



**Residential Design and Compatibility Commission  
December 7, 2011, 6:00 PM  
City Hall, Board and Commission Room  
301 West 2<sup>nd</sup> Street  
Austin, Texas**

\_\_ **William Burkhardt (Chair)**  
\_\_ **Karen McGraw (Vice-Chair)**  
\_\_ **Missy Bledsoe**  
\_\_ **Mary Ingle**

\_\_ **Keith Jackson**  
\_\_ **Chuck Mains**  
\_\_ **Lucy Katz**

**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.

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

**B-1 2011-083306RA Edward Gordon  
705 Baylor Street**

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 permit an existing 2<sup>nd</sup> story floor attic addition and remodel to convert an illegal triplex to a duplex use in a SF3-HD-NP zoning district.

**C. RESIDENTIAL DESIGN AND COMPATIBILITY STANDARD**

**C-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.

**C-2 2011-102189R Treaty Oak Homes LLC/Jim Nance  
1304 Central Park Court**

The applicant is requesting a future modification to allow an increase of up 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; or waive or modify the side wall articulation requirement from the maximum development permitted in Chapter 25-2 of the Land Development Code, Section 2.8.1 A & B Subchapter F: Residential Design and Compatibility Standards to continue building on the remainder 20 single family lots using the design criteria they have used on the existing single family homes allowing for compatibility through the entire 42 lots in a SF6-C/O zoning district in the Salem Center Subdivision.

**C-3 2011-102191R Treaty Oak Homes LLC/Jim Nance  
1308 Central Park Court**

The applicant is requesting a future modification to allow an increase of up 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; or waive or modify the side wall articulation requirement from the maximum development permitted in Chapter 25-2 of the Land Development Code, Section 2.8.1 A & B Subchapter F: Residential Design and Compatibility Standards to continue building on the remainder 20 single family lots using the design criteria they have used on the existing single family homes allowing for compatibility through the entire 42 lots in a SF6-C/O zoning district in the Salem Center Subdivision.

**C-4 2011-102192R Treaty Oak Homes LLC/Jim Nance  
1312 Central Park Court**

The applicant is requesting a future modification to allow an increase of up 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; or waive or modify the side wall articulation requirement from the maximum development permitted in Chapter 25-2 of the Land Development Code, Section 2.8.1 A & B Subchapter F: Residential Design and Compatibility Standards to continue building on the remainder 20 single family lots using the design criteria they have used on the existing single family homes allowing for compatibility through the entire 42 lots in a SF6-C/O zoning district in the Salem Center Subdivision.

**C-5 2011-102194R Treaty Oak Homes LLC/Jim Nance  
1316 Central Park Court**

The applicant is requesting a future modification to allow an increase of up 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; or waive or modify the side wall articulation requirement from the maximum development permitted in Chapter 25-2 of the Land Development Code, Section 2.8.1 A & B Subchapter F: Residential Design and Compatibility Standards to continue building on the remainder 20 single family lots using the design criteria they have used on the existing single family homes allowing for compatibility through the entire 42 lots in a SF6-C/O zoning district in the Salem Center Subdivision.

**D. DISCUSSION ITEMS**

**D-1** Administrative Appeal Process

**D-2** Interested Party Process

**D-3** 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.

**D-4** Discussion of RDCC process for Historical Properties

**E. APPROVAL OF RDCC Meeting Schedule for 2012  
(Reschedule July 4, 2012 meeting to either July 5<sup>th</sup> or July 11<sup>th</sup>, 2012)**

**F. APPROVAL OF MINUTES October 5, 2011**

### **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](mailto:sylvia.benavidez@ci.austin.tx.us), for additional information; TTY users route through Relay Texas at 711.