



**PLANNING COMMISSION  
NEIGHBORHOOD PLAN SUBCOMMITTEE MINUTES**

**REGULAR MEETING  
Wednesday, April 20, 2011**

**The Planning Commission Neighborhood Plan Subcommittee convened in a special-called meeting on Wednesday, April 20, 2010, at 301 W. 2<sup>nd</sup> Street, City Hall, Room #1027, in Austin, Texas.**

Commissioner Chimenti called the meeting to order at 6:09 p.m.

**Subcommittee Members in Attendance:**

Danette Chimenti, Chair  
Saundra Kirk  
Dave Sullivan

**City Staff in Attendance:**

Rebecca Giello, Policy and Planning Manager, NHCD  
Michael Knox, Downtown Officer, EGRSO  
Jim Robertson, Manager, Urban Design Division, PDRD  
Jorge Rousselin, Development Services Process Coordinator, PDRD

**Others in Attendance:**

Jim Adams, McCann Adams Studio  
Terry Irion  
Michael McGill, Downtown Austin Neighborhood Association  
Phil Moncada, Moncada Consulting  
Tommy Pacello, Congress for New Urbanism  
Michael Wilt, Real Estate Council of Austin

**1. CITIZEN COMMUNICATION: GENERAL**

a. **Phil Moncada:** Mr. Moncada discussed a zoning case for the property at 603 Johanna Street. He is trying to earn neighborhood support before bringing forth the case to the full Planning Commission; however, he has failed to earn support from the Bouldin Steering Committee which has subsequently delayed his filing of the case. Mr. Moncada has come to the Neighborhood Plan Subcommittee to seek permission to file the zoning case out of cycle due to the delays caused by the neighborhood's Steering Committee.

b. **Terry Irion:** Mr. Irion represents the owners of Polvo's restaurant on South 1<sup>st</sup> Street, which is trying to expand its parking to the property located at 603 Johanna Street (discussion related to Mr. Moncada's above). The intent of the zoning case is to rezone the property at 603 Johanna to LR or LO-MU to allow for overflow parking at Polvo's. Mr. Irion realizes that the application deadline for this particular case was in February; because of the lack of response from the Bouldin neighborhood, Mr. Irion and Mr. Moncada are seeking approval from the Commissioners to file the zoning case out of cycle.

In response to both Mr. Moncada and Mr. Irion's concerns, Commissioners noted that they could not further discuss or take action on their item. However, Commissioner Chimenti affirmed that this item will be placed on the May 18, 2011, agenda of the Neighborhood Plan Subcommittee for further discussion and possible action.

## **2. APPROVAL OF MINUTES**

a. The minutes for the special-called meeting of March 30, 2011, were approved on Commissioner Kirk's motion; Commissioner Sullivan's second on a 3 to 0 vote.

## **3. OLD BUSINESS**

a. ***Downtown Austin Plan Briefing*** - Staff will provide an update on the planning process and respond to questions provided by the Commissioners in preparation for the plan to move forward to a full Planning Commission hearing. (Discussion and/or possible Action)

The purpose of this briefing was for PDRD staff to provide detailed answers to questions provided beforehand by Commissioner Sullivan and to provide greater clarity on issues brought forward at the March 30, 2011, special-called meeting of the Subcommittee. Staff discussed the compatibility standards of Area E (along N. Lamar, between 6<sup>th</sup> and 9<sup>th</sup> Streets) and for the Northwest District (Judges' Hill) of the Downtown planning area. Several other concerns were brought forward: The Downtown Austin Plan does not prevent someone from applying for a zoning change but it is different from a neighborhood plan in that there is no future land use map for Downtown; the historic preservation consultant for the project suggested portions of the planning area (including approximately 5 blocks of the Northwest District) to be included in the National Register of Historic Places; a table of bonuses can be provided to the Commissioners regarding bonuses for properties in the Northwest District. Commissioners mentioned two issues related to the Northwest District and the Warehouse District that have been presented to them by members of the community.

Several representatives from Downtown organizations spoke in favor of the plan and suggested small changes to the Downtown Austin Plan. Commissioner Sullivan proposed that an appendix for the plan be created to house the suggested changes from the organizations involved in the creation of the plan.

The motion for the Downtown Austin Plan to be forwarded to the full Planning Commission was approved on Commissioner Sullivan's motion; Commissioner Kirk's second on a 3-0 vote.

## **4. NEW BUSINESS**

a. None.

## **5. STAFF BRIEFINGS**

a. None.

## **6. FUTURE AGENDA ITEMS**

a. None.

**ADJOURNMENT**

Commissioner Chimenti adjourned the meeting without objection at 7:32 p.m.