



**MEETING MINUTES (APPROVED)**  
**PLAN COMMISSION**

Location: via Videoconference (Zoom)  
Wednesday, January 24, 2024 at 6:30pm

The Plan Commission held its regular session on Wednesday, January 24, 2024 via Videoconference (Zoom). The meeting commenced at 6:32 pm and adjourned at 7:30 pm.

**Call to Order – (6:32 pm)** Chairwoman Holly called the meeting to order.

**1. Roll Call**

Present

Al Fleischer Jr.

Charles Gascon (excused at 7:07 pm)

Mark Harvey

Ellen Hartz

Margaret Holly

Patricia McQueen

Tori Gonzalez

Jeff Hales (Council Liaison)

Staff Present

Mary Kennedy, Planner

John Wagner, Director of Planning &  
Development

John Mulligan, City Attorney

**2. Approval of Minutes – None**

**3. Public Comments – None**

**4. Old Business**

a. Comprehensive Plan – Revised adoption resolution

*VOTE REQUIRED*

Ms. Kennedy presented the revised resolution, which reflects that changes to the comprehensive plan were recommended by the Plan Commission on December 27, 2023, and thereafter approved by the City Council on January 8, 2024.

Commissioner Gascon motioned to approve the motion. The motion passed with 6 ayes and 0 nays.

**5. New Business**

a. Election of 2024 Plan Commission Officers

*VOTE REQUIRED*

Commissioner McQueen nominated Charles Gascon for vice chair.

Commissioner Gascon nominated Margaret Holly for chair.

Commissioner Hartz requested that her name be removed as first alternate.

Commissioner Gascon nominated Patricia McQueen for first alternate.

Commissioner Gonzalez motioned to approve the above slate. The motion passed with 6 eyes and 0 nays.

b. Working Session

Applicant: Subtext, LLC

Request: Working session to obtain feedback on a forthcoming Final Development Plan for the mixed-use development in the Delmar Loop known as LOCAL U City

Address: 6630-6654 Delmar Boulevard

*NO VOTE REQUIRED*

Ms. Kennedy introduced the working session by describing that the proposed development has been revised since the Plan Commission last saw the Preliminary Development Plan in October and December 2023. The applicants plan to submit for Final Development Plan in March 2024, and would like the opportunity to get feedback prior to their formal application.

Ryan Bumb (Subtext Acquisitions, LLC) and Laura Eder (ESG Architects, applicant's architect) presented the changes. The building has been reduced from 7 stories to 5 stories; the number of dwelling units has been reduced from 329 dwelling units to 260 dwelling units; and the number of parking spaces provided has been increased to reflect the current zoning code requirements without the text amendment that had been previously proposed in tandem with the development.

Commissioner McQueen asked about changes to the townhouse layouts, specifically the layouts and stoops. She was concerned about privacy and visibility into units. She also asked if the number of balconies was reduced. Ms. Eder explained that the townhouse stoops have changed because of the change in construction type from concrete to wood frame. The number of balconies have only slightly reduced, from 14 stacks to 12 stacks, but there are now more units that have patio space. They will also be able to provide the same landscaping as was originally shown in the renderings presented at the October 2023 meeting.

Commissioner Gascon asked if the unit layouts are the same and if parking would be the only portion below grade. He also expressed concern about the sidewalk width—it is nice to have enough width for people to walk side-by-side. Ms. Eder confirmed that the unit layouts will be the same and that there will also be stormwater detention facilities underground.

Commissioner Gonzalez asked if they expect higher rents due to the reduced unit count. Mr. Bumb explained that the rents will actually be less than or equal to the original design, thanks to the change in construction type, which improves the economics of the project.

Commissioner Fleischer asked what is proposed for Level 6. Ms. Eder explained that this is the "roof" level, and there will be resident amenity spaces on the roof of the parking garage.

Commissioner Hartz asked how the secured parking for residents vs. unsecured parking for restaurant/retail will work. Ms. Eder showed on the plans where there will be a gate to separate the secured vs unsecured spaces.

Commissioner Harvey emphasized the importance of the corner restaurant and patio, because it has the potential to be an important community node.

Commissioner Gonzalez said she likes the redesign and thinks the applicants did a great job.

Commissioner Hartz said she thinks the blank concrete wall facing Leland could be a mural opportunity.

**6. Other Business – none**

**7. Reports:**

- a Council Liaison Report – Council Member Jeff Hales reported that the Council is looking for citizens to fill open positions on various boards and commissions. He also commented on the recent news story about the Trinity/Annex renovation being called a “vanity project.” Mr. Hales wasn’t sure what the impetus for the news story was, but he wanted to clearly state that the project is about getting historic buildings that desperately need rehabilitation back into public use and to improve functionality particularly for the police department and council chambers.
- b Staff Update – Dr. Wagner shared that the Department of Planning & Development is working to finalize a decision on new permitting and licensing software. They are also finalizing a decision on a candidate for the Planner position and the Lead Inspector position.  
  
Ms. Kennedy shared that she will coordinate signing the comprehensive plan resolution and have it added to the final document. Once that is done, Planning NEXT will order 25 printed copies of the plan. They will also promote the approved plan online, on social media, and in the City’s newsletters. Commissioner Hartz suggested also promoting the plan among local media organizations.
- c Housing & Third Ward Revitalization Task Force Report – Commissioner McQueen reported there was no Task Force meeting in January, and that the consultants are planning a community engagement event to be held by the end of this quarter.

**8. Adjournment** – The meeting was adjourned at 7:30 pm.