



## **PLANNING COMMISSION**

### **MINUTES**

**October 25, 2022**

**The Planning Commission convened in a meeting on October 25, 2022 in Council Chambers of City Hall, 301 W. 2nd Street, Austin, Texas and via videoconference @ <http://www.austintexas.gov/page/watch-atxn-live>**

**Commissioner Flores called the Commission Meeting to order at 6:03 p.m.**

#### **Commission Members in Attendance:**

**Greg Anderson  
Awais Azhar  
Grayson Cox  
Yvette Flores  
Patrick Howard  
Jennifer Mushtaler  
Carmen Llanes Pulido  
Robert Schneider  
James Shieh  
Jeffrey Thompson**

**Jessica Cohen – Ex-Officio**

#### **Absent:**

**Todd Shaw – Chair  
Claire Hempel – Vice-Chair**

**Arati Singh – Ex -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 October 11, 2022.

Motion to approve the minutes of October 25, 2022 on the consent agenda on the motion by Commissioner Thompson, seconded by Commissioner Schneider on a vote of 10-0. Chair Shaw and Vice-Chair Hempel absent. One vacancy on the Commission.

## **PUBLIC HEARINGS**

2. **Plan Amendment:** [NPA-2022-0026.01 - 8226-8240 Georgian Drive; District 4](#)  
Location: 8226 - 8240 Georgian Drive, Little Walnut Creek Watershed; North Lamar / Georgian Acres NP Area  
Owner/Applicant: Quality Foundation Repair (Simon Wallace)  
Agent: Thrower Design (Victoria Haase and Ron Thrower)  
Request: From Neighborhood Commercial 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 to December 13, 2022.**

Motion to grant Staff's request for postponement of this item to December 13, 2022 was approved on the consent agenda on the motion by Commissioner Thompson, seconded by Commissioner Schneider on a vote of 10-0. Chair Shaw and Vice-Chair Hempel absent. One vacancy on the Commission.

3. **Rezoning:** [C14-2022-0086 - Merle Single Family; District 5](#)  
Location: 4407 Merle Drive; Williamson Creek Watershed; South Austin  
Combined (South Manchaca) NP Area  
Owner/Applicant: Tyche Acquisitions Group, LLC (Nicholas Landis)  
Agent: Thrower Design, LLC (Victoria Haase)  
Request: LO-NP to SF-3-NP  
Staff Rec.: **Recommended**  
Staff: Wendy Rhoades, 512-974-7719, wendy.rhoades@austintexas.gov  
Housing and Planning Department

Public Hearing closed.

Motion by Commissioner Thompson, seconded by Commissioner Cox to grant Staff's recommendation of SF-3-NP combining district zoning for C14-2022-0086 - Merle Single Family located at 4407 Merle Drive was approved on a vote of 9-0. Commissioner Llanes Pulido abstained on this item. Chair Shaw and Vice-Chair Hempel absent. One vacancy on the Commission.

4. **Plan Amendment:** [NPA-2022-0028.02 - Jonwood Way - 33 Degrees; District 1](#)  
Location: 10600 Jonwood Way, Walnut Creek Watershed; Heritage Hills /  
Windsor Hills NP Area  
Owner/Applicant: Wayne McDonald - 33D Dessau Road, Austin, LLC  
Agent: Kimley-Horn (Amanda Brown)  
Request: From Single Family to Higher Density Single Family land use  
Staff Rec.: **Recommended**  
Staff: Maureen Meredith, 512-974-2695,  
maureen.meredith@austintexas.gov  
Housing and Planning Department

Public Hearing closed.

Motion by Commissioner Shieh, seconded by Commissioner Cox to grant Staff's recommendation of Higher Density Single Family land use for NPA-2022-0028.02 - Jonwood Way - 33 Degrees located at 10600 Jonwood Way was approved on a vote of 9-0. Commissioner Llanes Pulido abstained. Chair Shaw and Vice-Chair Hempel absent. One vacancy on the Commission.

5. **Rezoning:** [C14-2022-0085 - Jonwood Way - 33 Degrees; District 1](#)  
Location: 10600 Jonwood Way; Walnut Creek Watershed; Heritage Hills / Windsor Hills NP Area  
Owner/Applicant: Wayne McDonald - 33D Dessau Road, Austin, LLC  
Agent: Kimley-Horn (Amanda Brown)  
Request: SF-2-NP to SF-6-NP  
Staff Rec.: **Recommended**  
Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov  
Housing and Planning Department

Public Hearing closed.

Motion by Commissioner Shieh, seconded by Commissioner Cox to grant Staff's recommendation of SF-6-NP combining district zoning for C14-2022-0085 - Jonwood Way - 33 Degrees located at 10600 Jonwood Way was approved on a vote of 9-0. Commissioner Llanes Pulido abstained. Chair Shaw and Vice-Chair Hempel absent. One vacancy on the Commission.

6. **Plan Amendment:** [NPA-2019-0013.01 - Copeland South; District 9](#)  
Location: 909, 911, 915, 1001, 1003 S. 2nd St. and 604, 606 Copeland St., East Bouldin Creek Watershed; Bouldin Creek NP Area  
Owner/Applicant: SB-Frank South, LLC  
Agent: StoryBuilt (Mike Melson)  
Request: From Single Family to Mixed Use land use  
Staff Rec.: **Recommended**  
Staff: Maureen Meredith, 512-974-2695, maureen.meredith@austintexas.gov  
Housing and Planning Department

Public Hearing closed.

Motion to grant Staff's recommendation of Mixed Use land use for NPA-2019-0013.01 - Copeland South located at 909, 911, 915, 1001, 1003 S. 2nd St. and 604, 606 Copeland St was approved on the consent agenda on the motion by Commissioner Thompson, seconded by Commissioner Schneider on a vote of 10-0. Chair Shaw and Vice-Chair Hempel absent. One vacancy on the Commission.

7. **Rezoning:** [C14-2021-0185 - Copeland South; District 9](#)  
Location: 909, 911, 915, 1001 and 1003 South Second Street; 604 and 606 Copeland Street, East Bouldin Creek Watershed; Bouldin Creek NP Area  
Owner/Applicant: SB-Frank South, LLC  
Agent: StoryBuilt (Mike Melson)  
Request: SF-3-NP to CS-MU-V-CO-NP, as Amended  
Staff Rec.: **Recommended**  
Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov  
Housing and Planning Department

Public Hearing closed.

Motion to grant Staff's recommendation of CS-MU-V-CO-NP combining district zoning for C14-2021-0185 - Copeland South located at 909, 911, 915, 1001 and 1003 South Second Street; 604 and 606 Copeland Street was approved on the consent agenda on the motion by Commissioner Thompson, seconded by Commissioner Schneider on a vote of 10-0. Chair Shaw and Vice-Chair Hempel absent. One vacancy on the Commission.

8. **Rezoning:** [C14-2021-0082 - Copeland; District 9](#)  
Location: 1002, 1004 and 1006 South First Street, East Bouldin Creek Watershed; Bouldin Creek NP Area  
Owner/Applicant: SB-Frank South, LLC  
Agent: StoryBuilt (Mike Melson)  
Request: GR-MU-V-CO-NP to CS-MU-V-CO-NP, as Amended  
Staff Rec.: **Recommended**  
Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov  
Housing and Planning Department

Public Hearing closed.

Motion to grant Staff's recommendation of CS-MU-V-CO-NP combining district zoning for C14-2021-0082 - Copeland located at 1002, 1004 and 1006 South First Street was approved on the consent agenda on the motion by Commissioner Thompson, seconded by Commissioner Schneider on a vote of 10-0. Chair Shaw and Vice-Chair Hempel absent. One vacancy on the Commission.

- 9. Rezoning:** [C14-2022-0081 - Frank South; District 9](#)  
Location: 1108 and 1110 South First Street, East Bouldin Creek Watershed;  
Bouldin Creek NP Area  
Owner/Applicant: SB-Frank South, LLC  
Agent: StoryBuilt (Mike Melson)  
Request: GR-MU-V-CO-NP to CS-MU-V-CO-NP, as amended  
Staff Rec.: **Recommended**  
Staff: Heather Chaffin, 512-974-2122, heather.chaffin@austintexas.gov  
Housing and Planning Department

Public Hearing closed.

Motion to grant Staff's recommendation of CS-MU-V-CO-NP combining district zoning for C14-2022-0081 - Frank South located at 1108 and 1110 South First Street was approved on the consent agenda on the motion by Commissioner Thompson, seconded by Commissioner Schneider on a vote of 10-0. Chair Shaw and Vice-Chair Hempel absent. One vacancy on the Commission.

- 10. 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 the Neighborhood's request for postponement of this item to November 15, 2022 was approved on the consent agenda on the motion by Commissioner Thompson, seconded by Commissioner Schneider on a vote of 10-0. Chair Shaw and Vice-Chair Hempel absent. One vacancy on the Commission.

- 11. Site Plan:** [SP-2021-0143C - Easton Park Mixed Use; District 2](#)  
Location: 7310 Union Park Lane, Cottonmouth Creek Watershed; Pilot Knob  
MUD  
Owner/Applicant: First Hartford Corporation / William Cannon Associates  
Agent: Shayna Johnson, P.E. and Siri Soth, WGI  
Request: Conditional Use Permit to allow development of a Car Wash in the  
Pilot Knob PUD.  
Staff Rec.: **Recommended**  
Staff: Randall Rouda, 512-974-3338, randall.rouda@austintexas.gov  
Development Services Department

Public Hearing closed.

Motion to grant Staff's recommendation for SP-2021-0143C - Easton Park Mixed Use located at 7310 Union Park Lane was approved on the consent agenda on the motion by Commissioner Thompson, seconded by Commissioner Schneider on a vote of 10-0. Chair Shaw and Vice-Chair Hempel absent. One vacancy on the Commission.

**12. Site Plan**                      **[SP-2016-0021C\(XT2\) - Anonymous Brewery; District 2](#)**

**Extension:**

Location:                      4023 Promontory Point Drive, Williamson Creek Watershed;  
Southeast Combined NP Area  
Owner/Applicant:          Draftlands LLC (Kevin Brand)  
Agent:                          AMC Design Group (Chris McComb)  
Request:                        The applicant is requesting a ten-year extension to their site plan permit.  
Staff Rec.:                    **Staff recommends a three-year extension**  
Staff:                            Christine Barton-Holmes, 512-974-2788, christine.barton-holmes@austintexas.gov  
Development Services Department

Public Hearing closed.

Motion by Commissioner Cox, seconded by Commissioner Azhar to grant 6-year extension to the site plan for SP-2016-0021C(XT2) - Anonymous Brewery located at 4023 Promontory Point Drive was approved on a vote of 9-0. Commissioner Llanes Pulido abstained. Chair Shaw and Vice-Chair Hempel absent. One vacancy on the Commission.

**13. Preliminary Plan:**        **[C8-2021-0152 - Pinnacle at Wildhorse Ranch; District 1](#)**

Location:                      12000 Blue Bluff Road, Gilleland Creek Watershed; Wildhorse Ranch PUD  
Owner/Applicant:          Texas WH200 LP  
Agent:                          Kimley-Horn (Kevin Burks)  
Request:                        Approval of Pinnacle at Wildhorse Ranch, consisting of 57 total lots on approximately 60.06 acres.  
Staff Rec.:                    **Recommended**  
Staff:                            Juan Enriquez, 512-974-2767, juan.enriquez@austintexas.gov  
Development Services Department

Public Hearing closed.

Motion to grant Staff's recommendation for C8-2021-0152 - Pinnacle at Wildhorse Ranch located at 12000 Blue Bluff Road was approved on the consent agenda on the motion by Commissioner Thompson, seconded by Commissioner Schneider on a vote of 10-0. Chair Shaw and Vice-Chair Hempel absent. One vacancy on the Commission.

- 14. Final Plat out of an approved Preliminary Plan:** [C8J-2022-0177.1A - Easton Park Section 4B East Phase 1; District 2](#)
- Location: East William Cannon Drive, North Fork Dry Creek Watershed; Pilot Knob MUD
- Owner/Applicant: Carma Easton LLC (AJ Zorn)
- Agent: Carlson, Brigance, and Doering, Inc. (Charles Brigance)
- Request: Approval of a final plat consisting of 2 lots on 13.769 acres.
- Staff Rec.: **Approved with conditions per Exhibit C - Comment report**
- Staff: Sue Welch, 512-854-7637, sue.welch@traviscountytexas.gov  
Travis County TNR - Single Office

Public Hearing closed.

Motion to grant Staff's recommendation for C8J-2022-0177.1A - Easton Park Section 4B East Phase 1 located on East William Cannon Drive was approved on the consent agenda on the motion by Commissioner Thompson, seconded by Commissioner Schneider on a vote of 10-0. Chair Shaw and Vice-Chair Hempel absent. One vacancy on the Commission.

- 15. Code Amendment:** [Historic Design Standards](#)
- Agent: Cara Bertron, Senior Planner
- Request: Recommend amendments to Title 25 of the City Code to codify the Historic Design Standards. No changes to historic review process proposed.
- Staff Rec.: **Recommended**
- Staff: Cara Bertron, 512-974-1446, cara.bertron@austintexas.gov  
Housing and Planning Department

Public Hearing closed.

Motion to recommend amendments to Title 25 of the City Code to codify the Historic Design Standards was approved on the consent agenda on the motion by Commissioner Thompson, seconded by Commissioner Schneider on a vote of 10-0. Chair Shaw and Vice-Chair Hempel absent. One vacancy on the Commission.

- 16. Code Amendment:** [Residential Use on Commercially Zoned Properties Code Amendment](#)
- 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

Public hearing closed.

Motion to postpone action to November 8, 2022 was approved on the motion by Commissioner Thompson, seconded by Commissioner Shieh on a vote of 7-2. Commissioners Mushtaler and Llanes Pulido voted nay. Commissioner Cox abstained. Chair Shaw and Vice-Chair Hempel absent. One vacancy on the Commission.

## **ITEMS FROM THE COMMISSION**

## **NOMINATIONS & APPOINTMENTS**

### **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)

Commissioner Azhar provided a summary of the meeting.

#### [Comprehensive Plan Joint Committee](#)

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

No report provided.

#### [Joint Sustainability Committee](#)

(Commissioner Schneider *alternate*)

No report provided.

#### [Small Area Planning Joint Committee](#)

(Commissioners: Howard, Mushtaler, Shieh and Thompson)

Commissioner Shieh provided meeting summary.

#### [South Central Waterfront Advisory Board](#)

(Commissioner Thompson)

Commissioner Thompson provided meeting summary.

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

No report provided.

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

Commissioner Shieh provided meeting summary.

**Commissioner Flores adjourned the meeting without objection on Tuesday, October 25, 2022 at 8:37 p.m.**

Minutes approved on November 8, 2022 on the consent agenda on the motion by Vice-Chair Hempel, seconded by Commissioner Shieh on a vote of 11-0. Commissioner 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.