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## Task Force Composition

**8 Members from the Development Community**

David Arscott	Homebuilders Associations
Terry Mitchell	Real Estate Council of Austin (RECA)
William Burkhardt	American Institute of Architects (AIA)
Dennis McDaniel	Heritage Society
Clint Small	Remodeler
Doug Marsh	National Assoc. of Remodeling Inc.
Michael Casias	Infill Developer
Silver Garza	Developer

**8 Members Representing Neighborhoods**

Chris Allen/Architect (Rosedale)	North
Danette Chimenti (South River City)	South
Melvin Wrenn (Chestnut)	East
Noah Kennedy (Pemberton Heights)	West
Mary Gay Maxwell (CANPAC)	Central
Karen McGraw/Architect (Hyde Park)	At Large
Laura Morrison (ANC)	Citywide
Michael Cannatti (Tarrytown/WANG)	Citywide

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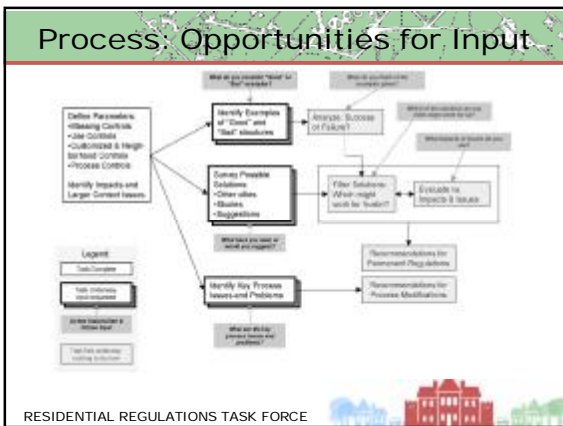
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## Process: Overview

- Public input
- Review of Austin Projects and Associated Development Parameters
- Bus Tour
- Data Acquisition
- Survey of Approaches Used in Other Cities
- Architectural Modeling

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## Process: Data Acquisition



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## Process: Data Acquisition



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## Process: Data Acquisition



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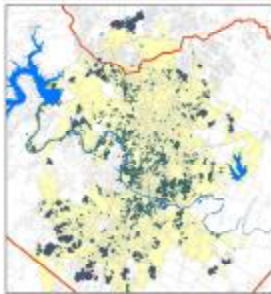
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## Process: Data Acquisition



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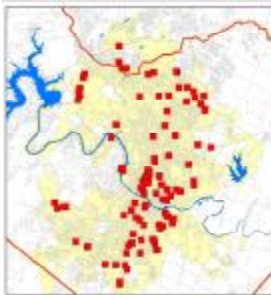
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## Process: Data Acquisition



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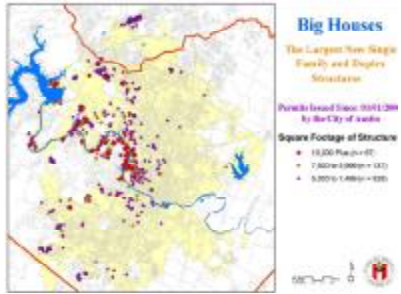
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## Process: Data Acquisition



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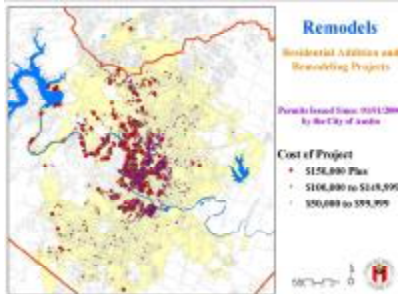
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## Process: Data Acquisition



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## Process: Data Acquisition



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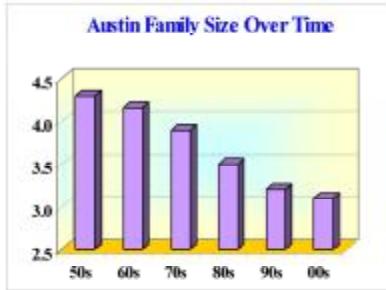
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## Process: Data Acquisition



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## Process: Bus Tour



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## Process: Bus Tour



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Process: Bus Tour



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Process: Bus Tour



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## Process: Bus Tour



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## Task Force Recommendations

- Massing & Scale
- Impervious Cover
- Applicability
- Implementation Plan
- Other issues



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## Consensus Concepts

- Building Envelope
- Floor Area Ratio (FAR)
- Articulation Requirements
- Impervious Cover



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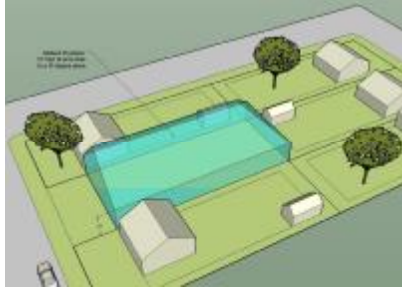
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Setback Envelope



15' high at side and rear property lines, then rising at a 45 degree angle.

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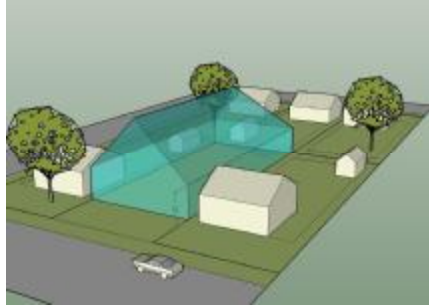
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Setback Envelope



Minimum setbacks at side and rear stay the way they are. Front setback remains 25', but can be reduced to match area.

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Setback Envelope



Two story houses at minimum 5' setback are still allowed

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### Setback Envelope



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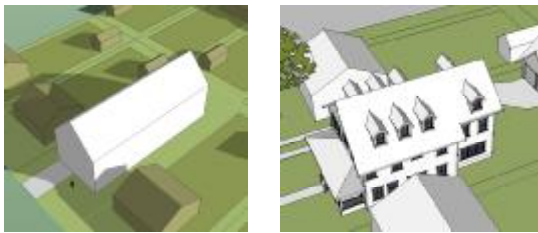
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### Articulation



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### Impervious Cover



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### Case Study: Single Family



Square footage of a .5+ FAR, with the massing of a .4 FAR

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### Case Study: Duplex



Square footage of a .5+ FAR, with the massing of a .4 FAR

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### Applicability of New Development Regulations

Geographic Boundaries



- North - 183
- East - 183
- South - Ben White
- West - Mopac/ Lake/360 to 183

**Districts:**

- SF-2, SF-3, and SF-4A (when adjacent to SF-2 or SF-3)

**Uses:**

- All SF Uses, including Single Family, Duplex, 2 Family Residential

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## Implementation Plan

- Effective Date Of New Regulations: 4-6 Weeks After Approval
- Responsible Departments To Develop Implementation Plans And To Report To City Council Prior To Effective Date
- If Necessary, Postpone Effective Date Of New Regulations Until Proper Implementation Assured
- Interim Regulations Extended Until New Regulations Become Effective
- Task Force To Request Follow-Up Reports From Stakeholder Associations, City Departments, Boards And Agencies
- Task Force To Reconvene In 6 Months To Review Impacts And Recommend Adjustments To Ordinance Or Procedures As Necessary



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## Achieving Consensus

13 of 14 Task Force Members present supported recommendation for massing & scale development regulations (two absent members supported also)



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## Additional Recommendations and Follow-on Efforts

- Occupancy/"Stealth Dorms"
- Funding Local Historic Districts
- Enforcement, Interpretation, & Process Issues:
  - Height Measurements
  - Noncomplying Structures
  - Demolition Permits
  - Height Limits in Stories and Feet
  - Flag lots
  - Permitting and Compliance
  - Duplex Definition
  - Allow NP areas to Opt into regulations
  - Notification process
  - NP Tools to address fencing and primary access of dwelling units.

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