



COMPREHENSIVE PLANNING AND TRANSPORTATION COMMITTEE MINUTES

The Comprehensive Planning and Transportation Committee convened in a regular meeting on Thursday, September 4, 2014 at 505 Barton Springs Road, Room #325, Austin, Texas.

Subcommittee Members in Attendance: Mayor Pro Tem Cole (Chair)
Council Member Morrison
Council Member Riley

CALL TO ORDER

Mayor Pro Tem Cole called the Comprehensive Planning and Transportation Committee meeting to order at 12:03 p.m.

1. CITIZEN COMMUNICATION

Mr. Bruce Evans thanked everyone and appreciates all of the work that is being done here by the high levels at the city. At the community level it feels like something is happening. The challenging parts for the property owners are that the majority of the people living in the community love where they are living. It is very important to keep the character of our community and it is very important. The break downs are what concerns us right now.

Mr. Chris Lehman, President of the Barton Oaks Association thank you for giving your attention to the needs of this neighborhood. We experience the flooding in our neighborhoods and it washes into our yards and houses. Thank you for considering the needs of the Onion Creek neighborhood. We would like to see attention given to walkability.

2. APPROVAL OF MINUTES

October 6, 2014 – Approved the September 4, 2014, minutes on a 2-0 vote with Mayor Pro Tem Cole absent.

3. PRESENTATION ON THE CODENEXT PROCESS: CODE APPROACH ALTERNATIVES AND ANNOTATED OUTLINE REPORT

Mr. George Zapalac, Planning and Development Review, expressed the

Outline presented will be released today and a major public event scheduled this evening as well at 6:00 p.m. at the Thompson Conference Center. A briefing to the full Council on October 2, 2014 and a public hearing on October 23, 2014 to take action on this report.

Mr. Dan Parolek, Principal Opticos Design, very excited about the progress of this report. The presentation overview consist of: background, overview of Approach Alternatives and Recommended Approach, Overview of Elements, Comparison of Approach Alternatives and Basis of Recommendation and concluding thoughts and next steps.

Mr. Parolek, discussed the approach alternatives: the brisk sweep: no major structural/organizational changes to the Code, clean-up of the existing LDC, targeted refinements, addition a of a form-based Code that will have limited application and primarily to future small area plans. The Deep clean: significantly reworks content and structure, substantially improves the appearance, usability and consistency of the existing LDC, citywide framework for form based standards will be created and applied to a limited number of interested communities. But allow for easy future applications; hybrid nature allows for balanced mix of by-right review, customized zoning, and discretionary review where appropriate, combining districts compressed where feasible. The Complete Makeover: most extensive modifications to the existing LDC, significantly reworks content and structure, development standards include significant form-based standards. Applied widely across the city, development review process relies primarily on by-right review and combining districts are compressed where feasible. The criteria to evaluate elements of Code approaches are effectiveness, clarity, consistency, predictability, simplicity, ease of implementation and ease of administration. How the standards are presented through the Code Format and Organization. The Code Format refers to the way information is laid out on a page; size and style of text, indenting, clear graphics, tables and paragraph structure help to make information easy to find and understand. The Code Organization refers to the way information is arranged within the overall code document (the table of contents).

Mr. Parolek described the Development Review Models process by which development applications are submitted, evaluated and ultimately approved or denied and the Development Standards Models: Euclidean zoning standards, performance zoning standards, form-based zoning standards and hybrid code. The upcoming schedule consist of: September 4th, approach alternatives document released, CPT, Community Presentation: Approach Alternatives Document. September 8th – 22nd Board and Commission presentations; September 9th Planning Commission; September 16th Codes & Ordinances Committee of Planning Commission, and Zoning and Platting Commission; September 22nd Code Advisory Group meeting; September 23rd Planning Commission (2nd meeting); October 2nd City Council briefing; October 6th

Code Advisory Group meeting; October 20th Code Advisory Group meeting and October 23rd City Council hearing.

Mr. Parolek summarized with we are very excited where we are in the process and feel very strongly the deep clean is the best approach, which can be best affective and implemented rather quickly

Mayor Pro Tem Cole, asked about the concern of existing neighborhood plans?

Mr. Parolek, stated that what is really important to confirm is that the neighborhood plans are primarily a neighborhood document that is giving direction to the LDC. There is no intent as part of this process to get rid of the neighborhood plan. The ultimate goal of this process is to assist the tools that are in place for implementing the neighborhood plans and that we can give the neighborhoods better tools for implementing their goals and visions.

Mayor Pro Tem Cole, asked when you talk about implementing more tools what do you mean?

Mr. Parolek, stated the neighborhood infield tools we feel could be more fine toned. To be more specific to specific context.

Council Member Morrison, asked if for all new zoning districts are we going to have to redefine those maps?

Mr. George Adams, stated that is one of the key issues that we need to address. We have discussed this topic a lot internally. We are trying to conquer one milestone before diving into the other milestones.

Council Member Riley, asked how would we align with those other cities regarding their code approach?

Mr. Parolek, stated this would be the City of Austin on the top tier with other cities as the most progressive or modern practices with coding.

4. BRIEFING ON HOUSING+TRANSIT+JOBS (HTJ) ACTION TEAM IN SUPPORT OF A CENTRAL CORRIDOR HIGH-CAPACITY TRANSIT PROJECT, URBAN RAIL, AND IMAGINE AUSTIN

Mr. Scott Gross with the the HTJ Action team explained new starts overs, top recommendations for program and policy actions and next steps. The HTJ Action Team mission is to align City programs and policies with Federal Transit Administration (FTA) new starts program guidelines in support of a Central Corridor high-capacity transit project, urban rail; provide

recommendations to other City initiatives, programs, policies including CodeNEXT.

Mr. Jim Robertson explained the summary of findings wide range of programs & policies, inconsistent focus, transit-adjacent, but not transit-oriented, insufficient public investment, TOD ordinance inconsistent with current best practices and limited housing diversity. HTJ top recommendations are develop a comprehensive TOD strategy, dedicate funding for affordable housing in the urban rail project corridor, develop dedicated funding mechanisms for station area improvements, OTD catalyst fund, align density bonus programs with FTA guidelines, zoning to serve a diversity of households & incomes, designate high-capacity transit routes as Core Transit Corridors and multi-agency collaboration to support transit. HTJ next steps are a memo to Mayor and Council with HTJ recommendations, move forward on recommendations, items for Council Action 1 FTE for HTM implementation (FY15) and seed funding for TOD catalyst fund.

Council Member Riley, asked about recommendation #7 designate high capacity transit corridors as core transit corridors?

Mr. Robertson, stated we would want to do a screening to ensure we are not producing any unwanted consequences.

Council Member Riley, asked if we have seen other cities using TIF proceeds for affordability?

Ms. Erica Leak stated yes there are several cities within Texas.

Council Member Morrison, asked if staff have taken a look at the Housing Preservation Report?

Ms. Leak stated absolutely. HTJ have been in close conversation with Housing Works and other groups working on similar projects.

5. BRIEFING ON THE SOUTH LAMAR NEIGHBORHOOD MITIGATION PLAN – ADDRESSING THE SOUTH LAMAR NEIGHBORHOOD INFILL ISSUES, GENERAL FINDINGS, POSSIBLE REVISIONS TO THE LAND DEVELOPMENT CODE, AND NEXT STEPS

Mr. Mark Walters, explained the presentation purpose of respond to Council Resolution #20140501-042; present mechanisms and approaches to address issues associated with in fill development, timeline and resources implications and identify opportunities with CodeNEXT. Outlining development related

issues to South Lamar Neighborhood development, general findings, cross-departmental responses and options, recommendations and next steps.

There are currently over 3000 people move to Central Texas monthly, super-heated regional real estate market, South Lamar Neighborhood is in Central Austin and in the desirable 78704 zip code, limited locations in Central Austin for increasing the number of new, single-family styled housing and historical pattern of large-lot subdivisions in southern half of South Lamar Neighborhood.

The development related issues are transportation issues: poor roadway connectivity, increased traffic congestion, narrow, unimproved roadways, very few transportation choices; flood issues, undersized, collapsed and nonexistent stormwater infrastructure, flooding has increased during recent increase of development.

Mr. Jorge Morales, discussed the flooding short and medium term. The allocation of funds for a consultant to expand upon the entire West Bouldin Creek, identify and prioritize facility needs, identify capital cost and identify and secure funding.

Mr. Robert Spillar, discussed the medium and long term of the transportation portion. Review and assess traffic impact analysis and Neighborhood traffic analysis triggers and requirements to address cumulative efforts. Additional resources needed for consultant services, develop a multi-modal thoroughfare plan to support complete streets policies.

The general findings were market, geography, and development history create unique set of conditions, LDC does not adequately address many of the issues associated with infill development, to address immediate South Lamar neighborhood issues there are significant fiscal implications, flooding, multi-modal transportation network and possible regulatory and process changes could have long-term budget and development review implications.

South Lamar next steps are complete report and deliver to Council by September 15, 2014 and wait for Council direction.

Council Member Morrison, asked what is the price tag for recommendation to allocate funding for consultants to get these things started?

Mr. Spillar, stated from the Transportation perspective he doesn't know right now.

ADJOURMENT

Council Member Morrison adjourned the meeting with no objection at 2:43 p.m.