



March 26, 2019 Meeting Notes

Attendance:

- 10 taskforce members in attendance, 8 DSD staff members, and 5 city council representatives

Staff Presentation:

- DSD Administrator Cat Hernandez presented the Kickoff Meeting powerpoint
 - information regarding the RM & MF zoning classifications
 - the goals for the task force and tentative timeline

Taskforce Questions and Discussion:

- Cited concerns related to height of MF-33 properties within neighborhoods and adjacent to lots zoned as single family. Stated the height restriction in Article 5 when requesting height increases should be applied and incorporated into Table 310 to prevent incompatible development due to massing.
 - Staff described language that could be added to Table 310-1. This is staff's homework to create a draft of the language to present at the next meeting.
- Cited concerns that Zoning should match current use
 - Staff stated that D1 submitted CCRs to rezone areas within D1 that have multifamily zoning but developed as single family. Staff is currently processing these for rezoning.
 - Additionally, staff stated that the SA Tomorrow process that includes a zoning component will be able to address other areas of the city
- Asked for clarification as to why RM-4 allows more units than RM-6
 - Staff described density and intensity
- Stated concerns regarding lack of stormwater review if projects did not meet threshold requirements.
 - Staff stated that since this was not relevant to MF or RM, staff noted that consideration could be taken in the 2020 Code Amendment process.
 - The engineers and developers in the room chimed in on the topic explaining that many times the stormwater study is completed it just depends on the level of the study required, similar to TIA Worksheet/study.
- There was also a brief discussion of Planned Developments (PD) developments or zones similar to Austin and other progressive areas that allow mixed use developments with higher density and commercial uses with a lot of flexibility for development.
 - Staff explained this was similar to IDZ zoning.

Public Comment:

- The final part of the meeting was opened for questions/comments from the observers from the Council Districts and other City Staff.
- There were no additional comments.

Next Steps:

- Staff to draft language in Table 310 to address height adjacent to single family structures within the first 50 feet.