



**Planning and Neighborhoods Committee
MINUTES**

**REGULAR MEETING
May 18, 2015**

The Planning and Neighborhoods Committee convened in a regular meeting on May 18, 2015 at 301 W. Second Street in Austin, Texas.

Chair Gregorio Casar called the Board Meeting to order at 4:12 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 9th day of June 2015 on Council Member Gallo’s motion, Council Member Renteria second on a 3-0 vote with Mayor Pro Tem Tovo off the dais.

2. CITIZEN COMMUNICATION: GENERAL

Stuart Hersh: spoke on the University Neighborhood overlay compared to Rainey street, suggesting as a group we can learn a lot from UNO, both the way we run the stakeholder process and how that could apply to the potential code amendments in Rainey. With all stakeholders in UNO, fully engaged to do the full five years, which is way too long to change the code and make it more responsive. At this time I ask you to take up Rainey and figure out how we can do better.

Jamil Alan with Endeavor Real Estate Group: spoke on the new Density Street Bonus and the stated goal of the Rainey Street Density Bonus was to encourage greater density and more residential and family-friendly housing it’s created a disincentive to build any 3 bedrooms, residential density and as a result mathematically to build any affordable housing For the last 15 months, no affordable housing permits have been applied for in the Rainey Street neighborhood that are subject to the new rules and we would like Council to please consider adding the Rainey Street item on your next agenda for discussion.

Cliff Steed with the Rainey Neighbors Association Board of Directors: spoke in support of the Rainey Street residential development and it is in consistent with the Downtown Austin plan for a high-density mixed use neighborhood.

Kathy Marcus representing the Home Owner Association of The Spring: spoke on the staff recommendations and that these barely resemble the recommendations downtown stakeholders came up. The information provided to Council is not acceptable to downtown resident stakeholders and it negates the hard work that the stakeholders have put into the ordinance. The sound levels are not addressed in

the Planning and Neighborhoods proposal and the Downtown Commission urges the city to provide equitable and effective enforcement mechanism with repeat violators. If this proposal comes before the City Council as is, you will have a lot of downtown stakeholders giving their three minutes in front of you.

David Newberger: stated the residents in the Downtown area are asking for a cut off at a certain time to match much of the rest of the City.

Bonita White, President of the Rainey Neighbors Association: spoke on the issues of sound and people sleeping. Their neighborhood is not an entertainment district, but a mixed-use residential area, so extending entertainment hours for outdoor music throughout the entire downtown is not a good recipe for quality of life for downtown residents.

Phil Thoden with the AGC: spoke on the reasons why they pour at night. It's not just about saving some bucks, but it's about worker safety, traffic congestion, structural engineering and the integrity of the concrete.

Tom Woods with the Beck Group: spoke that the Beck group is concerned about the environment that's created by their project, both the pollution environment as well as the number of trucks on the road and pedestrian safety. At this point the business industry has compromised more than anything and feels the recommendations made before Council is a recommendation that is not the perfect solution, but something that is workable.

Barry Lewis a member of the Austin Neighborhood Association: spoke about the ordinance 9221 which was originated in 2008. He supports the downtown commission recommendations, but not in total. Please give those recommendations every consideration. The Austin Neighborhood Association intends to send Council an updated letter from Dana explaining which recommendations Council should support and which ones Council should have concerns about.

Rich Szecsy, represent the Texas Concrete Association: the Texas Concrete Association had several issues with the Downtown Commission recommendation, but fully support staff recommendations because staff's recommendations does a better job of balancing both resident concerns and the concerns of all the commuters, all of the downtown participants, businesses, people that have to work on a regular basis deal with things like traffic, congestion, access.

Melissa Neslund, Vice-Chair of the Real Estate Council of Austin's Policy Committee: spoke on the balance of affordability and the technical aspect of the actual construction, such as traffic and pedestrian traffic.

Mary Ingle, President of the Austin Neighborhoods Council (speaking on behalf of Barry Lewis with the neighborhoods association Dana): in support of the Downtown Neighborhood Association this is about a quality of life situation. We are dealing with people who are trying to live here and it is very important that we find a good reasonable balance.

Bill Morris, Real Estate Professional: speaking on behalf of the Austin Board of Realtors on CodeNEXT; spoke in support of adopting a complete makeover of Imagine Austin and be bold in addressing this fundamental foundation of implementation.

Andre, Austin Board of Realtors: spoke on the revision of the Land Development Code this is a great opportunity for Council to provide some direction in taking a bold approach. In regard to the Code Approach 2.5 there are some things of value to salvage and instructing them to make recommendations to rewrite the code more extensively will result in stronger changes down the road.

Heidi, Vice President of Public Policy at The Real Estate Council of Austin: continue support of the 2.5 Approach.

3. STAFF BRIEFINGS

Review and consider and recommendations related to permitting requirements for non-peak hour concrete installation within portions of the Central Business District (CBD) and Public (P) zoning districts.

Presenter(s): Gregory I. Guernsey, Director, Planning and Zoning Department:

- Staff spoke on the background of the ordinance pertaining to concrete installation, interim ordinance, stakeholder concerns, Downtown Commission and staff recommendation.

Briefing and possible recommendation on Approach 2.5 of CodeNEXT

Presenter(s): Matthew Lewis, Assistant Director, Planning and Zoning Department and Jim Robertson, Project Manager, CodeNext Project

- Staff provided an overview about the CodeNEXT and CodeNEXT Approach. The work that's taken place to date, what code approach is, prior actions on the code approach and recommendations. Next steps would be for Council's action on the code approach and staff is working towards finalizing the phase 2 scope in the contract with the consultant team. A preliminary draft will be submitted for review of the draft code about April or June of 2016.

CM Gallo motion to reconsider the 2.5 item again on June 15, 2015, before it goes to full council. Renteria second. Passed unanimously.

4. DISCUSSION AND POSSIBLE ACTION

Briefing and possible action on the Density Bonus Program

Presenter(s): Jorge Rousselin, Planning and Zoning Department, Jessi Koch, Planner Senior, Neighborhood Housing

- Staff provided an overview of the figures related to the amount of affordable housing contribution to date and a hotel project where we would be paying a zero amount in terms of bonus fees for that particular project. There is over \$333,000 committed to improvements for lower Shoal Creek that we are expecting also in the near future. Staff has done an extensive analysis for the Rainey Density Bonus program in terms of doing some modeling for projects that would provide some information as to the type of developments that we're seeing that are aiming towards providing affordable housing units on Rainey Street and also a fee in lieu.

5. FUTURE ITEMS

- Concrete Pours
- CodeNEXT Approach 2.5

- Robert Mueller Airport Development
- Zucker Report
- Accessory Dwelling Units

6. ADJOURN

Chair Casar adjourned the meeting at 7:35 p.m. without objection.

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