



**Residential Design Compatibility Commission
MINUTES**

**REGULAR MEETING
January 31, 2012**

The Residential Design Compatibility Commission convened in a regular meeting on January 31, 2012, City Hall, Boards and Commission Room, 301 West 2nd Street in Austin, Texas.

William Burkhardt called the Commission Meeting to order at 6:00 p.m.

Commissioners in Attendance: William Burkhardt, Mary Ingle, Chuck Mains, Karen McGraw, Lucy Katz

Commissioners Absent: Keith Jackson, Missy Bledsoe

City Staff: Sylvia Benavidez

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.

**B. RESIDENTIAL DESIGN AND COMPATIBILITY STANDARDS
POSTPONMENT**

**B-1 2011-104609RA Aubrie Aldridge
4906 Avenue H**

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% (2500sq ft) to 43.5 % (2720 sq ft) for a 2nd story addition to enlarge existing kitchen and add dining room and master bedroom to an existing sf residence in a SF3-NCCD- NP zoning district.

COMMISSION'S DECISION: The public hearing was closed on Commissioner Chuck Mains motion to Approve Commissioner Lucy Katz second on a 5 to 0 vote: GRANTED

**B-2 2011-111369PR Nathan Stephens
1629 Palma Plaza**

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% (3723 sq ft) to 49.5% (4613 sq ft) to built a 2nd story detached garage apartment in a MF - 3 zoning district.

The applicant is requesting a modification to allow an increase to 25% in the maximum floor to area ratio or maximum square footage of gross floor area; Maximum linear feet of gables or dormers protruding from the setback plane; from the maximum development permitted in Chapter 25-2 of the Land Development Code, Section 2.8.1 A (1 and 2) to built a 2nd story detached garage apartment in a MF -3 zoning district.

COMMISSION'S DECISION: The public hearing was closed on Commissioner Lucy Katz motion to Approve Commissioner Chuck Mains second on a 5 to 0 vote: GRANTED for a 1st floor detached garage with a 2nd floor game room/bath not a detached garage apartment.

C. RESIDENTIAL DESIGN AND COMPATIBILITY STANADARD

**C-1 2012-003528RA David Cancialosi
3700 Lawton Avenue**

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% (2800 sq ft) to 45.3 % (3171 sq ft) for a 2nd story addition above an existing detached garage to create a 2 family residence in a SF3 zoning district.

COMMISSION'S DECISION: The public hearing was closed on Commissioner Mary Ingle motion to Postpone Commissioner Lucy Katz second on a 5 to 0 vote: POSTPONED to March 13, 2012.

Commissioner's recommendations:

- **Photos of the site to include all existing structures**
- **More letters of support**
- **Adjacent property owners to be consulted and submit letters of support**
- **Existing 3 sty structure- submit floor plans, dimensions and elevations**
- **Existing structure show tent protrusion (existing legal non complying)**

D DISCUSSION ITEMS

D-1 Status on Amending Ordinance 20080618-93 to put back the language that was removed from ordinance 20060622-22 E (3) an areas with a ceiling height greater than 15 ft is counted twice.

Commissioner William Burkhardt requested an update from Robert Heil with status of the ordinance revision.

D-2 Interpretation of the Attic Exemption

BOA Attic Exemption Interpretation (January 9, 2012)

Interpretation discussed among Commissioners; enforcement of the interpretation effective immediately

D-3 Chapter 245 flow chart process

Who are the persons in the Review Committee?

What are the regulations for denial or approval specific to the McMansion regulations?

Is there an appeal process for stake holders?

Request was referred to the COA Legal Department

Commissioner William Burkhardt would like a date when we anticipate hearing a response from Legal Department

D-4 Work group status – RDCC submittal sample packets

Commissioner William Burkhardt, Commissioner Lucy Katz, Commissioner Karen McGraw, and Commissioner Mary Ingle will decide on a meeting time and date to discuss RDCC submittal improvements.

- **Criteria & Design**
- **Building line parallel to Street (Commissioner William Burkhardt provide exhibit)**

E 2012 RDCC Meeting Schedule

MEETING DATES	CANCELLED DATES
January 4, 2012	
January 31, 2012	February 1, 2012
March 13, 2012	March 7, 2012
April 4, 2012	
May 2, 2012	
June 4, 2012	June 6, 2012
July 12, 2011	July 4, 2012 (holiday)
August 1, 2012	
September 5, 2012	
October 3, 2012	
November 7, 2012	
December 5, 2012	

F APPROVAL OF MINUTES: January 4, 2012 & November 30, 2011 Work Sessions

The public hearing was closed on Commissioner Karen McGraw motion to Approve January 4, 2012 minutes with correction Commissioner Mary Ingle second on a 5 to 0 vote: APPROVED

Commissioner William Burkhardt recommended that the November 30, 2011 work session minutes be Postponed to allow all the Commissioners enough time to read and review the November 30, 2011 work session minutes and include the attendees.

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@austintexas.gov for additional information; TTY users route through Relay Texas at 711.