



Meeting Minutes

Date: September 20, 2009 1:00 PM

Title of Meeting: Judges Hill Neighborhood Meeting

Location: Home of Ben and Jane Schotz

Attendees: Gayle and Jim Browne, Ben Schotz, Jay Tassin, Jo Sue Howard, Jim Parish, Sheryl Michels, Jim and Becky Montgomery, Bob Russell, Phil Wiley, Patrick Thompson, Jeff Harper, Megan Meisenbach

Ben Schotz called the meeting to order at 1:09

ROMA Plan Discussion

Jay presented the current ROMA plan and showed that the Judges' Hill Neighborhood is now back intact in the plan which is what we had requested. The ROMA borders now coincide with our official borders.

Density Bonuses

Jay presented the current Density Bonus plan. The Judges' Hill Neighborhood is showing as exempted from Density Bonuses. The current plan also has added some buffer around the neighborhood borders.

Compatibility

The east side of the neighborhood will have compatibility zones apply that would create a buffer which would step up the allowable building height within three zones to the east of the neighborhood. The old compatibility rules will apply to the neighborhood western border at Lamar.



The City Council will be hearing the ROMA plan this week and Jay and Ben will be meeting with council members individually this week.

Megan mentioned that Twinkle attended the Comprehensive plan meeting with the Northwest District. Others are invited to attend a meeting on Friday this week - contact Megan Meisenbach for details.

Jay proposed a motion for a recommendation to the City Council by the JHNA with the following wording:

The Judges' Hill Neighborhood Association recommends that the Mayor and City Council support the current version of the Downtown Austin Plan regarding Downtown Districts, Density Bonuses and Compatibility as summarized in the following, most recent draft ROMA documents:

- 1. Potential Downtown Form and Character Districts, Revised June 16, 2009*
- 2. Proposed Density Bonus Program: Maximum Densities and Heights, Revised August 25, 2009*
- 3. Proposed Downtown Compatibility Zones and Standards, Revised September 14, 2009*

We particularly support the portion of the plan within our area and the adjacent portions of the Northwest District. We ask that, in moving forward, the Mayor and Council support the spirit of this compromise, a less restrictive Compatibility Zones and Standards Proposal, by:

- 1. Denying current and future requests for height variances or Compatibility-exempt zoning (Central Business District) within these new Compatibility Zones designed as transitional buffers,*
- 2. Continuing to support ROMA and Neighborhood Planning and Zoning efforts so that, in addition to the gross issues of height and setbacks addressed in the above documents, adequate stakeholder input can be obtained in devising development standards to deal with specific issues of screening, ground level treatments, façade articulation, parking treatments, etc.*



- 3. Recognizing ROMA's articulation of the visual and environmental importance of the downtown tree canopy by having Austin Energy bury the utility lines that increasingly crisscross portions of downtown, thereby saving countless old-growth trees as we augment central density.*

Jim Browne moved that we accept the motion as read by Jay, Megan Meisenbach seconded.

Motion passed unanimously.

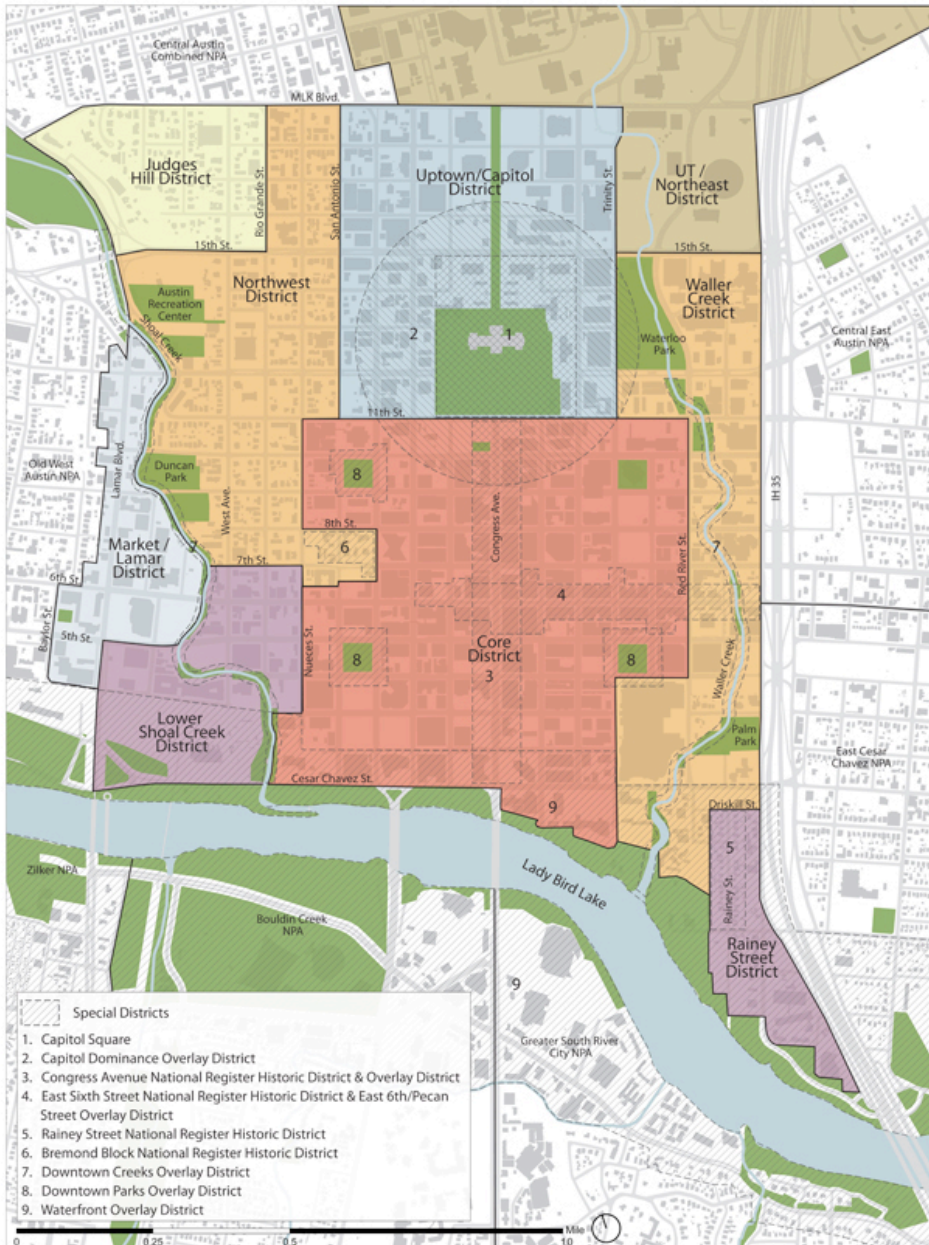
Maps shown by Jay Tassin are attached below:



DRAFT
PROPOSED DENSITY BONUS PROGRAM: MAXIMUM DENSITIES AND HEIGHTS
 Downtown Austin Plan

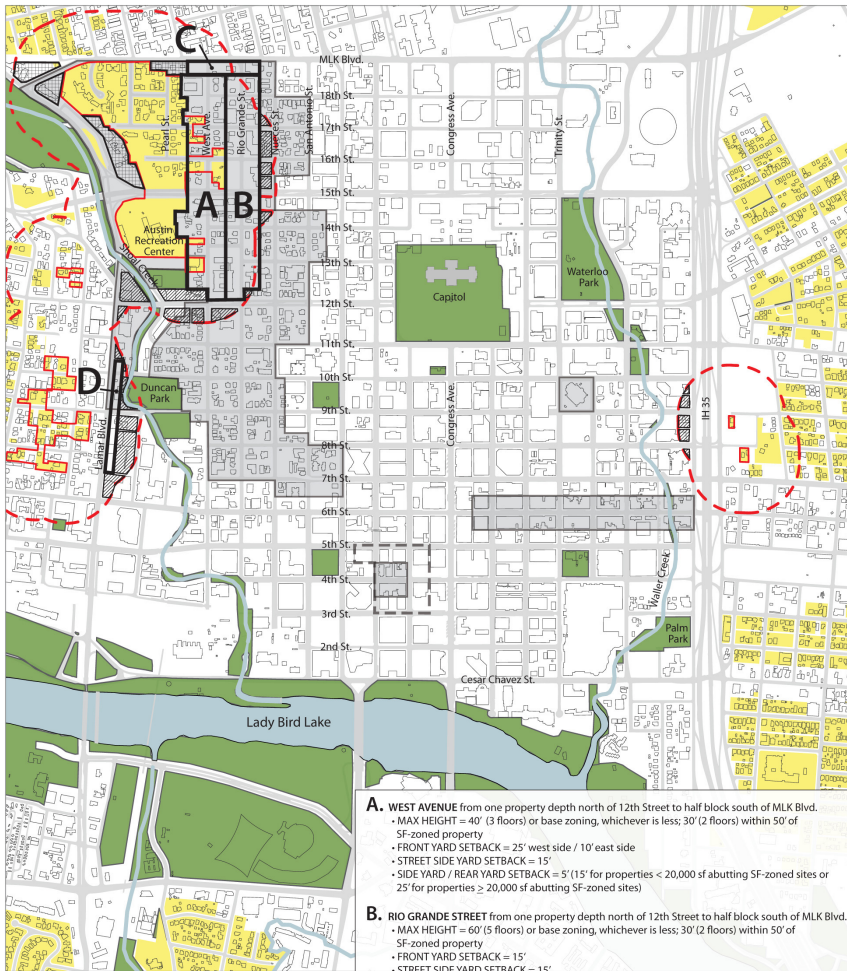
Prepared by ROMA Austin for the City of Austin
 Revised August 25, 2009

Note: In case of underlying (base) zoning entitlements exceeding the maximum density or height shown on this map, the base zoning entitlements govern.



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POTENTIAL DOWNTOWN FORM AND CHARACTER DISTRICTS
Downtown Austin Plan

Prepared by ROMA Austin for the City of Austin
 Revised June 16, 2009

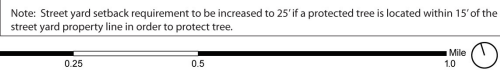


- A. WEST AVENUE** from one property depth north of 12th Street to half block south of MLK Blvd.
 - MAX HEIGHT = 40' (3 floors) or base zoning, whichever is less; 30' (2 floors) within 50' of SF-zoned property
 - FRONT YARD SETBACK = 25' west side / 10' east side
 - STREET SIDE YARD SETBACK = 15'
 - SIDE YARD / REAR YARD SETBACK = 5' (15' for properties < 20,000 sf abutting SF-zoned sites or 25' for properties ≥ 20,000 sf abutting SF-zoned sites)
- B. RIO GRANDE STREET** from one property depth north of 12th Street to half block south of MLK Blvd.
 - MAX HEIGHT = 60' (5 floors) or base zoning, whichever is less; 30' (2 floors) within 50' of SF-zoned property
 - FRONT YARD SETBACK = 15'
 - STREET SIDE YARD SETBACK = 15'
 - SIDE YARD / REAR YARD = 5' (15' for properties < 20,000 sf abutting SF-zoned sites or 25' for properties ≥ 20,000 sf abutting SF-zoned sites)
- C. MLK BOULEVARD** from half block west of West Avenue easterly to half block between Rio Grande and Nueces streets.
 - MAX HEIGHT = 60' (5 floors) for properties fronting West Avenue
 - FRONT YARD SETBACK = 5' MLK Boulevard; 15' west side / 10' east side of West Avenue and Rio Grande Street
 - SIDE YARD / REAR YARD = 5'
- D. LAMAR BOULEVARD** between old 7th Street ROW and half block north of 10th Street
 - MAX HEIGHT = 50' (4 floors) within 85' of Lamar Blvd property line; remainder of property subject to base zoning
 - FRONT YARD SETBACK = 5'
 - STREET SIDE YARD = 5'
 - REAR YARD SETBACK = 0'

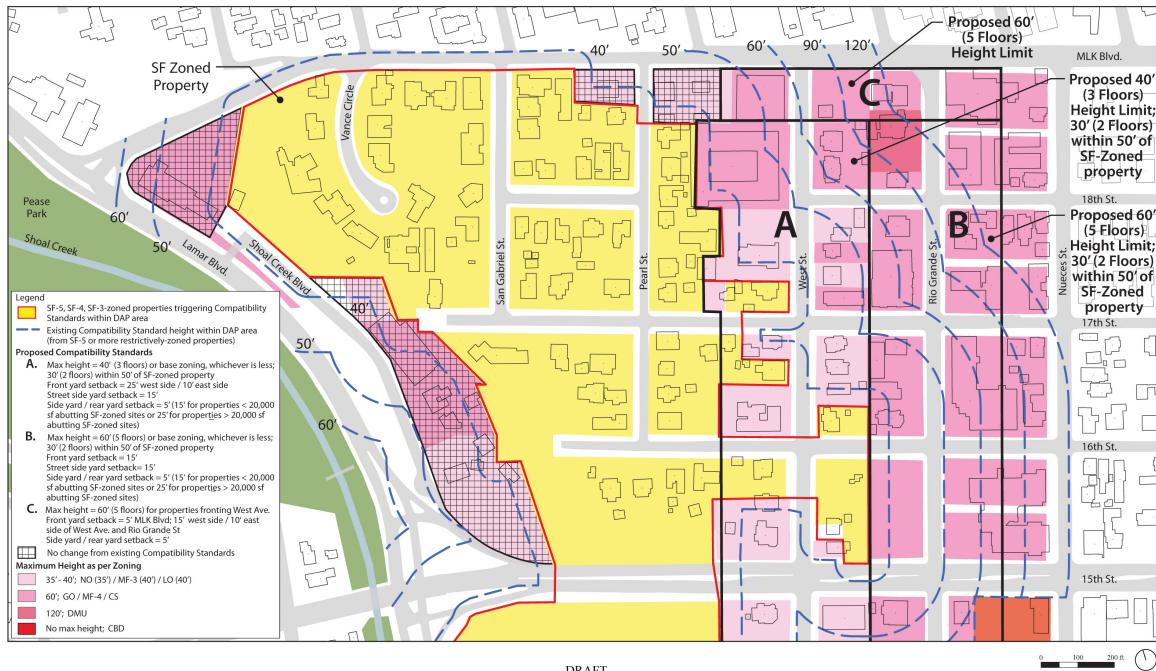
Legend

- SF-5, SF-4, SF-3-zoned properties triggering existing Compatibility Standards within DAP area
- 540' Existing Compatibility Standards zone (from SF-5 or more restrictively-zoned properties)
- Public Parks/Open Space
- Downtown Properties within 540' of SF-zoned sites proposed to be removed from existing Compatibility Standards
- Downtown Properties within 540' of SF-zoned sites proposed for no change from existing Compatibility Standards
- Areas not eligible for Density Bonus program

Note: It is proposed that all SF-used properties within the DAP planning area no longer trigger existing Compatibility Standards.



DRAFT
PROPOSED DOWNTOWN COMPATIBILITY ZONES AND STANDARDS
 Downtown Austin Plan
 Prepared by ROMA Austin for the City of Austin
 Revised August 25, 2009



DRAFT
 PROPOSED DOWNTOWN COMPATIBILITY ZONES AND STANDARDS
 Downtown Austin Plan
 Prepared by: ROMA Austin for the City of Austin
 Revised August 25, 2009

Discussion of recent assault on George Christian

Betsey Christian reported an incident to the neighborhood mailing list on Aug 29th regarding an assault on her husband George. Ben brought this up to the membership to discuss whether a letter from the Neighborhood should be sent to the homeowner of 1605 Pearl St to report the incident as well as the condition of the property.

Megan Meisenbach moved that Ben draft a letter to the owner, Jim Browne seconded. The motion passed unanimously.

Community Garden Update

A meeting was held last Sunday at the site of the future garden to meet John Howard, the head of the garden team at the church.



The Church gave \$1000 to build raised beds (4 x 8 ft), water, etc. The Church wants to break ground Feb 1, 2010 and would like to meet with folks interested on Sunday, Oct 25th at 12:30. The church needs to get firm commitments from those who would like to participate.

Becky noted that this Friday the Travis County Extension office is having a demonstration on how to build a raised bed.

Becky will send another note to the members mailing list to get commitments from those who are really interested.

Presidio Update

Ben mentioned that we got the final dues check from the Presidio developer.

The owner has committed to putting doors in front of the dumpster and are talking about concealing the meters and the large transformer.

Meeting adjourned at 2:16

Respectfully Submitted by Jeff Harper