



Village Planning Committee Meeting Summary

Z-144-25-7

Date of VPC Meeting	January 12, 2026
Request From	DTC-Downtown Warehouse
Request To	DTC-Downtown Warehouse HP
Proposal	Historic Preservation Overlay and office
Location	Northeast corner of Central Avenue and Jackson Street
VPC Recommendation	Approval, per the staff recommendation
VPC Vote	8-0

VPC DISCUSSION:

STAFF PRESENTATION

Kevin Weight, staff, introduced himself and the project, provided a background of the subject site, and described the request. Mr. Weight displayed images of the structure and the subject site, explained the criteria for Historic Preservation (HP) eligibility, and described how the project meets the criteria. Mr. Weight described the proposed HP overlay boundary, shared the staff recommendation for approval, and outlined the upcoming hearing schedule.

Taylor Earl, representing the applicant, described the project and introduced Brad Jannenga, Founder of Bonafide Beef. Mr. Earl described the existing condition of the property, displayed the proposed elevations and conceptual renderings, and explained the structural problems associated with the building that is not proposed to be included in the HP overlay. Mr. Earl displayed inspirational designs for the new structure.

QUESTIONS FROM COMMITTEE

Committee Member Faith Burton stated that the project appears to activate all frontages and asked how parking would be handled.

Mr. Earl explained that some office parking would be provided, stated that some parking is available on Jackson Street, and explained that the Downtown Code does not require any parking.

PUBLIC COMMENTS

None.

APPLICANT RESPONSE

None.

FLOOR/PUBLIC DISCUSSION CLOSED: MOTION, DISCUSSION, AND VOTE

MOTION

Committee Member Cyndy Gaughan made a motion to recommend approval of Z-144-25-7, per the staff recommendation. **Committee Member Faith Burton** seconded the motion.

VOTE

8-0; Motion to recommend approval of Z-144-25-7, per the staff recommendation passed, with Committee Members Ban, Burton, Gaughan, Nervis, Starks, Uss, Burns, and Martinez in favor.

STAFF COMMENTS REGARDING VPC RECOMMENDATION:

None.