

SINGLE-FAMILY RESIDENTIAL & DUPLEX REGULATIONS

MEETING MINUTES & NOTES 02.21.06

Meeting began approximately 7:35 a.m., City Hall Boards & Commissions Room

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>
William Burkhardt	<u> X </u>	Dennis McDaniel	<u> X </u>
Michael Cannatti	<u> X </u>	Karen McGraw	<u> X </u>
Danette Chimenti	<u> X </u>	Terry Mitchell	<u> X </u>
Michael Casias	<u> X </u>	Laura Morrison, Co-chair	<u> X </u>
Dolores Davis	<u> X </u>	Clint Small	<u> X </u>
Sabas Flores	<u> X </u>	Melvin Wrenn	<u> </u>
Silver Garza	<u> X </u>		

X = in attendance

* Participated via phone conference

Council members and City staff in attendance: Council Member Brewster McCracken, Laura Huffman, Marty Terry, Greg Guernsey, Tina Bui

1. Welcome/Overview

2. Choose co-chairs

David Arscott and Laura Morrison were chosen as the co-chairs.

3. Review and complete interest/idea list from last meeting

Additions and changes were made to the list. See end of minutes for amended list.

4. Understand timeline/deadlines

Key dates discussed: The City has notified for possible City Council action to amend the development regulations for single-family and duplex uses. The dates notified for were

- Feb. 28, Planning Commission
- March 2, City Council.

If the task force chooses, they can make a recommendation for Council to act as early as March 2. However, it was noted that if Council action on March 2 was too soon and the task force needed more time to make a recommendation, Council would likely be supportive of a postponement of Council action to March 9, or possibly March 23. Action in March would technically be a Code amendment and the interim regulations would no longer be in effect.

Other key dates discussed were

- April 25, Planning Commission
- May 7, City Council.

These dates were also discussed as desired dates from the Council for action to make permanent changes to the Code for single-family and duplex regulations.

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5. Prioritize list for deadlines

Suggestions were made on what issues should be regulated if a recommendation is made for Council to act in March. They were

- Occupancy limits
- Square footage/FAR
- Size of adjacent homes
- Drainage, water quality fees
- Impervious cover
- Massing versus use considerations
- Don't include basement in FAR calculations, as long as they don't change the grading.
- Include 2nd and 3rd-floor porches in FAR calculations if it has a roof over it, even if screened.
- If cottage street scene is retained and massing is placed in back while meeting drainage issues, maybe adjust FAR and impervious cover regulations.
- If driveway leads to parking in rear, maybe an impervious cover allowance is granted.
- Pervious driveways
- Duplexes [mixed suggestions]:
 - o Duplex definition
 - o Defer to existing duplex regulations in Code today (pre-interim regulations)
 - o Perhaps implement some kind of scale, massing, compatibility regulations
 - o Change requirements in Code so that duplex units are forced to be attached
 - o Some duplex inhabitants prefer the duplexes units detached from a functional perspective.
 - o Possible to make them look like SF homes.
 - o Redefine duplex to sync with SF regs
 - o Set back duplexes in line with existing development
 - o Policy issue of scale, massing, compatibility requirements for duplexes. Balance of allowing duplexes and added density.
- Parking location, location of driveways
- Add urban home and cottage lot to interim regs
- Consider slopes and effect on buildable area when crafting regulations
- Height
- Secondary (garage) apartments

6. Set next agenda

An agenda was not set for the next meeting.

Next meeting Friday, Feb. 24, 1 p.m. to 3 p.m., City Hall.

Meeting adjourned approximately 9:00 a.m.

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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
- Definition of height

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
- Uniqueness, 'Keep Austin Weird'
- Legislating characteristics
- Family housing (e.g., modern day family with 2-3 children)
- Parking location

- 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?
- Legislating characteristics
- Tax base

- Economic Issues

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- 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~~ [Moved to section on “Neighborhood Character/ Architectural Concerns/Quality of Life”]
- Lack of Enforcement protocol
- Impervious cover
- Permit application and location requirements

Additional Issue

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