



**PLANNING COMMISSION
NEIGHBORHOOD PLAN SUBCOMMITTEE MINUTES**

**REGULAR MEETING
Wednesday, July 20, 2011**

The Planning Commission Neighborhood Plan Subcommittee convened in a regular meeting on Wednesday, July 20, 2010, at 301 W. 2nd Street, City Hall, Room #1027, in Austin, Texas.

Commissioner Chimenti called the meeting to order at 6:05 p.m.

Subcommittee Members in Attendance:

Danette Chimenti, Chair
Saundra Kirk
Dave Sullivan

City Staff in Attendance:

Greg Dutton, Senior Planner, PDRD
Carol Gibbs, Neighborhood Advisor, PDRD
Joi Harden, Councilmember Tovo's Office
Sandra Harkins, Project Coordinator, NHCD
Carol Haywood, Manager, Comprehensive Planning Division, PDRD
Erica Leak, Senior Planner, PDRD
Maureen Meredith, Senior Planner, PDRD
Dee Dee Quinnelly, Senior Planner, PDRD
Wendy Rhoades, Principal Planner, PDRD
Jody Zemel, Neighborhood Advisor, PDRD

Others in Attendance:

Addington Apartments
John Burnham
Karoline Lapointe
Terry Ortiz
Ron Thrower
Lucy Sheffield
Trey Sheffield

Lee Sherman
Stan Strickland
Larry Sunderland
Scott Way
Tracy Witte
many others

1. CITIZEN COMMUNICATION: GENERAL

a. None.

2. APPROVAL OF MINUTES

a. The minutes for the regular meeting of June 15, 2011, were approved on Commissioner Sullivan's motion; Commissioner Chimenti's second on a 2 to 0 vote, with Commissioner Kirk recusing herself from the vote.

3. OLD BUSINESS

a. None.

4. NEW BUSINESS

a. 2605 Canterbury Street. Discuss and consider directing staff to initiate a rezoning case for property located at 2605 Canterbury Street from P-NP to SF-3-NP. (Discussion and/or Possible Action)

Wendy Rhoades sought to initiate a rezoning of the property located at 2605 Canterbury Street, located in the Holly Neighborhood Planning Area. The rezoning would correct a mistake made during the planning process that identified this property as City-owned parkland when, in fact, it is privately held. As a result of this initiation, the property's zoning would go from P-NP to SF-3-NP. This rezoning would also initiate a future land use change for the property; the property is currently shown as recreation/open space on the FLUM and will need to be changed to single-family.

The property owner intends to build a residence on the property and other amenities currently not allowed under P-NP zoning. Commissioners expressed their concerns of the property's location in the Waterfront Overlay and the regulations and/or entitlements it applies to the property. Commissioners recommended staff to prepare a document showing the differences in development under P-NP and SF-3-NP zoning, taking into consideration the Waterfront Overlay regulations.

Several neighboring properties are currently in the same situation as the property in question; they will eventually need to be rezoned (from P-NP) and have a new future land designation assigned to them. Commissioner Chimenti stated that she'd like to take up the discussion regarding the future land use of the properties as a whole, rather than on a case-by-case basis, at a future Subcommittee meeting.

The motion to initiate the rezoning for the property located at 2605 Canterbury Street was approved on Commissioner Sullivan's motion, Commissioner Kirk's second, on a 3-0 vote.

b. Urban Renewal Initiatives. Discuss recent urban renewal initiatives along East 11th and 12th Streets and surrounding areas with members of the Urban Renewal Board. (Discussion and/or Possible Action)

The original intention of this agenda item was to discuss development initiatives along East 11th and 12th Streets with the Urban Renewal Board (URB) and area residents. However, no URB members participated in the discussion. Sandra Harkins, a project coordinator for 11th and 12th Streets at NHCD, discussed the board's absence at this meeting citing recent changes to the board, including the possible dissolution of the original tri-party agreement, that could affect their position on development projects in the area. By October 1, the URB should have a new development strategy in place that identifies their role and responsibility in the development of the East 11th and 12th Street corridors.

Commissioners stressed the importance of cooperation and coordination between the Planning Commission, including the Neighborhood Plan Subcommittee, and the URB to identify or earmark projects along the corridors to receive CIP funding. Commissioners requested to receive a briefing of the URB's new development strategy once it has been approved, most likely at the beginning of October; this item could be placed on the October subcommittee agenda.

Stan Strickland, a representative from OCEAN, stated that the neighborhoods around the corridors should have the ability to weigh-in on those projects heard or approved by the URB. Ms. Harkins suggested that residents can draft their recommendations on such projects and send them to the URB via NHCD.

No action was taken.

c. East Riverside Corridor Regulating Plan. Erica Leak, Senior Planner, Planning and Development Review Department, will provide an update on the East Riverside Corridor Regulating Plan process. (Discussion)

Erica Leak provided the subcommittee with an update on the creation of the East Riverside Corridor Regulating Plan, discussing recent developments that have occurred since her last update to the subcommittee in October 2010. Since October, the ERC team has held public meetings to determine areas to which development bonuses will be applicable. The team has been working on the draft regulating plan with the intention of presenting it to the public later this year; the plan will be simultaneously reviewed by the public, City departments, and boards and commissions.

Ms. Leak also mentioned the creation of a new future land use category--Specific Regulating District--to which the ERC planning area will be subject. Ms. Leak fielded questions from meeting attendees and Commissioners regarding the process for removing conditional overlays and/or restrictive covenants from ERC properties, parkland dedication fees, and the relation of the ERC plan to form-based codes.

Several attendees expressed both concern and support for the ERC planning process once Commissioner Sullivan solicited their comments. The main concern for some has been the potential change in compatibility standards.

No action was taken.

d. St. John/Coronado Hills Combined Neighborhood Plan. Dee Dee Quinnelly, Senior Planner, Planning and Development Review Department, will provide an update on unresolved Draft Future Land Use designation affecting several parcels along the Cameron Road corridor. (Discussion and/or possible action)

Dee Dee Quinnelly and Greg Dutton provided an update of the planning process in the St. John/Coronado Hills Neighborhood Planning Area. Staff wished to bring Commissioners' attention to particular challenges regarding future land use and zoning decisions for eight properties located along Cameron Road. The properties are currently commercially-zoned and -used and fall within the Vertical Mixed Use Overlay. Staff provided two options (mixed use or commercial) for future land use designation of these properties; however, no consensus was

reached among meeting participants regarding the future land use of these properties. Area residents were wary of voting for mixed use along the corridor for fear that the properties could potentially become apartments, which already saturate the area. Ms. Quinnelly stated that owners of these properties have not been involved in any of the land use or zoning discussions for Cameron Road. AISD has been involved throughout the planning process, especially in the beginning phases, and some of the plan's recommendations deal with area schools. Commissioner Chimenti stated that there is a need for to retain commercial uses along the Cameron Road corridor.

No action was taken.

5. STAFF BRIEFINGS

a. None.

6. FUTURE AGENDA ITEMS

a. None.

ADJOURNMENT

Commissioner Chimenti adjourned the meeting without objection at 7:48 p.m.