



**PLANNING COMMISSION** **REGULAR MEETING**  
**NEIGHBORHOOD PLAN SUBCOMMITTEE MINUTES** **Wednesday, October 19, 2011**

**The Planning Commission Neighborhood Plan Subcommittee convened in a regular meeting on Wednesday, October 19, 2010, at 301 W. 2<sup>nd</sup> Street, City Hall, Room #2017, in Austin, Texas.**

Commissioner Chimenti called the meeting to order at 6:04 p.m.

**Subcommittee Members in Attendance:**

Danette Chimenti, Chair  
Saundra Kirk  
Dave Sullivan

**City Staff in Attendance:**

Greg Montes, Senior Planner, PARD  
Kathleen Fox, Senior Planner, PDRD  
Greg Dutton, Senior Planner, PDRD  
Dee Dee Quinnelly, Senior Planner, PDRD  
Paul DiGiuseppe, Principal Planner, PDRD  
Jody Zemel, Neighborhood Advisor, PDRD

**Others in Attendance:**

None

**1. CITIZEN COMMUNICATION: GENERAL**

**a. None.**

**2. APPROVAL OF MINUTES**

**a.** The minutes for the regular meeting of September 21, 2011, were approved on Commissioner Sullivan's motion; Commissioner Kirk's second on a 3 to 0 vote.

**3. OLD BUSINESS**

**a. None.**

**4. NEW BUSINESS**

**a. St. John / Coronado Hills Neighborhood Plan.** Dee Dee Quinnelly, Senior Planner, Planning and Development Review Department and Greg Dutton, Senior Planner, Planning and Development Review Department, will provide an update on the planning process in preparation

for the plan to move forward to a full Planning Commission hearing. (Discussion and/or Possible Action)

Dee Dee Quinnelly explained that she and Greg Dutton were present to provide a final update to the subcommittee on the St. John/Coronado Hills Combined Neighborhood Planning Area (SJCHCNPA) Neighborhood Plan and to seek permission to go to the full Planning Commission on December 13, 2011. Ms. Quinnelly started off with a general orientation to the area and discussion of the planning area boundaries, followed by outreach and participation. The SJCHNP western boundary does not follow streets/roads along a segment; this was done to include what was historically a part of the St. John neighborhood but is now separated from the larger St. John community by IH35. Outreach was extensive for the SJCHCNPA planning process, with average attendance of 22 people per meeting, although attendance by Spanish speakers was low. The planning process started in February of 2009 and encompassed 30 public meetings.

Ms. Quinnelly explained that there are numerous civic uses in the area that are assets to the community, included schools, churches, and a community center. Some key themes from the plan include community desire for an overall quality of life, more public safety, better connectivity, more neighborhood services, and more parks and recreation opportunities. Other items of interest about the SJCHCNPA included a decline in population from 2000 to 2010, possibly due to gentrification or a change of character in the planning area where young adults are moving out and families with children are moving in. Housing stock is generally older, with a great deal of multifamily. The crime rate has also fluctuated from 2000 to 2010, going up dramatically in some categories, although it is not clear that the crime rate is related to the overall decline in population. Commissioner Sullivan suggested comparing the crime rates in SJCHCNPA to Austin as a whole to get a better feel for whether crime in the planning area is higher than average.

Commissioner Kirk asked if the participation in the public planning workshops reflected the demographics of the SJCHCNPA as a whole and Ms. Quinnelly responded that it did not – there were very few Spanish-speaking participants at the public workshops. Although significant efforts were made to reach out to the Spanish-speaking community, difficulties in securing translation services, which were mostly done by volunteers, meant translation was not always available. Most of the participants at the workshops were property owners of some type.

Ms. Quinnelly moved on to the Future Land Use Map (FLUM), explaining how it reflected some of the values of the community: the addition of approximately 258 acres of Mixed Use land use were added to make the community more pedestrian-oriented; the preservation of Single Family land uses; and the preservation of Multifamily land use to preserve affordable housing in the area. Ms. Quinnelly noted that the Coronado Hills NPA has no dedicated park space, and that the Parks and Recreation Department (PARC) had identified the area as deficient in park space. Commissioner Sullivan suggested approaching the Austin Independent School District (AISD) to see if there would be some way to create a shared public space on AISD property. Lastly, Ms. Quinnelly went over some tracts along Cameron Road that are currently undetermined on the FLUM, as the SJCHCNPA stakeholders were unable to come to consensus on the desired FLUM category. At issue is whether the tracts should have Commercial or Mixed Use land use category; during the public meetings where these tracts were discussed some of the stakeholders present expressed a desire to limit new apartment construction, and so were not

amenable to MU land use. Ms. Quinnelly also reminded the Commissioners that depending on what land use category is selected when the SJCHCNPA Neighborhood Plan goes to the full Planning Commission, the zoning may also be changed for those parcels. Discussion ensued about the different types of mixed use zoning available, including the differences between “MU” and “V” zoning.

Greg Dutton next spoke about recommended rezonings in SJCHCNPA as well as design tools, infill options, and affordable housing. Mr. Dutton noted that the vast majority of proposed rezoning were due to the addition of “MU” to commercial base zoning districts – approximately 228 acres of MU zoning. In addition, some properties in the planning area were non-conforming, so some of the proposed rezoning rectifies non-conforming uses. Mr. Dutton highlighted several tracts where there might be possible opposition from either stakeholders or properties to the proposed rezoning. These tracts included a mobile home park where there is potential opposition to “MH” rezoning; a large vacant tract where the property owner is opposed to the proposed rezoning to “GO”, and two tracts where “V” zoning is being proposed to be removed and the property owner is opposed to it. Discussion ensued of “V” zoning and how it might tie into the unresolved FLUM tracts on Cameron Road (see above); Commissioner Chimenti suggested making a more detailed map and explanation of the area when the SJCHCNPA Neighborhood Plan goes before the full Planning Commission.

Mr. Dutton then explained that the stakeholders in the SJCHCNPA had been very open to both infill options and design tools, and had in fact adopted, in some form or fashion, every design tool and infill option that was discussed during the public workshops. Mr. Dutton covered affordable housing in the area, noting that the SJCHCNPA stakeholders had decided to adopt affordable housing infill options (Section 25-2-1407 Land Development Code). In addition, the preliminary Affordability Impact Statement (AID) from Neighborhood Housing and Community Development (NHCD) was positive, largely because of the addition of Mixed Use land use category, addition of MU zoning, adoption of number infill options, and preservation of multifamily housing.

The motion to recommend the SJCHCNPA Neighborhood Plan to the full Planning Commission was approved on Commissioner Sullivan’s motion, Commissioner Kirk’s second, on a 3-0 vote.

## **5. STAFF BRIEFINGS**

**a. Govalle / Johnston Terrace Combined Neighborhood Planning Area.** Greg Montes, Senior Planner, Parks and Recreation Department, will provide an update on the zoning and plan amendment applications submitted by PARD for the Southern Walnut Creek Hike & Bike Trail. Rezoning dedicated parkland from SF-3-NP to P-NP and changing the Future Land Use Map from Single-Family, Water, & Civic to Recreation & Open Space. Subject property is located at Govalle Neighborhood Park and East Boggy Creek Greenbelt. (Discussion)

Greg Montes gave an overview of Southern Walnut Creek Hike and Bike Trail, indicating where it is located, how different sections were in different phases of design and construction, and indicated that different sections also had different levels of funding. The intent of the update was to let the Neighborhood Plan Subcommittee know that there three zoning cases and three associated neighborhood plan amendments pending for PARD-owned properties where PARD

desires to have the zoning changed to P-NP and the FLUM changed to Recreation and Open Space so that PARD may initiate construction of segments of the Southern Walnut Creek Hike and Bike Trail.

Mr. Montes further explained that similar zoning and neighborhood plan amendment cases have gone to ZAP and City Council and passed on consent. However, in meeting with various neighborhoods near the locations where the change from SF-3-NP and P-NP is proposed, Mr. Montes encountered some opposition to the proposed rezonings. This opposition centered mostly on concern that SF-3 zoning property would be lost, that this property should be used for affordable housing instead, and that new trails might bring additional crime. Mr. Montes explained that the properties of discussion are already owned by PARD and that it would be very difficult for PARD to give the property to developer to develop affordable housing, even if PARD wanted to, as various laws and regulations make it very hard for the City to vacate parkland.

A suggestion was made to postpone one of the pending rezoning cases and neighborhood plan amendment to the November 8, 2011 regular meeting of the Planning Commission, so that all three rezoning and plan amendment cases could be heard at once.

No action was taken.

## 6. FUTURE AGENDA ITEMS

**a. Holly Neighborhood Planning Area.** Discuss and consider the initiation of a zoning and future land use change for the property located at 2416 East 6<sup>th</sup> Street. This is a continuation of the discussion held at the September 21, 2011, Subcommittee meeting. (Discussion and/or Possible Action) (November 16, 2011)

**b. Staff Briefing: Parking Issues.** Gary Schatz, Assistant Director, Austin Transportation Department, and Steve Grassfield, Transportation Regulatory Manager, Austin Transportation Department, will provide an overview of parking-related issues throughout the City of Austin and possible solutions. (November 16, 2011)

## ADJOURNMENT

Commissioner Chimenti adjourned the meeting without objection at approximately 8:15 pm.