

**City of Austin**  
**Residential Development Regulation Task Force Meeting**  
**Tuesday, March 21, 2006—7:30-9:30 a.m.**  
**City Hall—Boards and Commissions Room**

**Notes & Minutes**

*Meeting began approximately 7:45 a.m*

Task force members:

Chris Allen	__X__	Noah Kennedy	__X__
David Arscott, Co-chair	__X__	Mary Gay Maxwell	__X__
William Burkhardt	__X__	Dennis McDaniel	__X__
Michael Cannatti	__X__	Karen McGraw	__X__
Danette Chimenti	__X__	Terry Mitchell	__X__
Michael Casias	__X__	Laura Morrison, Co-chair	__X__
Dolores Davis	_____	Clint Small	_____
Silver Garza	__X__	Melvin Wrenn	__X__

X = in attendance

Council members and City staff in attendance: Council Member Brewster McCracken, Laura Huffman, Marty Terry, Joe Pantalion, Tammie Williamson, MJ Endres, Greg Guernsey, Adam Smith, Tina Bui

**1. Overview agenda and approve minutes of March 7 and March 10 meetings**

- This meeting extended by 30 minutes

**David Arscott – 5 minutes**

*Motion made to approve minutes by N. Kennedy, Seconded by D. Chimenti (14-0-2, D. Davis and C. Small absent).*

**2. Discuss and agree on proposed Rules of Order, including Task Force problem statement.**

**David Arscott – 10 minutes**

Proposed Rules of Order discussed.

- *Comments made about requirement/preference to view written language on resolutions or ordinances 24 hours in advance of approval.*
- *Comments made about use of Robert's Rules of Order*
- *Comments made about approving all items in the form of a resolution.*

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- *Comments made about ability to view documents 24 hours in advance or to have written language prepared before action and the effect such would have on the Task Force's ability to move ahead.*
- *Comments made about limiting the time of outside presentations to the Task Force.*
- *Comments made about the number or percentage of Task Force members necessary to approve an item.*

*No action taken; agreement that discussion and action on proposed Rules of Order would continue at 03.24.06 meeting.*

### *Task Force Problem (Goals) Statement discussed.*

- *Suggested and agreed upon that statement should be a 'Goals Statement' rather than a 'Problem Statement.'*
- *Comments made about additions and deletions to statement. (Those approved are noted below).*
- *Comments made about listing economic goals/development and goals of Envision Central Texas in Statement. Comments made about listing specific goals in Statement. (Addition of references to economic development and Envision Central Texas not included in motion.)*

*Motion made by D. Chimenti, Seconded by M.G. Maxwell to approve Goals Statement with the following changes*

- *Amend section 1.b. to add the phrase "public welfare and interest" so that the needs and reasonable expectations of the public welfare and interest are included. Delete all of Section 3.*
  - *Delete the phrase "but are beyond the practical scope of the Task Force to complete within its anticipated three-month time frame" from Section 4.*
- (14-0-2, D. Davis and C. Small absent). (Approved version of Goals Statement in legislative format follows minutes.)*

### **3. Neighborhood Planning Tools** **Karen McGraw – 10 minutes**

*Presentation by K. McGraw re: City of Austin Neighborhood Planning tools currently available in City neighborhood planning process.*

- *McGraw suggested that City add new tools like local historic districts, neighborhood combining conservation districts (NCCDs), and specified areas for redevelopment.*
- *Fairview, Hyde Park, and North University NCCDs referenced.*
- *Comments made about City not allowing certain tools or mechanisms in neighborhood planning which were previously allowed.*
- *Comments about a City department that was once to be created to help neighborhoods but never was.*

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- *Comments about need for tools that could be applied citywide and tools that could be applied only by neighborhoods that request them.*
- *Comments about cost of NCCDs and historic districts; what funding mechanisms exist and/or are possible if funds are needed?*
- *Comments about product of neighborhood plans: zoning as only product and need for other issues to be addresses like green space and transportation for example.*
- *Comments about 11<sup>th</sup> and 12<sup>th</sup> Street NCCDs and removal of compatibility standards with those NCCDs.*

*No action taken.*

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

- o **Review examples of Successful/Problematic SF Developments.**
- o **Discussion of possible provisions for permanent zoning regulations for residential uses and districts**

**David Arscott/Task Force – 60 minutes**

*Discussion on photos submitted from and to Task Force for review. More photos to be submitted and reviewed at future meetings.*

*No action taken.*

#### **5. Discuss and agree on Task Force problem statement**

**David Arscott – 10 minutes**

*See agenda item #2.*

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

- **Note time change of Friday meeting**
- **Data trends in residential development in Austin --Ryan Robinson, City Demographer**
- **Include citizen input for Friday meeting**

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

*Possible meeting topics suggested:*

- *Finalize Rules of Order*
- *Discuss solutions*
- *Review additional examples of homes submitted from and to Task Force*
- *Hiring of an outside consultant*
- *City resources available*
- *Occupancy limits*
- *Presentation by City Demographer, Ryan Robinson*

***Meeting adjourned approximately 9:50 a.m.***

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## Task Force Meeting Schedule and Structure

- Meetings will be held each week Tuesdays, 7:30-9:00 a.m. and Fridays, 1:30-4:30 p.m.
- Co-chairs will rotate chairing meetings
- Staff will take minutes, email to Task Force for review
- Set agenda for next meeting at end of each meeting
- No meetings Spring Break week, March 13-17.

## Task Force Ground Rules

- Pagers/cell phones off/silent
  - Task Force sits at table together
  - One person speak at a time
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## ~~PROPOSED~~ ADOPTED TASK FORCE GOALS STATEMENT

21-Mar-06

1. To recommend to the City Council specific permanent regulations to be applied to single- and two- family development in the pre- 1974 central city subdivisions, that are designed to optimally balance the following goals:
  - a. Protect the character of these older neighborhoods by better assuring that new construction and additions:
    - i. Are compatible in scale and bulk with existing structures,
    - ii. Do not exacerbate existing levels of rainwater runoff, and/or overtax the outdated stormwater system in these areas.
  - b. Balance the needs and reasonable expectations of residents, property owners and investors, **as well as the general public welfare and interest.**
2. To investigate the effects of existing single-family and duplex occupancy regulations on neighborhood character in these areas and, if appropriate, recommend either specific new occupancy regulations or other City Council action.
- ~~3. To review and approve specific ordinance language that arises from our recommendations to assure that the final ordinance accurately reflects our recommendations.~~
- ~~3.~~ 3. To report to the City Council on other related policy and process recommendations that we feel require urgent follow-on investigation and action, ~~but are beyond the practical scope of the Task Force to complete within its anticipated three-month time frame.~~