



**Planning and Neighborhoods Committee
MINUTES**

**REGULAR MEETING
June 15, 2015**

The Planning and Neighborhoods Committee convened in a regular meeting on June 15, 2015 at 301 W. Second Street in Austin, Texas.

Chair Gregorio Casar called the Board Meeting to order at 1:10 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 17th day of August 2015 on Council Member Gallo’s motion, Council Member Renteria second on a 4-0 vote.

2. CITIZEN COMMUNICATION: GENERAL

Stuart Hersh spoke on the city budget and the issues with fiscal impact to planning.

Eleanor McKinney, Chair of the CodeNEXT Committee for the American Society of Architects, stated they would appreciate the current council’s continued support of the green infrastructure and sustainable water management.

Ashley Purvis, wanted to ensure that green infrastructure and sustainable water management are embedded in CodeNEXT.

Mark Smith, registered Landscape Architect, spoke on being an advocate of the introduction and inclusion of the green infrastructure into CodeNEXT.

David King, spoke on the problems with affordability, particularly in the Central Austin neighborhoods and the Density Bonus Program.

Girard Kinney, spoke on the Mueller Project and whenever the city does a public-private project there should be a midpoint review.

Craig Casper asked that the type 2 Short-term rentals are outlawed, by doing this you will save Austin neighborhoods and do a great favor to the hotel industry.

Sylvia Casper has spoken with Austin Code and shared the advertisement with them and the pre-advertisement. No one who has good intentions and who cares about the neighborhood is going to open that kind of home and use it in that way. Please do not give permits to these types of people.

David King lives in Zilker Neighborhood which was one of the first neighborhoods to hit the cap and been that way since the beginning of the ordinance. The Short-Term Rental issue has been discussed numerous times and enough is enough when it comes to commercial type 2 properties. These are commercial operations and should not be allowed in residential areas. I urge you to outlaw these types in residential zoned areas.

Mary Ingle, President of The Austin Neighborhoods Council, state Short-Term Rentals type 2 and 3 remove housing from available housing stock and potentially increase housing cost. In support of Mr. Smart and Mr. Elliot's efforts for bringing the presentation forward that we need to have penalties that are real because this is all about money and the denial of suspension of license is good.

Kristen Hotopp, spoke on behalf of District 3 in the East Cesar Chavez and Holly Street Neighborhoods. We would like to be part of the amendment process for the commercial type 2 processes.

Joyce Basciano, Vice President of Austin Neighborhoods Council, a homeowner wants assurance that residentially zoned properties will not be used for commercial purposes. Type 2 non-homestead Short-Term Rentals are a commercial use of residential properties.

Stuart Hirsch, stated building and standards commission is the key to solving this problem. We only have five licensed bed and breakfasts which should tell you we have the same problem in bed and breakfasts as short-term rentals.

Malcom Yeatts, Chairman of East Riverside Oltorf Combined Planning Residential Neighborhood, stated the short-term rentals are not owner occupied and should not be allowed in residential neighborhoods. So besides degrading residential neighborhoods, these commercial properties make Austin less affordable because investors will pay more for a house than a family can afford.

3. STAFF BRIEFINGS

Briefing on Urban Core definition and boundaries

Presenter: George Adams, Assistant Director, Development Services Department

- Staff provided an overview of Urban Core Boundary, permitted parking reductions and limitations, brief history of parking reductions, comparison map and rationale for reduced parking.

4. DISCUSSION AND POSSIBLE ACTION

Consider and develop recommendations related to an ordinance amending City Code Title 25 changing regulations for secondary dwellings (also known as accessory dwelling units)

- Committee voted on a 4-0 vote to recommend to Full Council to move on first reading only; item to go back to the Planning and Neighborhoods Committee of which the committee will then have a

more in depth discussion of what is required of staff regarding questions or presentation at the August and September meetings; Neighborhood opt in/opt out process and the affordability requirements; and funding set-ups for possible interest-free loans or low-interest loans for those that cannot afford to build a secondary unit.

Consider and develop recommendations on a resolution affirming Approach 2.5 of CodeNEXT, relating to the degree to which the existing code will be amended.

- Committee voted on a 4-0 vote recommending moving forward and not slowing down the process and recommending to Full Council on June 18, 2015 that we adopt a Resolution affirming Approach 2.5.

Consider and develop recommendations on short-term rental regulations and enforcement

Presenter(s): Carl Smart, Director, Austin Code Department and Marcus Elliot, Austin Code Department

- Committee voted on a 4-0 vote recommending at the August 13, 2015, City Council meeting, Full Council will review the recommendations with the changes to Section G and code amendments, with further discussion and possible action taking place on August 20, 2015.

Consider and develop recommendations for the Density Bonus Program

- No action taken, but will inform Full Council that the Planning and Neighborhoods Committee will analyze the following in August: discussion on concrete proposals to have an opportunity to evaluate Density Bonus Programs that do not currently have on-site component, standardization of the Density Bonus Program city-wide look at the way we allocate the fees and recalibrating fee values if and how the market has changed. Also, examining the transit areas, even office spaces are required to provide affordable house.

5. FUTURE ITEMS

- Accessory Dwelling Units
- Short-Term Rentals
- Density Bonus Program

6. ADJOURN

Chair Casar adjourned the meeting at 4:35 p.m. without objection.

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