



**PLANNING COMMISSION
NEIGHBORHOOD PLAN SUBCOMMITTEE MINUTES**

**REGULAR MEETING
Wednesday, July 18, 2012**

The Planning Commission Neighborhood Plan Subcommittee convened in a regular meeting on Wednesday, July 18, 2012, at 301 W. 2nd Street, City Hall, Room #2016, in Austin, Texas.

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

Subcommittee Members in Attendance:

Danette Chimenti - Chair

Sandra Kirk

Jeff Jack – Ex-Officio

City Staff in Attendance:

Greg Dutton, Senior Planner, Planning and Development Review

Maureen Meredith, Senior Planner, Planning and Development Review

Carol Haywood, Manager, Comprehensive Planning Division, Planning and Development Review

Donna Arwood, Administrative Assistant, Planning and Development Review

Clark Patterson, Senior Planner, Planning and Development Review

Jorge Rousselin, Development Services Process Coordinator, Urban Design, Planning and Development Review

Jody Zemel, Neighborhood Advisor, Planning and Development Review

Javier Delgado, Neighborhood Housing and Community Development

Regina Copic, Neighborhood Housing and Community Development

Others in Attendance:

Penelope Doherty, Ridgeway/Harmon Triangle, North Loop

Matt Moore, Ridgeway/Harmon Triangle, North Loop

Jolene Kiolbassa, Heritage Neighborhood Association, Central Austin Combined

Betsy Greenberg, Heritage Neighborhood Association, Central Austin Combined

Jackie Christenson, HNA Working Group

George L. Nelson, HNA Working Group

Kevin Flahive, Armbrust & Brown PLLC

Amanda Morrow, Armbrust & Brown PLLC

1. CITIZEN COMMUNICATION: GENERAL

None

2. APPROVAL OF MINUTES

- a. The minutes for the regular meeting of May 16, 2012, were approved on Commissioner Kirk's motion; Commissioner Chimenti's second on a 2 to 0 vote.

3. OLD BUSINESS

a. None

4. NEW BUSINESS

- a. **Ridgetop Neighborhood Association Questions and Concerns** – Matt Moore and/or Penelope Doherty, Ridgetop Neighborhood Association, will present neighborhood questions and concerns to the Commissioners that the Ridgetop Neighborhood Association has been dealing with. (Discussion and/or Possible Action)

Matt Moore and Penelope Doherty explained that as part of a neighborhood with a lot of development pressures that they (the Ridgetop Neighborhood Association) were having trouble keeping up with all of the development applications and keeping track of notices and projects taking place. They further explained that part of the problem is that there are many notices coming from different city departments, all of which have a different contact person. Another concern was that the North Loop Neighborhood Plan was not being adhered to; Carol Haywood explained that when an applicant files a neighborhood plan amendment (NPA) that Maureen Meredith goes over the neighborhood plan to check whether the proposal is in line with it, and then submits the findings to staff and City Council for their consideration.

The Commissioners suggested that the issues were primarily in three different categories: overall workload for the neighborhood, different types of development requests, and different types of notification systems used by various departments, for various kinds of development requests. The Commissioners recommended that the Ridgetop NA work with the North Loop Contact Team to better deal with the development requests, and that they also work with the Neighborhood Advisors, who might be able to suggest solutions, and also that members of the Ridgetop NA should attend Austin Neighborhoods Council meetings. The Commissioners also explained that Planning Commission could initiate an NPA after two years on behalf of the neighborhood, but that considerations for an amendment should be limited to planning area-wide issues, and not property-specific issues.

Mr. Moore and Ms. Doherty indicated that they would further discuss the matter with other neighborhood residents, and would possibly return to the Neighborhood Plan Subcommittee at some point, when their concerns/questions were further clarified. No action was taken.

- b. **West 34th Street Redevelopment** – Amanda Morrow will discuss an NPA to amend Ordinance No. 040826-056, the Central Austin Combined Neighborhood Plan, an element of the Imagine Austin Comprehensive Plan, to change the land use designation on the future land use map (FLUM) on property locally known as 3206 West Avenue, 3205 and 3207 Grandview Street (Shoal Creek Watershed; Waller Creek Watershed) from Single Family land use to Mixed Use/Office land use. (Discussion and/or Possible Action)

Members from the Heritage Neighborhood Association (in the Central Austin Combined Neighborhood Planning Area) and a “working group,” formed for the purpose of negotiating the NPA, explained that they were in talks with the NPA applicant over details of the proposed development on and around 3206 West Avenue and 3205 and 3207 Grandview Street. They further explained that the working group had been formed to discuss the NPA and proposed development with the NPA applicant, but had not been authorized to make any decisions; that

would be left to the Heritage NA, and that the Central Austin Neighborhood Planning Advisory Committee (CANPAC) had expressed support for any decisions made by the Heritage NA. Both members of the working group and the applicant's representatives (Amanda Morrow and Kevin Flahive, of Armbrust & Brown PLLC) expressed that although a great deal of headway had been made, there were still details yet to be worked out with the development proposal.

Members from the Heritage NA expressed concern that some details were still in flux, and stated that the Heritage NA (and supported by CANPAC) were opposed to the future land use map (FLUM) and zoning change proposed in the NPA, citing concerns that changing the lots at 3206 West Avenue and 3205 and 3207 Grandview Street from Single Family to Mixed Use/Office on the FLUM would eliminate a needed buffer, and would potentially reduce the size of a park area being discussed for those tracts.

Members of the working group indicated that they would continue to iron out details of the proposed development with the NPA applicant, and take the final proposal to the Heritage NA so that the Heritage NA could then vote on it before the NPA was taken back to the full Planning Commission to be heard. No action was taken.

5. STAFF BRIEFINGS

- a. **Affordability Impact Statement** – Neighborhood Housing and Community Development staff will discuss the Affordability Impact Statement, including metrics for how an assessment is made and a recent example. (Discussion and/or Possible Action)

Regina Copic and Javier Delgado from Neighborhood Housing and Community Development went over what an Affordability Impact Statement (AIS) is, explaining that a statement is generated any time affordable housing is impacted by a new ordinance, rule, or plan. She further explained that there are four primary categories that are examined in the AIS: impact on regulatory barriers, land use and zoning, cost of development, and impact on production of affordable housing. In each case the potential impact of the ordinance, rule, or plan is looked at in respect to each category to determine the overall impact on affordable housing.

Commissioner Jack explained that it would be helpful to see what kind of data is used in evaluating the impact on each of the four categories, above, and that there may be secondary or indirect effects on affordability as well. For instance, a new mixed use building might increase density and make more units available, helping supply, but the same new building could make the surrounding area more desirable, driving up property values and taxes.

Ms. Copic and Mr. Delgado indicated that they would provide the metrics used in conducting an AIS, as well as some recent examples. No action was taken.

6. FUTURE AGENDA ITEMS

- a. **(SEPT) Land Development Code Article 16 Section 25-1-805, Neighborhood Plan Contact Team requirements** – Margaret Valenti, Senior Planner, (512) 974-2648, will give an update on the process to address non-compliant contact teams. This is a continuation from the May 16th meeting. (Discussion and/or Possible Action)

- b. **(SEPT) Urban Renewal Board, East 11th and 12th Street Corridors** – City Staff will discuss differences and similarities between the East 11th and 12th Street Corridor NCCDs and Urban Renewal Plan. (Discussion and/or Possible Action)
- c. **(SEPT) Event Parking** – Gary Schatz, Assistant Director, Austin Transportation Department, will discuss how neighborhoods can deal with overparking that takes place during events. (Discussion and/or Possible Action)

ADJOURNMENT

Commissioner Chimenti adjourned the meeting without objection at approximately 7:51 pm.