

PLANNING & ZONING COMMISSION - SPECIAL CALLED WORKSHOP

City of El Campo

**315 EAST JACKSON STREET, EL CAMPO, TX 77437
City Hall - Council Chambers 5:00 PM - November 8, 2017**

Meeting Minutes

1. CALL TO ORDER

Attendee Name	Title	Status	Arrived
Jeff Fuechec	Chairman	Present	
Brandon Zabodyn	Board Member	Present	
John Vonderau	Board Member	Absent	
Sherry Roddy	Board Member	Present	
Paul John Herrmann	Board Member	Absent	
Lily Khan	Board Member	Late	
D. B. Lundy	Board Member	Present	

City Staff Present: Planning Director Penny Hornsby, Building Official Liz Staff and City Manager Mindi Snyder.

2. DISCUSSION AND CONSIDERATION OF

1. Comprehensive Plan Update 2017 - Housing Recommendations

The Comp Plan Update 2017 adopted by City Council on April 24, 2017 identified housing as area of critical need for the City of El Campo. The growing housing crisis is exacerbated by restrictive zoning regulations that do not allow for accessory dwelling units, medium and high density residential opportunities nor do they meet changing needs of the community's demographic. Staff will present the comp plan's findings and the many new and innovative options currently available being implemented by cities of all sizes across the country. Documents regarding financial incentives, pocket residential development standards and infill development zone concept plans are attached for the Commission's reference.

Planning Director Penny Hornsby presented an overview of the housing needs in the City of El Campo. Planning Director Hornsby stated the average household income is \$48,000.00 and that the average of the 103 properties for sale in the area is \$191,000. Meaning hard working people, who are invested in this community, cannot afford to live here. Planning Director Hornsby clarified that the term affordable housing is not synonymous with low income and government housing; it means a young professional making \$43,000.00 a year starting salary could afford to live here.

The involvement of the Planning and Zoning Commission in the process below is imperative. Without the input and guidance of these community representatives, any effort to address the current and future needs for housing in the city will fail. City Staff is wholly dependent on the guidance of the commissioners and the insight they have to offer. Staff intends to present options and recommendations for the commission to review and determine whether those ideas can be implemented effectively and whether there is feasibility if adapted.

The presentation is intended to give an overview of the issues and begin a conversation on how best to address those issues. All concepts should be seen as a starting point from which to begin the adaptation for this particular community.

1. Identify the problems.
2. Brainstorm solutions.
3. Community and Stakeholder (developers, builders, etc.) Input
4. Review Zoning Districts
 - a. What changes are needed?
 - b. What are the possible ramifications of the changes?
5. Define:
 - a. Infill Development Zones
 - i. How to implement

- ii. specific requirements
 - iii. relationship with existing zoning
 - b. Neighborhood Empowerment Zones
6. Ordinance to Council with Workshop

Presented were several options that may be presented at a later date for the commission to consider.

- Cottage Cluster
- Contextual Row houses
- Townhouse Cluster
- Shared Court Row houses
- Corner Row houses
- Courtyard Townhouses
- Big Cottage Court
- Courtyard Flats

Pocket Residential Development Design Standards.

After a brief discussion the Planning and Zoning Commission adjourned with the recommendation for the next meeting to include local developers and contractors for their input on solving the need for affordable housing. The next meeting is scheduled for Wednesday December 13, 2017, at 5:00 PM.

RESULT: NO ACTION REQUIRED
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3. ADJOURNMENT

There being no further discussion, meeting was adjourned at 5:48 PM.