



**Zoning & Platting Commission
SPECIAL CALLED MEETING
Saturday, May 8, 2010 @ 9:00 A.M
One Texas Center
Conference Rm. #325 (3rd Floor)
505 Barton Springs Rd.
Austin, TX. 78704**

AGENDA

Betty Baker - Chair
Sandra Baldrige
Cynthia Banks
Gregory Bourgeois – Assistant Secretary

Teresa Rabago – Secretary
Patricia Seeger
Donna Tiemann – Vice-Chair

All Commissioners were present.

8:30- 9:00 Coffee and Breakfast

Enjoy some coffee, nourishment, and conversation before getting started promptly at 9:00 a.m.

9:00 a.m. Meeting Commences/Role (Betty Baker)

Introductions of staff and commissioners were called.

1. Development Assistance Center (Christopher Johnson)

- DAC's Staffing
- DAC's Process
- DAC's training and experience in making suggestions and recommendations, especially as it relates to land use inquiries.
- *Christopher Johnson explained Development Assistance Center's staffing, process and experience.*
- *Betty Baker inquired about the Jollyville Project.*
- *Betty Baker asked about former employees "staging" at Development Assistance Center.*

2. Smart Housing (Javier Delgado)

- Qualifications for applying for SMART Housing
- Process for funding approval
- Transportation access for SMART Housing projects
- What if the applicant does not comply with all the conditions?
- *Javier Delgado explained that history and experience is considered in applying for SMART Housing.*

- *Commissioner Bourgeois asked “what are the benefits for SMART Housing?”
J. Delgado – 1 person, \$46,000; based on MFI. You get discount on fees and it ranges from 10% -100% fee waive. Income verification is done.*
- *Betty Baker asked, “Who makes sure enforcement is done?”*
- *J. Delgado – Income verification is done annually.*
- *Commissioner Bourgeois and Tiemann expressed concerns about 10-year build out.*
- *Recommended that collection of fees be done in advance.*
- *J. Delgado stated that water & sewage fees are included.*
- *Commissioner Baldrige asked, “How does connectivity relate to SMART Housing?”
J. Delgado replied that TIA’s are done to be considered.*
- *Commissioner Tiemann stated that Mass Transit is the biggest problem in SMART Housing projects.*

3. Variances and Waivers for Subdivisions (David Wahlgren)

- *Chair Betty Baker asked questions about the Appeal process.*
- *Chair Baker stated that Environmental Waivers should be Variances.*

4. Connectivity (George Zapalac)

- Access and egress through existing residential neighborhoods
- Are arterial streets being planned?
- Recommendations on how many units should trigger the requirements for an arterial sized roadway or alternate street connection.
- Statistics which reflect tipping points for both transportation & safety, where subdivisions are “planned” with the concept that limited access and egress deters criminal behavior.

Commissioner Tiemann stated again that Mass Transit was the biggest problem, especially in SMART Housing projects.

5. Directives to staff

6. Adjournment

The City of Austin is committed to compliance with the American with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Meeting locations are planned with wheelchair access. If requiring Sign Language Interpreters or alternative formats, please give notice at least 4 days before the meeting date. Please call Dora Anguiano at Planning & Development Review Department, at 974-2104, for additional information; TTY users route through Relay Texas at 711.