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## MEMORANDUM

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TO: Dave Sullivan, Chair, and  
Planning Commission Members

FROM: Maureen Meredith, Senior Planner  
Planning and Development Review Department

DATE: January 4, 2012

RE: New Business: Balcones Resources, Inc. – 2416 East 6<sup>th</sup> Street

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Community stakeholders and representatives from Balcones Resources, Incorporated attended Planning Commission Neighborhood Plan Subcommittee meetings on September 21, 2011 and November 16, 2011 to discuss a possible change in the zoning and future land use on property located at 2416 East 6th Street, where Balcones Recycling, Incorporated is operating their businesses.

On November 16, 2011, the Planning Commission Subcommittee made a motion to bring this item to a Planning Commission hearing to discuss the possibility of directing staff to initiate a plan amendment from Industry to Mixed Use and to initiate a zoning change from LI-CO-NP to CS-CO-MU-NP on property located at 2416 East 6<sup>th</sup> Street within the Holly Neighborhood Planning Area.

Community stakeholders would like to see a less-intense and more neighborhood-friendly business to replace the Balcones Resources operation once a sale of the property is finalized, thus initiating the discussion for a zoning and future land use change.

On December 12, 2011, neighborhood stakeholders and representatives for Balcones Recycling were notified of this public hearing.

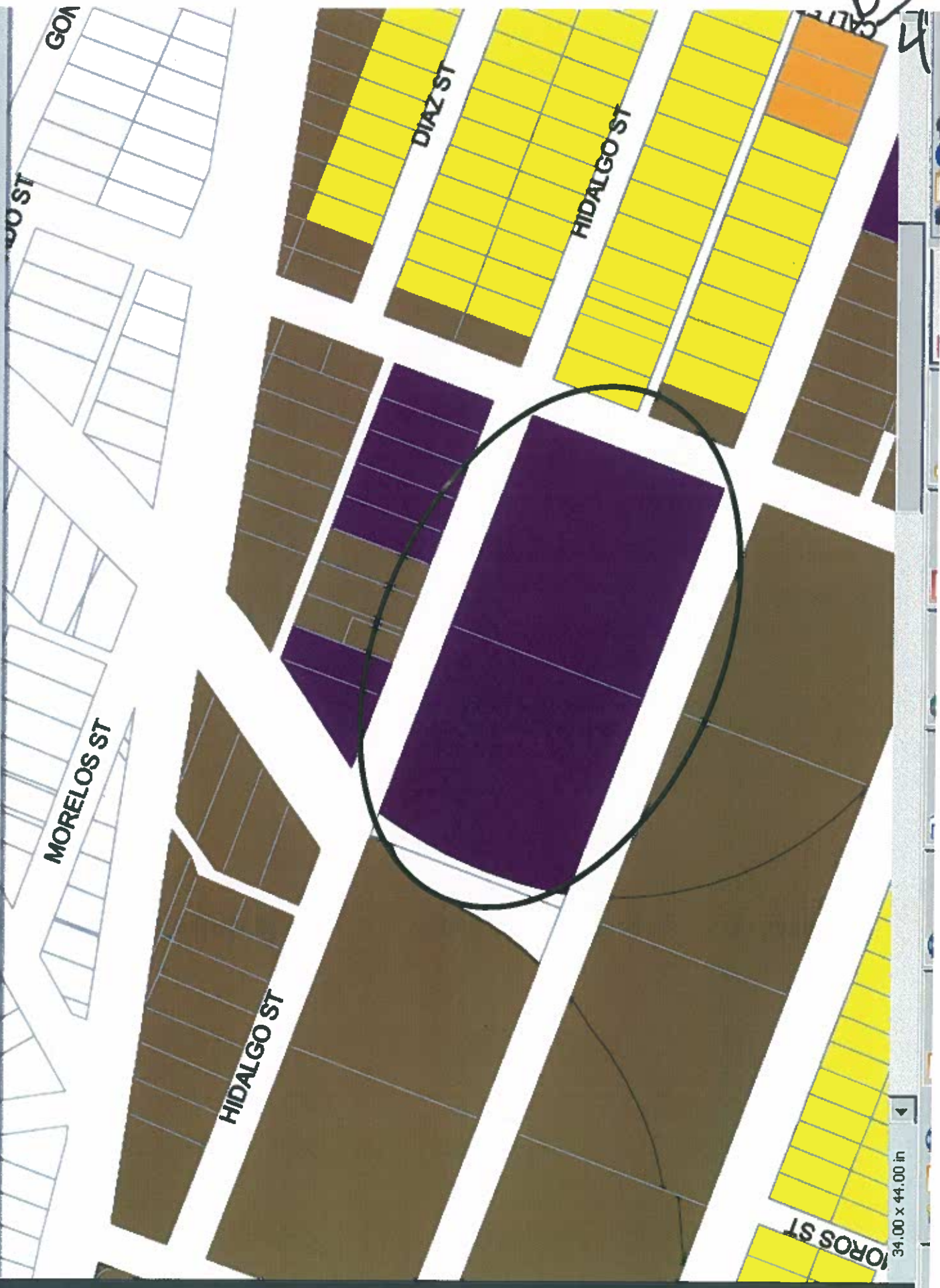
Attachments: 1) Zoning Map, 2) Aerial Photo, and 3) Holly Future Land Use Map, 4) September 21, 2011 Subcommittee minutes, 5) November 16, 2011 Subcommittee minutes), and 6) copy of December 12, 2011 e-mail sent to stakeholders













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**PLANNING COMMISSION**  
**NEIGHBORHOOD PLAN SUBCOMMITTEE MINUTES** **REGULAR MEETING**  
**Wednesday, September 21, 2011**

**The Planning Commission Neighborhood Plan Subcommittee convened in a regular meeting on Wednesday, September 21, 2010, at 301 W. 2<sup>nd</sup> Street, City Hall, Room #2016, in Austin, Texas.**

Commissioner Chimenti called the meeting to order at 6:02 p.m.

**Subcommittee Members in Attendance:**

Danette Chimenti, Chair  
Saundra Kirk  
Dave Sullivan

**City Staff in Attendance:**

Greg Claxton, Senior Planner, PDRD  
Carol Haywood, Manager, Comprehensive Planning Division, PDRD  
Garner Stoll, Assistant Director, PDRD  
Jody Zemel, Neighborhood Advisor, PDRD

**Others in Attendance:**

Ben Carrasco, Smith Robertson LLP  
Tracy Ekstrand, Pedernales Neighborhood Association  
Gavino Fernandez, Jr., Holly Neighborhood Plan  
Kerry Getter, Balcones Resources, Inc.  
Sara Koeninger, Holly Neighborhood Plan / Balcones  
Gloria Moreno, Pedernales Neighborhood Association  
Trey Salinas, 3PP / Balcones

**1. CITIZEN COMMUNICATION: GENERAL**

a. None.

**2. APPROVAL OF MINUTES**

a. The minutes for the regular meeting of July 20, 2011, were approved on Commissioner Sullivan's motion; Commissioner Chimenti's second on a 2 to 0 vote, with Commissioner Kirk absent.

**3. OLD BUSINESS**

a. None.

**4. NEW BUSINESS**

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**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. (Discussion and/or Possible Action)

Commissioner Sullivan was contacted by Gloria Moreno, president of the Pedernales Neighborhood Association, with the intent to discuss with the subcommittee a future land use and zoning change to the Balcones Resources, Inc., property located at 2416 East 6<sup>th</sup> Street. Ms. Moreno wanted to bring attention to issues related to the potential sale of the Balcones Resources property; the neighborhood would like to see a less-intense and more neighborhood-friendly business to take the place of Balcones Resources once a sale of the property is finalized, thus initiating the discussion for a zoning and future land use change. Ms. Moreno suggests that the neighborhood association is not seeking a down-zoning of the property.

Commissioner Sullivan suggested a zoning change to LI-PDA, which will allow for the construction of condos and/or apartments on the property and will allow the continued use of the property as recycling center.

Tracy Ekstrand, a Pedernales Neighborhood Association representative, discussed Balcones Resources' good rapport with the neighborhood but would like to seek new zoning for the property to open up the possibility for a mixed use-type development that would be more compatible with the surrounding neighborhood. Ms. Ekstrand stated that the recycling facility is an incompatible use to the residential uses of the neighborhood, especially to the Pedernales Lofts located across the street from Balcones Resources. Commissioner Sullivan suggested that the fully-occupied condos are a testament that people are okay living near the recycling facility.

Gavino Fernandez, a Holly Neighborhood representative, said that LI-zoned properties (Balcones Resources is currently zoned LI) would be grandfathered until these properties were sold. Because the Balcones Resources property is up for sale, Mr. Fernandez thought it would be an appropriate time to talk about a zoning change for the property that would be appropriately compatible to nearby residences and elementary school.

Kerry Getter, CEO of Balcones Resources, gave a brief history of his company and its stewardship in the neighborhood. Mr. Getter realized that the highest and best use of his property is not a warehouse, but was reluctant to change the current zoning without further discussion. Mr. Getter liked Commissioner Sullivan's suggestion of a zoning change to LI-PDA, but would like to talk to someone who further understands the ins-and-outs of the rezoning. He stated that there is no need to change the zoning of his property if it is not warranted. Trey Salinas, legal counsel for Balcones Resources, suggested that it would be beneficial to have a working group discussion to further talk about the zoning options for the property; the neighborhood would be part of this discussion. Commissioner Chimenti discussed the rezoning initiation process, ensuring that this beginning phase is not an end-all decision for the future of the property; in this initial phase, discussions between property owners and the neighborhood are encouraged to come to a mutual understanding.

The motion to postpone the decision to initiate a zoning and future land use change for the property located at 2416 East 6<sup>th</sup> Street for one month to allow for further talks between the property owner and neighborhood representatives was approved on Commissioner Sullivan's motion, Commissioner Kirk's second, on a 3-0 vote.

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## 5. STAFF BRIEFINGS

**a. Imagine Austin Comprehensive Plan.** Greg Claxton, Senior Planner, Planning and Development Review Department, and Garner Stoll, Assistant Director, Planning and Development Review Department, will provide an update on the final phase of the Imagine Austin Comprehensive Plan planning process. (Discussion)

Greg Claxton provided the subcommittee a brief update on the final phase of the Imagine Austin Comprehensive Plan process stating that a draft plan will be released for public review on Friday, September 23, 2011. The intent of the update was to address how neighborhood plans will fit into the new comprehensive plan and to answer several questions Commissioners provided near the beginning of the planning process. Mr. Claxton provided a brief background on Imagine Austin and discussed the relationship between neighborhood plans and the comp plan. Many public meeting have been held over the past two years to discuss this relationship.

Mr. Claxton discussed the use of neighborhood plans' future land use maps (FLUMs) to determine the shape of activity centers found in the comp plan's draft growth concept map. Mixed use corridors can contain a continuous string of development. A goal of Imagine Austin is to provide a framework for coordination between City plans (including small area plans, master plans, departmental plans) and the new comp plan; the intention is to incorporate adopted City plans into Imagine Austin. All plans that are currently attached to the Austin Tomorrow Comprehensive Plan as amendments will be attached to Imagine Austin. Staff will review suggestions from the Task Force to attach other plans (e.g., CreateAustin, African American Study, etc.) to Imagine Austin.

Mr. Claxton continued with a discussion regarding how to resolve potential conflicts between Imagine Austin and neighborhood plans. There would be a staff recommendation based on the content found in both the comp and neighborhood plans. But, the ultimate decision/resolution falls to the Planning Commission and/or City Council. The updating of neighborhood plans was also mentioned in the discussion and several concerns were brought up. Commissioner Sullivan suggested that because neighborhood plans are attached to Imagine Austin and because Imagine Austin has to be updated every 5 years, so too would all attached plans, including the neighborhood plans. Commissioner Kirk suggested creating an opt-in/opt-out tool for neighborhoods who wish to update or not update their plans. Updating the Land Development Code (LDC) could affect the neighborhood plan updates; however, those affects depend on the scope of the LDC update. Mixed use corridors were also discussed, especially applicable site development standards for corridors containing different-sized lots along their lengths. Commissioner Kirk suggested the creation of neighborhood tools to allow for site development standards along mixed use corridors through neighborhoods as determined by Imagine Austin.

No action was taken.

## 6. FUTURE AGENDA ITEMS

**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.

**ADJOURNMENT**

Commissioner Chimenti adjourned the meeting without objection at 7:28 p.m.





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**PLANNING COMMISSION**  
**NEIGHBORHOOD PLAN SUBCOMMITTEE MINUTES**      **REGULAR MEETING**  
**Wednesday, November 16, 2011**

The Planning Commission Neighborhood Plan Subcommittee convened in a regular meeting on Wednesday, November 16, 2011, at 301 W. 2<sup>nd</sup> Street, City Hall, Room #2017, in Austin, Texas.

Commissioner Kirk called the meeting to order at 6:06 p.m.

**Subcommittee Members in Attendance:**

Saundra Kirk  
Dave Sullivan  
Jeff Jack

**City Staff in Attendance:**

Greg Dutton, Senior Planner, Planning and Development Review  
Jody Zemel, Neighborhood Advisor, Planning and Development Review  
Gary Schatz, Assistant Director, Austin Transportation Department

**Others in Attendance:**

Tracy Ekstrand, Pedernales Neighborhood Association  
Gavino Fernandez, Jr., Holly Neighborhood Plan  
Sara Koeninger, Holly Neighborhood Plan / Balcones Resources  
Gloria Moreno, Pedernales Neighborhood Association  
Kimberly Reeves, In Fact Daily

**1. CITIZEN COMMUNICATION: GENERAL**

a. None.

**2. APPROVAL OF MINUTES**

a. The minutes for the regular meeting of October 19, 2011, were approved on Commissioner Sullivan's motion; Commissioner Kirk's second on a 2 to 0 vote.

**3. OLD BUSINESS**

- ★ 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 from the September 21<sup>st</sup> meeting. (Discussion and/or Possible Action)

Gloria Moreno explained that the property at 2416 East 6<sup>th</sup> Street, Balcones Recycling (of Balcones Resources), was likely to move soon, and that the Pedernales Neighborhood Association was suggesting a downzoning from the current LI-CO-NP to something less

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permissive and more in keeping with zoning that surrounding businesses have (such as CS-CO-MU-NP). Mr. Gavino Fernandez and Ms. Moreno went over current businesses and uses in the area, and Mr. Fernandez reiterated the desire to see some kind of zoning that was a better fit for the neighborhood.

Sara Koeninger explained that although Balcones Recycling had had a constructive meeting with the neighborhood, the company would like to know what the neighborhood has as a vision for the property and the area. Discussion ensued of different zoning types and how they might affect the ability of Balcones Resources to sell the recycling center property, and Commissioner Sullivan reminded the group that even if the zoning does change, that Balcones Resources may continue their recycling business as is at the current address. LI-PDA was discussed as possible alternative zoning between the neighborhood and Balcones Resources, but the neighborhood ultimately decided they do not wish to see another industrial-type use go into the spot where Balcones Recycling currently is, although LI-PDA is something that Balcones Resources is open to. Commissioner Jack asked if there had been a market study to determine what type of zoning might be the most marketable, and Ms. Koeninger explained that there appeared to be interest in multifamily and industrial uses for the property. Commissioner Sullivan also explained that if the PC Neighborhood Plan Subcommittee and full Planning Commission recommended a change in zoning, that it would go forward as both a zoning change and neighborhood plan amendment, concurrently.

The motion to recommend the zoning change from LI-CO-NP to CS-CO-MU-NP for the property was approved on Commissioner Sullivan's motion, Commissioner Kirk's second, on a 2-0 vote.

#### **4. NEW BUSINESS**

**a. None.**

#### **5. STAFF BRIEFINGS**

**a. Parking Issues.** Gary Schatz, Assistant Director, Austin Transportation Department, will provide an overview of parking-related issues affecting neighborhoods throughout the City of Austin and possible solutions. (Discussion)

Commissioner Kirk explained that she had an interest in finding out if there was a way to address parking concerns that neighborhoods are having, by possibly finding or creating new tools.

Gary Schatz explained that parking should really be viewed as a commodity, as it has a value, and also needs to be managed as a commodity. In addition, demand and expectations need to be managed so that in a city like Austin that is growing, the expectation should be more people-centric and less auto-centric. Mr. Schatz explained that residential permit parking (RPP) was a balancing act between the needs of neighborhoods and the needs of adjacent business owners, and suggested that parking districts where demand is measured every few years might be a good tool. Street parking also needs to be valued appropriately, or parking garages will remain empty while people spend extra time looking for free or lower priced street parking.



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Commissioner Kirk made the point that it was necessary to address parking issues in neighborhoods, because people associate overparking with increased density, and at some point people will resist additional density because of the perceived problems it brings, like overparking and other livability problems. Commissioner Jack added that when zoning is considered that parking should also be considered, to determine if a business needs a certain amount of parking, or if customers can get to it by transit or other means.

Commissioner Kirk recommended having a tool chest of different parking options, so that different options could be applied to different neighborhoods, depending on what their specific parking is. Discussion ensued around different tools, such as a cumulative traffic impact analysis (TIA), or painting parking spaces in neighborhoods so that driveways, stop signs, and fire hydrants are not blocked. Mr. Schatz explained that newer TIA studies were starting to evaluate all different modes of transportation, not just automobile use, and suggested that new or redevelopments include not just a TIA but a parking impact analysis (PIA) as well. Discussion followed about the need for more planning efforts to include parking impacts, and the need for improved coordination between the City and Capital Metro, and inclusion of parking recommendations in the Imagine Austin comprehensive plan and/or possibly in next bond election.

A suggestion was made to return to this subject at the January 18, 2012 subcommittee meeting, so that existing parking tools could be reviewed and new solutions considered.

No action was taken.

## **6. FUTURE AGENDA ITEMS**

a. None.

## **ADJOURNMENT**

Commissioner Kirk adjourned the meeting without objection at approximately 7:52 pm.

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**From:** Meredith, Maureen  
**Sent:** Tuesday, December 06, 2011 3:12 PM  
**Cc:** Dutton, Greg; Chaffin, Heather; Laursen, Melissa  
**Subject:** Jan 10, 2012 PC hearing date -- 2416 E. 6th Street

Dear Gloria, Sara, Tracy, and Gavino:

I am the planner who processes neighborhood plan amendment cases in the Planning and Development Review Department.

Greg Dutton informed me that the Planning Commission Neighborhood Plan Subcommittee directed staff to put **2416 E. 6th Street** on a Planning Commission agenda to discuss the possibility of the Commission directing staff to initiate a plan amendment and zoning case for this property.

This e-mail is to inform you that I will present the item at the **January 10, 2012 Planning Commission hearing**. This will be a public discussion item, so please sign up to speak for this item before 6 p.m. As you probably know, the **Planning Commission meeting will be at City Hall, 301 W. 2nd Street at 6 p.m.**

Feel free to forward this message to anyone you feel would like to attend the meeting.

Please let me know if you have any question.

Thanks,

**Maureen Meredith**, Senior Planner  
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