

SINGLE-FAMILY RESIDENTIAL & DUPLEX REGULATIONS

MEETING MINUTES & NOTES 02.17.06

Meeting begins approximately 1:10 p.m., City Hall Council Chambers

Task force members:

Chris Allen	<u> X </u>	Noah Kennedy	<u> X* </u>
David Arscott, Co-chair	<u> X </u>	Mary Gay Maxwell	<u> X </u>
Michael Cannatti	<u> X </u>	Dennis McDaniel	<u> X </u>
Danette Chimenti	<u> X </u>	Karen McGraw	<u> X </u>
Michael Casias	<u> X </u>	Terry Mitchell	<u> X </u>
Dolores Davis	<u> X </u>	Laura Morrison, Co-chair	<u> X </u>
Sabas Flores	<u> </u>	Clint Small	<u> X </u>
Silver Garza	<u> X </u>	Melvin Wrenn	<u> </u>

X = in attendance

* Mr. Kennedy sent an alternate, Elizabeth Cash, in his absence.

Council members and City staff in attendance: Council Member Brewster McCracken, Council Member Betty Dunkerley, Council Member Lee Leffingwell, Karen Gross, Laura Huffman, Marie Sandoval, Tammie Williamson, Marty Terry, Marcie Morrison, Greg Guernsey, Tina Bui

1. Member and Staff Introduction

Introduction and welcome from Council Member (CM) Dunkerley: Suggested that task force review interim ordinance, compatibility of “mcmansions” and student housing

Introduction and welcome from CM McCracken: Suggested regular meeting time of every Friday, 1:00 p.m. to 3:00 p.m. [It was not collectively decided that this would be the set meeting time]

Introductions of task force members

Introductions of City staff

Introductions of stakeholders in audience

Introduction and welcome from CM Leffingwell: Council wants “planned density”

2. Appoint Task Force Chair/ Co-Chairs

No action taken.

3. Confirm Meeting Schedule of every Friday, 1:00-3:00 in Council Chambers

No action taken. CM McCracken suggested regular meeting time of every Friday, 1:00 p.m. to 3:00 p.m. but no collective decision made.

4. Briefing on Interim Ordinance and Changes passed at February 16, 2006 Council Meeting

No discussion on this item.

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ITEMS NOT LISTED ON AGENDA DISTRIBUTED BUT DISCUSSED

Brainstorming and discussion of issues

(Generally listed in order of discussion but some topics grouped if similar. See end of minutes for list of task force interests/problems grouped by general topic.)

- Group homes
 - o Homes with too many students and no City enforcement; rooms built intentionally to be shared, which would exceed City occupancy limit; Where do we steer students?; no new neighborhood plans adopting urban home and cottage lot infill options—why? [some recent plans have adopted these infill options but in subdistricts]; if group homes not built everywhere, is drainage an issue?
- Homes as financial investment
 - o e.g., retirement
- Drainage
 - o Infrastructure, cost, scheduling of construction projects
 - o Communitywide drainage problems versus “nuisance” drainage problems (i.e., b/t two neighbors)
 - o Drainage fees--Request for internal audit of where drainage fees go?
 - o Stormwater detention upstream from urban core—how does City regulate this?
- Massing and scale
 - o High walls at property line
- Redevelopment
 - o Balancing neighborhood heritage, character
 - o Rehabilitating and updating homes, lifespan of homes
- Assessment of compatibility
 - o Modern homes; what do people *not* like?
 - o What *do* people support?
 - o Context-sensitive, context-driven design
- Rights of adjacent property owners
 - o If big home built, how to help existing little home next door?
 - o Half of value of your own home is unrelated to your own dwelling
- What can task force solve?
 - o This task force cannot solve drainage issues.
- Code enforcement
 - o Three steps: intake/application phase; construction phase; completed product
- Demolition of homes
 - o Homes torn down but still usable
- Importance of terminology, no pejoratives
- Stock and class of existing, modest housing
- Wholesale change in neighborhoods
- Comfort level with additional density
 - o If the City moves towards having town centers, less need to pack density in existing neighborhoods
- Central East Austin, change in
- Neighborhood standards, localized districts
- Similar problems in different areas

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- Superduplexes
 - o Should the regulations adopted in the past few years have been localized?
 - o Should have different regulations because serve different purposes than single-family homes
 - o Lot size regulations for duplexes
 - o Definition of duplexes? Duplexes allowed to be essentially 2 homes on 1 lot since City Code requirements for connection b/t two units minimal.
- Lifestyles, housing needs differ
 - o e.g, students compared to families with children
- Saving light, garden space, open space
- Design
 - o Tools/options/regulations applicable to neighborhood planning areas instead of citywide?
 - o How to quantify “quality of architecture”
 - o Should design be regulated?
- Concern about homes being built that are not allowed under neighborhood combining conservation districts (NCCDs).
 - o Neighborhood review of homes that won’t be built to neighborhood design standards?
- Neighborhood identity
 - o e.g., parking placement differs across neighborhoods
- Parking placement
- Setbacks
- Height
- Second-story setbacks, second-story ratios
- Market demand
- Business disruption
- Property taxes, property values
- Lot capacity
- Complexity of City’s Land Development Code (LDC)
- National research, what are other cities doing?
- Gentrification
- Compatibility standards
- Building technologies
- Rainwater harvesting
- Loss of trees
- Impervious cover
 - o Lack of regulation when permits pulled, when construction occurs, and when more pavement poured after inspections complete

Suggestions for task force

- Issues
- Work product
- Process
- Resources
- Communications
- Schedule
- Organization/manhour planning
- *Meeting adjourned shortly after 3:00 p.m.*

Task Force Interests/Problems Residential Development Regulations

Compatibility/Massing

- Massing & Scale
- Walls up to the property line
- Look at compatibility standards
- Size
- Setbacks
- Height
- Context
- 2D & 3D Story Limits
- Upshifting housing scale

Neighborhood Character/Architectural Concerns/Quality of Life

- Preserve Architectural Character of neighborhood
- Protect Adjacent Property Owner Rights & Quality of Life
- Demo of nice homes
- Neighborhood Uniqueness
- Ok with Wholesale Neighborhood change?
- Neighborhood Standards
- Neighborhood Identity
- East Austin Issues
- How to protect neighborhood input
- What do neighborhoods support
- Quality of Architecture
- How to quantify architectural quality
- Design Guidelines/ Review
- Protecting Green Space
- Building Technology
- Loss of Trees

- Density/Planning for Growth
- Where do new residents go?
- Impervious Cover
- Neighborhood plans don't put density in SF areas
- Promote Redevelopment
- Targeted Areas
- Where does density go?
- Gentrification
- Lot capacity
- How much on one lot?

- Economic Issues
- Equity value for homeowners
- Affordability

- Stock of modest housing
- Affordability provided by duplexes
- Market Demand
- Business Disrupts ???
- Property Values

Drainage/Utility Issues

- Drainage
- Group home use of water/ wastewater etc.
- What happens to Drainage Fees?
- Community Drainage Infrastructure
- Upstream Drainage
- Rainwater

Enforcement of Existing Code

- Enforcement
- Parking
- Lack of Enforcement protocol

Additional Issue

- Research & Data
- Group Homes
- Duplexes- 2 houses or a unified building?
- Impact of Duplexes under current code