

COMPREHENSIVE PLANNING AND TRANSPORTATION COMMITTEE  
MEETING MINUTES  
August 1, 2011

Subcommittee Members: Council Member Sheryl Cole, Chair  
Council Member Laura Morrison  
Council Member Chris Riley

Call Meeting to Order

1. **Citizen Communication (3 minutes to speak).**

Karen McGrow, Architect and Consultant for Vick Brown. Owner of Hyde Park Bar and Grill. The vision for Hyde Park Plaza businesses on 43<sup>rd</sup> and Duval. City is interested in this project and has created a plan for more improvement for public spaces for traffic and parking along Duval Street. The city has done remarkable improvements on 2<sup>nd</sup> street and many other Central City areas but a lot of the smaller centers have not been improved even though they serve large numbers of pedestrians. We view this as an opportunity because this area is competing with the Triangle and hope you look into this to bring safety improvements.

Stuart Hursh, provided good news from the working group of Community Development. The Community Development and Planning Commission met this morning on Stakeholder Recommendation. This emerged from UNO item which relates to the fee in lieu of code amendments process. Mr. Hursh was pleased to report all stakeholders as of last Wednesday, came to an agreement of a deeper level of affordability. We will be serving students who really are in need instead of the current UNO overlay. It will be for a longer period of time instead of 15% to 40% affordable with lower rent of \$250.00 less than the current. Working group recommended no changes. It will not cost the city a dime. We may not get anymore revenue but certainly will not cost you anything.

John Lawer, Part of University Partners Board of Division, West Campus Neighborhood Association. Attended the meeting last month and asked for the postponement so students can be at the table and that request has been met. We are in support of the stakeholders group recommendation and will try to be part of the process from here on out.

2. **Approval of minutes from the August 1, 2011, regular subcommittee meeting.**

Minutes approved by a vote of 3-0.

**3. Analysis by Neighborhood Housing and Community Development on University Neighborhood Overlay (UNO)**

Rebecca Giello, Policy and Planning Manager, provided an update on UNO. December 2009, Council passed ordinance looking at fee in lieu affordable housing. Stakeholders wanted to take a look at affordability components and advice staff to bring forth an equality analysis. UNO working group has been involved in the stakeholder's discussions.

Darren Smith, Economic Planning Systems, provided an overview on UNO. Over 2,800 housing units built under UNO regulations since 2004, virtually no projects built using base zoning. Over \$1 million raised in lieu fees. Going forward we have been asked to adjust the fees to reflect current market conditions. Also, revisit underlying fee calculation every 5-10 years, ensuring consistency with on-going market forces (land, construction, costs etc.) and income limits.

Council Member Cole, questioned who are the stakeholders that are involved in this process? Those involved are developers, students, individuals involved with CDC and non-profit sector.

**4. Staff Update on Open Space Requirement**

George Zapalac, Planning and Development Review, provided an update on the open space recommendations. The recommendations include combining the standards of commercial and multi-family; applying open space to commercial sites 2 acres or larger instead of 5 acres, and increasing commercial open space from 2-3% to 5%,

Charlie Betts, representing Downtown Austin Alliance, requested that the city consider exempting the CBD. Open space is very important to the downtown area and the city as a whole but they do not feel these requirements are necessary in the CBD because they will add an added expense to development and homeowner's fees.

**5. Staff Update on Census Results (How it Relates to Comprehensive Plan)**

Ryan Robertson, Planning and Development Review, City Demographer, provided an update on the Census Results. A huge population growth during the decade. Austin is top of the list as the fastest growing community in 4 decades running. There has been a substantial increase in intern. Immigration as a source of population growth, but this flow has

slowed. There has been a large growth within Austin's age structure: the very young, baby boomer, and seniors.

**6. Staff Update on Imagine Austin Comprehensive Plan**

No action taken; postponed to October 3, 2011.

**7. Staff Update on Residential Parking Permit Program**

No action taken; postponed to October 3, 2011.

**Meeting adjourned at 4:00 p.m.**