



RESIDENTIAL DESIGN COMPATIBILITY COMMISSION
March 3, 2010 6:00 p.m.
CITY HALL, BOARDS AND COMMISSION ROOM
301 WEST 2ND STREET
AUSTIN, TEXAS

CURRENT BOARD MEMBERS:

Members Present

William Burkhardt
Chuck Mains
Karen McGraw
Beth Engelland
Jean Stevens
Lucy Katz
Keith Jackson

Members Absent

None

City Staff Present

Sylvia Benavidez

AGENDA

CALL TO ORDER

A. CITIZEN COMMUNICATION: GENERAL

The first 4 speakers signed up prior to the meeting being called to order will each be allowed a three-minute allotment to address their concerns regarding items not posted on the agenda.

PUBLIC HEARINGS

**B. RESIDENTIAL DESIGN AND COMPATIBILITY STANDARD
RECONSIDERATION POSTPONEMENT**

1. [09-127934PR](#) Part A, [09-127934PR](#) Part B
Sean Guess for Gregory Malcolm
802 Cardinal Lane

The applicant has requested a modification to allow a F.A.R increase from the maximum development permitted in Chapter 25-2 of the Land Development Code, ARTICLE 2: DEVELOPMENT STANDARDS.

Section 2.1 Subchapter F: Residential Design and Compatibility Standards from the Allowable 40% (3835 square feet) to 49% (4662 square feet) in order to build a new 2(two) story duplex with attached garages. The additional modification request is 827 square feet.

Motion by: Commissioner Mains

Seconded by: Commissioner Katz

Motion: Approval of the modification to allow a F.A.R increase from the maximum development permitted in Chapter 25-2 of the Land Development Code, ARTICLE 2: DEVELOPMENT STANDARDS.

Section 2.1 Subchapter F: Residential Design and Compatibility Standards from the Allowable 40% (3835 square feet) to 49% (4662 square feet) in order to build a new 2(two) story duplex with attached garages. The additional modification request is 827 square feet.

Ayes: Mains, Jackson, Engelland, Katz

Nays: Burkhardt, McGraw, Stevens

Abstain: none

Absent: none

Motion: GRANTED 4-3

Recommendation was made by Commissioner McGraw that duplex porch complies with the zoning requirements.

C. RESIDENTIAL DESIGN AND COMPATIBILITY STANDARD PUBLIC HEARINGS

1. [10-012140RA](#) Part A, [10-012140RA](#) Part B

Dylan Hester

2634 Deerfoot Trail

The applicant has requested a modification to allow a F.A.R. increase from the maximum development permitted in Chapter 25-2 of the Land Development Code, Section 2.1 Subchapter F: Residential Design and Compatibility Standards from the allowable 40% (3621 square feet to 44.63% (4040 square feet) in order to add a first and second floor addition to an existing single family residence.

WITHDRAWN

D. APPROVAL OF MINUTES (February 3, 2010) with corrections

Correction to case number 09-127345PR, address 3311 Clearview Drive

After board's decision to deny, the RDCC bylaws were reviewed and confirmed that the affirmative vote of 4 members of the RDCC is required to Grant a waiver. The applicant was notified that the waiver was granted and the opposition party was given the opportunity to appeal.

**Commissioner Stevens Accepted with corrections
Commissioner Katz seconded the motion
Approved by consent**

E. DISCUSSION AND POSSIBLE ACTION

1. Staff/Legal interpretation:

- 50% common wall LDC 25-2-773 (D),
- Garage/Carport Exemption – Subchapter F- Gross Floor Area 3.3 (A) (B) (C)
- Covered Porch Exemption – Subchapter F-Gross Floor Area 3.3.3 (A 2)

An explanation regarding the director's interpretation of three requirements in Chapter 25-2, Subchapter F (Residential Design and Compatibility) was presented to the commissioners. City of Austin Attorney Deborah Thomas was present to assist with interpretation.

ADJOURNMENT

The City of Austin is committed to compliance with the American with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Meeting locations are planned with wheelchair access. If requiring Sign Language Interpreters or alternative formats, please give notice at least 4 days before the meeting date. Please call Sylvia Benavidez at Planning and Development Review Department, at 512-974-2522, sylvia.benavidez@ci.austin.tx.us, for additional information; TTY users route through Relay Texas at 711.

For more information on the Residential Design and Compatibility Commission please contact Sylvia Benavidez at 512-974-2522 or sylvia.benavidez@ci.austin.tx.us.