacancy on the dais.

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

Motion to grant Staff request for postponement of this item to December 20, 2022 was approved on the consent agenda on the motion by Commissioner Azhar, seconded by Commissioner Thompson on a vote of 9-0. Commissioners Cox, Shieh and Schneider absent. One vacancy on the dais.

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

Public Hearing closed.

Motion to grant Staff's recommendation of CS-CO-NP combining district zoning for C14-2022-0131 - SE Norwood CO Amendment located at 4603, 4605, and 4611 Norwood Lane was approved on the consent agenda on the motion by Commissioner Azhar, seconded by Commissioner Thompson on a vote of 9-0. Commissioners Cox, Shieh and Schneider absent. One vacancy on the dais.

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; Postponement request by Staff to December 13, 2022**
Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov
Housing and Planning Department

Motion to grant Staff request for postponement of this item to December 20, 2022 was approved on the consent agenda on the motion by Commissioner Azhar, seconded by Commissioner Thompson on a vote of 9-0. Commissioners Cox, Shieh and Schneider absent. One vacancy on the dais.

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; Postponement request by Staff to December 13, 2022**
Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov
Housing and Planning Department

Motion to grant Staff request for postponement of this item to December 20, 2022 was approved on the consent agenda on the motion by Commissioner Azhar, seconded by Commissioner Thompson on a vote of 9-0. Commissioners Cox, Shieh and Schneider absent. One vacancy on the dais.

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: CS-MU-V-CO-NP to CS-1-MU-V-CO-NP
Staff Rec.: **Recommendation of CS-1-MU-V-CO-NP**
Staff: Sherri Sirwaitis, 512-974-3057, sherri.sirwaitis@austintexas.gov
Housing and Planning Department

Item withdrawn by Applicant. No action taken.

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

Public Hearing closed.

Motion to grant Staff's recommendation of SF-3-H combining district zoning for C14H-2022-0139 - Felts-Moss House located at 2311 Woodlawn Blvd was approved on the consent agenda on the motion by Commissioner Azhar, seconded by Commissioner Thompson on a vote of 9-0. Commissioners Cox, Shieh and Schneider absent. One vacancy on the dais.

19. Code C20-2022-004 - Compatibility on Corridors
Amendment:
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

Public Hearing closed.

Motion by Commissioner Thompson, seconded by Commissioner Azhar to approve the recommendation, as amended, amending Title 25 of the City Code to modify compatibility standards as applied to certain projects on certain corridors was approved on a vote of 7-2.

Commissioners Llanes Pulido and Mushtaler voted nay. Commissioners Cox, Shieh and Schneider absent. One vacancy on the dais.

Recommendation:

[document.cfm \(austintexas.gov\)](#)

20. Imagine Austin CPA-2022-0001 - Palm District Plan

Amendment:

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

Public Hearing closed.

Motion to postpone action on this item to December 20, 2022 was approved on the motion by Commissioner Howard, seconded by Commissioner Anderson on a vote of 8-1. Vice-Chair Hempel voted nay. Commissioners Cox, Shieh and Schneider absent. One vacancy on the dais.

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

Item indefinitely postponed by Planning Commission by unanimous consent. Commissioners Cox, Shieh and Schneider absent. One vacancy on the dais.

ITEMS DISCUSSION AND ACTION

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

Motion by Chair Shaw, seconded by Commissioner Azhar to approve the 2023 Planning Commission meeting calendar as reflected below was approved on a vote of 8-0. Commissioner Mushtaler abstained. Commissioners Cox, Shieh and Schneider absent. One vacancy on the dais.

Tuesday, January 10th, 2023 (1/10/23)	Tuesday, May 9th, 2023 (5/9/23)	Tuesday, September 12th, 2023 (9/12/23)
Tuesday, January 24th, 2023 (1/24/23)	Tuesday, May 23rd, 2023 (5/23/23)	Tuesday, September 26th, 2023 (9/26/23)
Tuesday, February 14th, 2023 (2/14/23)	Tuesday, June 13th, 2023 (6/13/23)	Tuesday, October 10th, 2023 (10/10/23)
Tuesday, February 28th, 2023 (2/28/23)	Tuesday, June 27th, 2023 (6/27/23)	Tuesday, October 24th, 2023 (10/24/23)
Tuesday, March 14th, 2023 (3/14/23)	Tuesday, July 11th, 2023 (7/11/23)	Tuesday, November 14th, 2023 (11/14/23)
Tuesday, March 28th, 2023 (3/28/23)	Tuesday, July 25th, 2023 (7/25/23)	Tuesday, November 28th, 2023 (11/28/23)
Tuesday, April 11th, 2023 (4/11/23)	Tuesday, August 8th, 2023 (8/8/23)	Tuesday, December 12th, 2023 (12/12/23)
Tuesday, April 25th, 2023 (4/25/23)	Tuesday, August 22nd, 2023 (8/22/23)	Tuesday, December 19th, 2023 (12/19/23); 5:00 PM

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)

No report provided.

[Comprehensive Plan Joint Committee](#)

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

Update provided by Commissioner Flores.

[Joint Sustainability Committee](#)

(Commissioner Schneider *alternate*)

No report provided.

[Small Area Planning Joint Committee](#)

(Commissioners: Howard, Mushtaler, Shieh, and Thompson)

No report provided.

[South Central Waterfront Advisory Board](#)

(Commissioner Thompson)

No report provided.

Design Guidelines Update Working Group
(Vice-Chair Hempel and Commissioner Cohen)

Update provided by Vice-Chair Hempel.

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

No report provided.

Compatibility and Residential on Commercial Properties Working Group
(Commissioners Anderson, Azhar, Cohen, Shieh, Mushtaler, and Thompson)

Working Group dissolved.

Minutes approved on December 20, 2022 on the consent agenda on the motion by Commissioner Azhar, seconded by Commissioner Howard on a vote of 9-0. Commissioners Cox, Mushtaler and Schneider absent. One vacancy on the dais.

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 the Housing and Planning Department, at 512-974-3207, for additional information; TTY users route through Relay Texas at 711.