



FIRE DEPARTMENT

COMMITTED TO SERVING OUR COMMUNITY.



MEMORANDUM

DATE: AUGUST 13, 2004
TO: TOM BRYMER, CITY MANAGER
FROM: ERIC HURT, ASSISTANT CHIEF/ FIRE MARSHAL
RE: SUMMARY OF AD HOC CITIZENS TASK FORCE AND STAFF
RECOMMENDATIONS ON NEIGHBORHOOD INTEGRITY

Parking:

Ad Hoc Citizens Committee Recommendations on Parking in Residential Areas, In Order of Preference

1. Limit parking to one side of the street (opposite the fire hydrants)
2. Require 1 off street parking place per bedroom in new construction
3. Limit on street parking hours.
4. Investigate on-street parking permit program

Staff recommendation on parking.

The person requesting a change to parking on their street would be required to work through the City's Traffic Management Team including:

- Submit a petition with a 60% positive response to the citizen recommended parking change.

However, if deemed a public health/safety risk; City will address parking regardless.

Code Enforcement:

Ad Hoc Task Force Recommendations on Code Enforcement

1. Provide more personnel and resources.
2. Provide education (informing and involving the public).
3. Work to speed up the process.

Staff Recommendations

Review staffing needs during the budget process along with other general fund requests. **(An additional code enforcement officer is recommended in the proposed budget for FY 05)**

Increase educational opportunities with management companies and renters.

Evaluate the cost versus benefits of using certified mail to speed up enforcement processes.

Rental Inspections:

Ad Hoc Task Force Recommendations on Rental Inspections

The Citizens Ad Hoc Task Force voted 3 for and 17 against recommendation of Rental Inspections

Staff Recommendations

Rental Inspections would require the addition of at least two additional inspectors.

Staff does not recommend a rental inspection program at this time.

Rental Registration:

Ad Hoc Task Force Recommendations on Rental Registration

The Citizens Ad Hoc Task Force recommended the city pursue rental registration by a vote of:

Yes 14

No 6

The Task Force also recommended that the city absorb the cost of the program.

Staff Recommendations

At this time only require rental registration of single family and duplex units.

Charge a registration fee to the property owner for each rental property.

Require a local contact for absentee owners of rental property.

Noise Regulation:

Ad Hoc Task Force Recommendations on Noise

1. Increase fines for violations
2. Provide more stringent Police and Code enforcement
3. Fine landlords where violations occur
4. Police response / TABC / Code Enforcement

Staff Recommendations

Continue Noise Abatement Program to include:

- Education in an effort to heighten awareness and obtain voluntary compliance.
- Enforcement effort to address violations which do occur.
- Follow-up notification of property owners to encourage allies in controlling noise concerns.

Staff pointed out in an earlier presentation there is a documented decline in the number of noise related complaints, due to the noise abatement efforts of City Staff in recent years.

Overlay Districts:

Ad Hoc Task Force Recommendations on Overlay Districts

Establish Neighborhood Overlay Districts

Criteria for neighborhood overlay districts

Lot size / Preservation of building plots

Number of unrelated in single family

Green space

Contextual set backs

Architectural controls

Parking

District size

Equal Representation

Staff Recommendations

Begin to draft ordinance allowing for overlay districts

- Set minimum size for overlay districts
- Establish a process for a neighborhood to apply
- Require specific percent of area property owners to approve overlay standards

Number of Unrelated Living Together:

Ad Hoc Task Force Recommendations on Number of Unrelated

Task Force Vote:

Remain at 4 = 16 votes

Lower to 3 = 4 votes

Lower to 2 = 2 votes

Staff Recommendation

Leave the number of unrelated living together at four.

***Any change to Zoning Ordinances, such as the number of unrelated or overlay districts, will either have to be grandfathered or amortized to allow the owners to recoup their investment.**