



**RCA
CITY OF AUSTIN
RECOMMENDATION FOR COUNCIL ACTION**

**AGENDA ITEM NO.: 32
AGENDA DATE: Thu 03/02/2006
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SUBJECT: Consider an ordinance waiving the interim development regulations of Ordinance No. 20060216-043 to allow the construction of an addition to a single family residence at 1511 Hardouin Avenue.

AMOUNT & SOURCE OF FUNDING: N/A

FISCAL NOTE: There is no unanticipated fiscal impact. A fiscal note is not required.

REQUESTING Watershed Protection and **DIRECTOR'S**
DEPARTMENT:Development Review **AUTHORIZATION:**

FOR MORE INFORMATION CONTACT: Sylvia Benavidez, 974-2522; David Cancialosi, 974-2635

PRIOR COUNCIL ACTION: N/A

BOARD AND COMMISSION ACTION: N/A

PURCHASING: N/A

MBE / WBE: N/A

On February 16, 2006 the City Council adopted interim development regulations which provided development limits in subdivisions within the City limits for which the original plat was approved before March 7, 1974, or on a tract that may legally be developed without being platted. For a remodel permit to increase the size of a duplex or single family structure, the structure's size after the remodel is limited to the greater of the following:

- (a) 0.4 to 1 floor-to-area ratio;
- (b) 2,500 square feet; or
- (c) the existing size plus 1000 square feet, if the applicant has been granted a homestead exemption for the duplex or single family structure.

This ordinance includes a provision which allows City Council to waive the development limitations if the Council determines that the development regulations impose an undue hardship on the applicant and the development proposed by the applicant will not adversely affect public health, safety, and welfare.

Architect and applicant Mr. James Holland is requesting a waiver from Ordinance No. 20060216-043 in order to construct an addition to a single family residence at 1511 Hardouin Avenue. The two story addition would add 2,323 square feet to the existing 1,591 square foot single family residence. The proposed development would comply with all other development limits in the moratorium ordinance, including building and impervious cover limitations as well as height requirements.

Staff recommends disapproval of the waiver request due to insufficient supporting documentation.