



**Planning and Neighborhoods Committee  
MINUTES**

**REGULAR MEETING  
April 30, 2015**

**The Planning and Neighborhoods Committee convened in a regular meeting on April 30, 2015 at 301 W. Second Street in Austin, Texas.**

**Chair Gregorio Casar called the Board Meeting to order at 2:11 p.m.**

**Board Members in Attendance:**

**Chair, Gregorio Casar**

**Vice Chair, Sabino "Pio" Renteria**

**Council Member Sheri Gallo**

**Mayor Pro Tem Kathie Tovo**

**1. APPROVAL OF MINUTES**

The minutes were approved on this the 18<sup>th</sup> day of May, 2015 on Council Member Gallo's motion, Council Member Renteria second on a 4-0 vote.

**2. CITIZEN COMMUNICATION: GENERAL**

Scott Johnson: Recommended that Council get a briefing from staff and consider the idea for a midpoint planning review on the Resolution of the Robert Mueller Commission. There are positives within this development, but also a transportation challenge. Are all the housing options being included before Mueller is built out? Is transportation being considered in terms of giving people options to walk and bike to the HEB and the town center? These are questions that need to be asked and hopefully Council will take this issue up in your May meeting or as soon as possible.

Stuart Hersh: asked that the Planning and Neighborhoods Committee and the Housing Council Committee take up housing affordability. The Rainey Street item in June, after it's Codes and Ordinances Committee tries once again in May to make recommendations to the Full Council, please schedule a joint meeting on both topics in June and invite stakeholders to participate.

Rick Krivoniak, citizen: spoke on the Robert Mueller Implementation Plan and encouraged Council to review information that has been sent to them from the Commission.

David King: spoke in support of the mayor's proposal to expand and broaden the representation of the membership.

Margaret Robinson: spoke in support of expanding the CAG group to include an environmental position.

Roger Cauvin: spoke in support of expansion of the CAG group to include ordinary neighborhood representation, ordinary citizen, renters, students and the millennial population that is seeking to live neighborhoods.

Patty Sprinkle: spoke in support of the expansion of the CAG group and ensure it is comprised of renters and homeowners, a diverse group. Also, the process should be reexamined so that we can produce the best possible product at the end of the day.

Daniel Yanez: spoke in support of the expansion of the CAG group and adding the recommendation of Mary Ingle and Brad Rockwell.

Charles Roth: expressed concerns regarding traffic within the area and if a traffic analysis study had been done, as well as the access that is being planned as part of the development of the property. This access is located at the bottom of a very steep road.

Roy Cavanaugh: agrees with the Ace Auto Salvage Development agreement because it has many special benefits to both the City and to the environment.

Sergio Lejarazo: stated he had no notice about the demolition plan of his business, no notice of disconnection of his utilities and all of his items remained inside. How legal was this demolition because he was never notified.

Susana Almanza: Recommended that Council look into the demolition permit process, utility verification process. There have been numerous cases where people are not given notices that they need to relocate.

### **3. STAFF BRIEFINGS**

#### **Review of the demolition permit process.**

Presenter(s): Carl Wren, Assistant Director, Development Services Department

- Staff provided an overview of the demolition permit process, application requirements, due diligence, plan review and permitting and inspection.

#### **Review of the S.M.A.R.T. Housing Program**

Presenter(s): Regina Copic, Real Estate and Development Manager, Javier Delgado, Property Coordinator and Jessi Koch, Planner Senior, Neighborhood Housing

- Staff provided an overview of the S.M.A.R.T. Housing Program, goals, challenges stakeholder engagement and recommended next steps.

### **4. DISCUSSION AND POSSIBLE ACTION**

#### **Possible action on the Mayor's referral concerning the CodeNEXT Council Advisory Group Membership**

- Committee voted on a 4-0 vote to have a brief discussion on what to do with the CAG at the May or June meeting as to what will happen in September.

- There is no representation from district's 2, 3, 4 or 7. Mayor Pro Tem Tovo requested that it is an important goal of having some representation from renters, representation from some of the districts where we don't have it, representation from the Austin Neighborhoods Council, Environmental Community and also the field of landscape architecture.
- CM Gallo requested to keep the process as simple as possible, look at the current procedure, or current membership and appointments. Move to ten, which would give each Council district an appointment, plus the additional four and divide the four into two from the Mayor's Office and two from the City Manager's Office. Those four would be considered the safety net if the appointments from the districts don't meet the criteria that Mayor Pro Tem Tovo mentioned.
- Council Member Casar motion to allow the Councilmembers from the district, that as of today do not have somebody on the CAG that resides in their districts, to make nominations subject to approval by the full Council to expand the CAG, and also give the same courtesy to the Mayor for one appointment, with filling the gaps with expertise and background. Which are to include renters and renters' advocates, environmental and green building and landscape individuals. Also, those with an eye toward economic impacts of the code rewrite.

**Briefing and possible action on an impervious cover transfer agreement associated with a 5.92 property located at 6308 Spicewood Springs Road known as Ace Salvage Yard and Ace Discount Glass.**

Presenter(s): Gregory I. Guernsey, Director, Planning and Zoning Department and Chuck Lesniak, Environmental Officer, Watershed Protection Department

- The committee voted to forward the item to the full Council on a 3-1 vote with Mayor Pro Tem Tovo abstaining.
- Staff presented the history, the proposed agreement and some of the limitations that would be found in the agreement regarding the Ace Auto Salvage, located at 6308 Spicewood Springs Road. This item is scheduled for the May 7, 2015 Council agenda.
- CM Gallo and Mayor Pro Tem Tovo requested that staff work with the Transportation Department and the Neighborhood to address traffic concerns of the existing driveway to Spicewood Springs Road; the legal department to make a recommendation on the language that we could insert in the ordinance that would give us protection from the situation that happened in the past and changes in the site plan language is included in the ordinance as well.

**5. FUTURE ITEMS**

- Density Bonus Program
- Zucker Report

**6. ADJOURN**

Chair Casar adjourned the meeting at 5:35 p.m. without objection.

The minutes were approved on this the 18<sup>th</sup> day of May, 2015 on Council Member Gallo's motion, Council Member Renteria second on a 4-0 vote.