

**MIDLAND CITY COUNCIL
MINUTES
May 21, 2014**

The City Council convened in a Special Session in the Council Chamber, City Hall, Midland, Texas, at ____ a.m. on May 21, 2014.

Council Members present: Mayor Jerry F. Morales, Council Member Scott Dufford (At-Large), Council Member Jeff Sparks (District 1), Mayor Pro Tem John Love (District 2), Council Member Sharla Hotchkiss (District 3), and Council Member J.Ross Lacy (District 4).

Council Members absent: None.

PUBLIC HEARINGS

1. At approximately 8:15 A.M. hold a second public hearing and consider an annexation of the property, on a request by Younger Partners, Ltd #2, being 16.90-acre tract of land out of Section 8, Block 40, T-2-S, T&P RR Company Survey, Midland County, Texas. (Generally located on the southwest corner of the intersection of Wright Drive and Loop 40.) (DEVELOPMENT SERVICES)

ORDINANCE NO. NUMBER>

cto 8:15 a.m.

Planning Division Manager Jim Compton gave a brief overview of the item noting this is second public hearing for annexation of 16 acres of land. First public hearing held yesterday. no cation required of council.

Mayor Morales opened the public hearing at 8:15 a.m. There being no one present wishing to speak, the public hearing was immediately closed.

MISCELLANEOUS

2. Receive and discuss a presentation by the Development Services Department regarding Work Force Housing and Community Development Block Grant Program.

Development Services Director Chuck Harrington made a short presentation regarding the difference between housing incentives and Community Development block Grant funding. The primary objective of CDBG funds is to develop viable urban communities, by providing decent housing and a suitable living environment and expanding economic opportunities, principally for persons of low and moderate income. This is accomplished by directly assisting a low and moderate income individual or household or providing benefit on a general basis to an area that is low and moderate income. He reviewed the CDBG criteria and shared a map of the eligible area and explained how the funds can be used to support housing. He explained the CDBG Homebuyer assistance program and reviewed the eligible income levels. He explained how the CDBG funds have been used for housing development including purchasing land in target areas and donating to non-profits. He explained non CDBG Programs called housing incentives noting these

are the programs that come to City Council for approval. He reviewed the program history. He reviewed the elements of a typical incentive agreement and reviewed the pros of an incentive program such as no restrictions on income noting it can be used for lower paid professionals such as teachers, firemen and law enforcement personnel. he reviewed the cons including infill lots have less options for infrastructure improvements, that \$4,500 is a small portion of cost of a lot; and that developers opt out of program because market values are more lucrative.

Morales asked Council if willing to look at incentivizing low to moderate income homes with infrastructure. Tommy when started incentive program it was truly for workforce housing. Mayor 3 things 8:37 a.m. 3 look at all possible incentives. Love add #4 which is real big barrier to affordable housing is lack of infrastructure and cost of land. Love house next to his office. that house previously was demolished and its been built for a year and not sold price is \$147,000. problem is affordable housing but where it sits difficult to get a mortgage for that property at that location. sparks does nay of this apply to mfgd homes? Wanda there are some that apply to prefab modular homes. chuck harrington nothing wrong with modular housing it is built up to standards.

sparks left at 8:41 a.m.

Courtney when see CDBG funds HUD defines those limits. Affordable housing City has more leeway on determining ranges. council determined affordable housing. chuck can come back with recommendations and give suggested parameters and a program recommended by staff for Council approval.

Sharla do we budget certain amount of money. courtney do not annually budget dollars because don't know when request. If developer asked to request to participate use unappropriated fund balance dollars. Tommy one of first projects to address affordable housing was Legends on Fairgrounds road. Selling \$60,000-\$80,000 15-20 years it was a need back then. used cdbg to tear down dilapidated structures. Keith when started housing project first thing realized was title of lots was a mess. nobody could get good title. Council made a commitment to attorneys office to get through each lot to get good title and gave them to habitat and mcdc. Unless Council ready to clear up title to lots it will be tough. City is only entity that can do it.

Mayor would like to see Council get to point that if have another affordable housing project need to know what is incentive, what are target areas and be prepared for the next project. Love eminent domain taking would be a good thing because of the road blocks and stagnation. Hotchkiss had opportunity to go for ride with Sylvester to see how money has been used. chuck if Council comfortable bring back in July. Mayor if don't understand target areas get with staff. Courtney does Council \$4,000 to \$4,500 currently. Is Council comfortable going up on the range? Lacy not if we don't have funds. Morales like to see option of what would cost before makes determination. Love no if it does this, yes if we have money. Council consensus get options to look at workforce housing incentives. Love is it wise to include a small amount for incentives? Courtney would rather no budget and have flexibility of coming back to body to consider. Morales unused cos can they be reallocated. Courtney yes fit within general purpose of what allocated for.

3. Hold a workshop and discuss the update to Title XI, Chapter 1 of the City Code regarding zoning code amendments with the City's consultant, Freese and Nichols.

(DEVELOPMENT SERVICES)

Dan Sefko planning director freese nichols stated today's purpose is to discuss policy direction and help provide guidance to P&Z to have further discussion on zoning topics. Noted will come back next month to staff with recommendations and then to p7z and council. On April 8 discussion about alleys and have direction. they met with developers and understand their direction. the end result is to have choices. Will make there are choices in the zoning ordinance. Will allow alleys to be optional.

Dan Sefko led discussion about housing density asking if need new zoning districts and are the current zoning districts achieving what Midland wants? He reviewed current density requires for multi family noting 16 dwelling per acre but can get an sup if approved by Council. He noted height requirements be adjusted to keep everything form going to planned district. He reviewed options for multi family desnity suggested a third district oculd be added. mayor noted when want to get to higher desnity can get them to do more things for City. Mr. Sefko suggested require it, increase density and require those things the City wants. Dan noted majority of housing is single story and can include adjacency issues that adjoining those area single story and go up a second story or more. noted cant zone for desnity but can do it as a bonus for higher desntiy. Noted those bonus for higher density could be done administratively or through p7z. Courtney heard from Council was number of planned districts need direction if want to contijue that route or come up with standards for if you want this then you need xyz. Keith if council wants opportunity to designate units as low or moderate income do it through variance. incentives can be done administratively but affordability needs to come through Council.

Dan noted Council needs to begin with the end in mind and to think about what you want the neighborhoods to look like in the end. Important to keep programs to existing housing stock is updated because that is themstot affordable housing the City will ever have. Talked about need to be sensitivity to line of sight.

Lacy would like to see hotel/motel zoning don't want to keep in O-2. Love does that intorduce spot zoning. Dan two things neted in comp plan is density policy and location. Developer like better when not subjected to planned district. okay with doing as long as everyone else has to. its business friendly. Don't like having to negotiate in a planned development. Mayor discussion started with alleys and desnity and some Council want larger lots and green space. Dan its bout choices. Htochkisss have had influx of workforce but would like to guide to other standards. Courtney that is one things staff do better job need to have comp plan updated every five years so when philosophaicla change those are updated. Courtney doing zonign ord now and iwll be updating comp plan and proposed they get updated every 5 years. Dan policy gets made in comp plan. zoning is like amenu and needs to have the right choices on the menu.

Dan need to figure out where best housing choices are located for different types of uses. Love neighborhoods are to development what fmailies are to people. Dan determine what great neighborhoods look like and stick to it. Robert part of concern is as do comp plan and decide need hotel/motels along interestate. as set development snadards then have to trust staff and p7z to do that job. feels like aloss of control to council but they will be following Council's standards. Htochkiss market changes and have to open to what want. Love to dovetail don't thing need more hotels that is market

driven. Lacy don't want to oversaturate market. Morales need to set the framework and guide where you want economy to go.

Lacy encoaching on oil field so will need to go there. Council on track. Morales apartments look at options of 18, 20, 21 for multi family density and looked at incentives. Morales need to keep in mind business friendly. Robert get mixed messag eon density talked about no 1f3 so theres confusion between density and qualtiy. want to ensure not lot size but quality neighborhood for midland. Mayor quality neighborhood large lots less density. chuck harrington give view of options. will come back with something that will give a better picture. Hit on comp plan will be big driving force over next 15-18 months wher edevelop what we think Midland should look like.

Meeting adjourned 9:40 a.m.

Bob coming from different region. Struggle. Can't afford to live here. have 20 years experience planned all over country. need to more of balance. small lots betenboughs horton and executives live in those homes. needs a good balance and don't see that here. see talks of affordable housing so hwo can it be affordable to someone who makes \$10/hour. Keep in mind as move forward and comp plan is historiclaly where done. Need to look at say okay just because in one area doesn't mean in another . mixes come together to make community. need to look for a plan that includes everybody.

adjourned 9:43 a.m.

All of the business at hand having been completed, the meeting adjourned at ____ p.m.

PASSED AND APPROVED the __ day of ____, ____.

Jerry F. Morales, Mayor

ATTEST:

Amy M. Turner, City Secretary