



**Residential Design Compatibility Commission
MINUTES**

**REGULAR MEETING
May 2, 2012**

The Residential Design Compatibility Commission convened in a regular meeting on May 2, 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, Karen McGraw, Missy Bledsoe, Mary Ingle, Chuck Mains, Keith Jackson

Commissioners Absent: Lucy Katz

City Staff: Sylvia Benavidez, John McDonald

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.

David Whitworth requested clarity on the parking exemption for a duplex use on two adjacent lots

3.3.2. B. Up to 200 square feet of:

1. An attached parking area if it used to meet the minimum parking requirement; or
2. A garage that is less than 10 feet from the rear of the principal structure provided that the garage is either:
 - a. detached from the principal structure; or
 - b. attached by a covered breezeway that is completely open on all sides, with a walkway not exceeding 6 feet in width and a roof not exceeding 8 feet in width.

C. An applicant may receive only one 450-square foot exemption per site under paragraph A. An applicant who receives a 450-square foot exemption may receive an additional 200-foot exemption for the same site under paragraph B, but only for an attached parking area used to meet minimum parking requirements.

Commissioner Burkhardt suggested that a residential application be submitted to residential zoning review and the applicant had the option to request a wavier increase from the allowable FAR.

B. RESIDENTIAL DESIGN AND COMPATIBILITY STANDARDS

**B-1 2012-025032RA Christy Dittmar
904 Ebony**

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% (3152 sq ft) to 46 % (3625 sq ft) for a 2nd story addition to an existing single family residence in a SF3-NP zoning district.

WITHDRAWN BY APPLICANT

**B-2 2012-01202R Peter Pevoto
Gossett Jones Homes
4107 Avenue G**

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% (2595 sq ft) to 45% (2920 sq ft) to built a New 2 sty SF residence with habitable attic space in a SF-3-HD-NCCD zoning district.

WITHDRAWN BY APPLICANT

**C-2 2012-034233RA Christine & Jennifer Matyear
8600 Dorothea Court**

MODIFICATION REQUESTED: 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% (3261.6 sq ft) to 47.7 % (3887 sq ft) to built a 2 sty addition to a SF residence in a SF-3 zoning district.

COMMISSION'S DECISION: **The public hearing was closed on Commissioner Chuck Mains motion to Approve Commissioner Keith Jackson second on a 6 to 0 vote. Motion was GRANTED for 3678 square feet (45.1 %) a FAR increase of 416.4 square feet.**

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.

Amendment will be presented to Council on May 24 2012

Case Manager Robert Heil will submit an RCA for this item on May 24th, 2012 to set a public hearing for action on June 14, 2012.

D-2 Subchapter F Attic Exemption Criteria (4-9-2012 – BOA interpretation

C. A habitable portion of an attic, if:

6) Fifty percent or more of the area has a ceiling height of seven feet or less.

John McDonald is currently working with AIA for an exhibit sample drawing

D-3 Work group status – RDCC submittal sample packets

- Criteria & Design - Commissioner Mary Ingle suggested that the revised RDCC application is more fitting to the design and compatibility of the waiver request.**
- Building line parallel to Street – Commissioner Burkhardt asked John McDonald for an update for the next RDCC meeting**

- Application change process –**

John McDonald explained the rules posting process- Commissioner Burkhardt suggested a status update on any action taken to be provided at the next meeting.

COMMISSION'S DECISION: The public hearing was closed on Commissioner Missy Bledsoe motion to move forward with rules posting process, Commissioner Karen McGraw second on a 6 to 0 vote; APPROVED.

E Approval of Minutes:

E1- April 4, 2012 (Commissioner McGraw & Commissioner Bledsoe absent)

COMMISSION'S DECISION: The public hearing was closed on Commissioner Chuck Mains motion to APPROVE, Commissioner Keith Jackson second on a 6 to 0 vote; APPROVED.

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.