

**Residential Development Regulation Task Force Meeting  
Tuesday, March 7, 2006—7:30-9:00 a.m.  
City Hall—Boards and Commissions Room**

**Notes & Minutes**

*Meeting began approximately 7:30 a.m.*

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

X = in attendance

Council members and City staff in attendance: Council Member (CM) Brewster McCracken, Karen Gross, Laura Huffman, Marty Terry, Mike English, Ralph Gohring, Greg Guernsey, Tina Bui, Tammie Williamson

**1. Overview agenda and approve minutes of previous meetings  
David Arscott – 5 minutes**

*Discussion and direction to include L. Morrison's, N. Kennedy's, and D. Chimenti's corrections to the minutes from Feb 21, Feb. 24, Feb 28, and March 3.*

*Motion made by N. Kennedy; seconded by Chimenti. Vote: 13-0-3 (T. Mitchell & D. McDaniel absent; M. Cannatti not yet arrived)*

**2. Accept subcommittee report on draft language; discuss and decide Task Force recommendations to Council on Interim Zoning Regulations.  
Council Member Brewster McCracken/Task Force – 50 minutes**

*Draft ordinance prepared by Legal incorporating Task Force's previous comments was handed out ("SF & Duplex regs draft 46.doc"). Descriptions of basement areas and front yard setbacks drafted by Subcommittee handed out.*

*Discussion on various site development regulations including:*

- *Front yard setbacks:*
  - o *How should vacant lots be treated? Consider it a 25 foot setback.*
  - o *Suggestion made to consider blighted lots.*

## **Residential Development Regulations Task Force 03.07.06 Meeting Notes & Minutes**

- *Intent is to consider entire block face; discard highest and lowest setbacks; take the average; allow within plus or minus 10% with a limit that setbacks cannot be greater than greatest setback on block or smaller than smallest setback on block. General consensus that this was acceptable.*
- *Suggestion made to consider establishing a maximum setback.*
- *Basements:*
  - *Description drafted by subcommittee handed out. General consensus that this language was acceptable.*
  - *Suggestion made to consider window sill height.*
  - *Discussion on whether windows should be allowed; it was not agreed upon that windows should be prohibited.*
- *Waiver requirements: General consensus that both neighborhood compatibility **and** public health, safety, and welfare should be considered by Council in granting waivers.*
- *Applicability to which lots?*
  - *Suggestion made that interim regs apply only to demo permits filed after a certain date. No consensus was reached on the window of time or on setting any date to restrict applicability.*
  - *Discussion on applicability to vacant lots on which a structure never existed and demo date of structure: Members M. Casias and S. Garza objected to applicability of regulations to vacant lots on which no structure ever existed. Majority consensus was to include applicability to such lots in ordinance but point out to Council that two members were opposed. (No formal vote was taken.)*

*No formal vote was taken on the draft ordinance distributed or on any comments amending the draft ordinance distributed but there was general consensus that the draft ordinance was acceptable to those present save for the applicability of the regulations to vacant lots on which structures never existed (Casias and Garza dissenting).*

### **3. Using Task Force process flowchart as a guide:**

- **Determine amount and quality of research already on hand**
- **Determine schedule and logistics for completion of Task Force work**

**David Arscott/Task Force – 25 minutes**

### **4. Set agenda for next meeting**

**David Arscott/Task Force – 5 minutes**

*Request made by Task Force to have a presentation by City Demographer, Ryan Robinson, on home size statistics and by Matt Esquibel of the City's Communications and Technology Management (CTM) division on the electronic bulletin board.*

*Noted that there would be the first "Citizen Communication" session on the March 10 meeting.*

***Meeting adjourned approximately 9:30 a.m.***