



Planning Commission  
Neighborhood Plan Subcommittee  
February 19, 2014 at 6:00 p.m.  
City Hall – Room # 1029  
301 W. 2<sup>nd</sup> Street, Austin, TX 78701  
Meeting Minutes

**Commission members present:**

Jean Stevens – Chair  
James Nortey  
Dannette Chimenti  
Jeff Jack – (ex-officio member)

**Staff members present:**

Francis Reilly  
Mark Walters  
Carol Haywood  
Kathleen Fox  
Ming Chu  
Robert Anderson

**Guest:** Marya Crigler, Travis County Chief Appraiser

**CALL TO ORDER - 6:11 PM**

1. **CITIZEN COMMUNICATION: GENERAL** – there was no citizen communication
2. **APPROVAL OF MINUTES - 6:15**
  - a) **Approval of the November 20, 2013 and January 15, 2014 Meeting Minutes** – approved 3-0

**3. OLD BUSINESS**

**a.) South Austin Combined Neighborhood Plan** – Staff will present draft South Austin Combined Neighborhood Plan. Request to be recommended to full Planning Commission for consideration. Contact: Francis Reilly (512)-974-7657. Discussion and requested action.

Francis Reilly presented on household affordability, including the draft Affordability Impact Statement, where MF-1 zoning could be considered appropriate in the Residential Core character district/FLUM category, and the infill options and design tools being recommended in the draft neighborhood plan in response to a request from the committee at the Jan. 15, 2014 meeting. The following were presented and discussed:

- The Draft Affordability Impact Statement from Neighborhood Housing and Community Development, which found the plan positively affects affordability.
- The results of the survey regarding the Special Use Infill Options and Design Tools, open from Jan. 29 to Feb. 5, 2014. 180 respondents voted and provided comments on some or all of the options. Combined with results from the workshops, staff recommended all options be adopted for the Westgate, South Manchaca, and Garrison Park neighborhood planning areas. Concerns regarding the corner store and secondary apartment options were raised for the Westgate planning area. Citizens and Commissioners discussed limiting the uses allowed under the corner store option.
- A map showing where MF-1 could be applied conditionally in the Residential Core based on new language in the draft plan. Staff clarified that neither the map nor the new language in the plan constituted a zoning change and that any proposals to change zoning would still go through a public hearing process.
- Ms. Crigler described how properties are assessed: appraisals are based on comparable properties and market values for the area. Appraisals are made looking in hindsight and based on market data for an area. Ms. Crigler clarified that where the data exists, appraisals factor in the market values for an area, so individual properties shouldn't swing values.
- Commissioner Jack requested additional information on street and sewer capacity.

Commissioner Nortey moved to recommend the neighborhood plan to full Planning Commission at 8:13 p.m., seconded by Commissioner Chimenti with a request for an analysis of where the corner store infill option could apply in the Westgate planning area. The motion passed 3-0 and will be heard at the Planning Commission meeting on March 25, 2014.

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

- a. **None.**

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

- b. **None.**

#### **6. FUTURE AGENDA ITEMS**

- a. **(Postponed) Urban Rail Overview, Geography, and Neighborhood Impact**
- b. **(Postponed) Urban Renewal Board, East 11th and 12th Street Corridors** – Sandra Harkins, Project Coordinator, (512) 974-3128, will discuss differences and similarities between the East 11th and 12th Street Corridor NCCDs and Urban Renewal Plan.

**Commissioner Stevens adjourned the meeting at 8:18 PM, without objection.**