



**Residential Design Compatibility Commission
MINUTES**

**REGULAR MEETING
July 6, 2011**

The Residential Design Compatibility Commission convened in a regular meeting on July 6, 2011, 2011, 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, Beth Engelland, Lucy Katz, Chuck Mains, Jean Stevens

Commissioners Absent:, Keith Jackson

City Staff: Sylvia Benavidez, Edward Vigil

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.

No Speakers

B. DISCUSSION ITEM

B-1 Attic Exemptions

POSTPONED JULY 25, 2011

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

**C-1 11-031138R Jim Einhaus for Bill & Claudia Clark
3704 Bonnell Drive**

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% (4673.2 sq ft) to 42.8 % (5007 sq ft) for new construction of a 2 story single family residence in a SF3 zoning district.

The public hearing was closed on Board Member Karen McGraw motion to Deny, Board Member Jean Stevens second on a 5-1 vote (Commissioner Chuck Mains nay); DENIED.

D. RESIDENTIAL DESIGN AND COMPATIBILITY STANADARD

D-1 11-052061R Jim Bennett for Ron Horne

2800 East 22nd Street

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% (2391sq ft) to 50 % (2989 sq ft) for new construction of a 2 story single family residence and a detached 2sty w/attic secondary apartment in a SF3 NP zoning district.

The public hearing was closed on Board Member Karen McGraw motion to Grant, Board Member Beth Engelland second on a 6-0 vote; GRANTED with a FAR increase of 2685 sq ft. subject to verification of the submittal documentation.

**D-2 11-052057R Jim Bennett for Ron Horne
2209 Curtis 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% (2803.6 sq ft) to 50% (3503 sq ft) for new construction of a 2 story single family duplex in a SF3 NP zoning district.

The public hearing was closed on Board Member William Burkhardt motion to Postpone to July 25, 2011, Board Member Jean Stevens second on a 5-1 vote (Commissioner Chuck Mains nay); POSTPONED TO JULY 25, 2011.

**D-3 11-052048R Jim Bennett for Ron Horne
2205 Curtis 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% (2803.2 sq ft) to 50 % (3504 sq ft) for new construction of a 2 story single family duplex in a SF3 NP zoning district.

The public hearing was closed on Board Member William Burkhardt motion to Postpone to August 3, 2011, Board Member Jean Stevens second on a 5-1 vote (Commissioner Check Mains nay); POSTPONED TO AUGUST 3, 2011.

**D-4 11-041355RA Tom & Kelley Daniel
1412 Gaston 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% (5598 sq ft) to 43.8 % (6141 sq ft) to re permit an expired Guesthouse addition permit from

1993 and remodel a portion of existing attached garage for habitable space to an existing 2 story single family residence in a SF3NP zoning district.

The public hearing was closed on Board Member Jean Stevens motion to Grant, Board Member Lucy Katz second on a 6-0 vote; GRANTED.

E. APPROVAL OF MINUTES (June 1, 2011)

Board Member Karen McGraw motion to Approve with amendments, Board Member Jean Stevens second on a 6-0 vote; APPROVED that we add a discussion item:

Ordinance 20080618-093 GROSS FLOOR AREA 3.3 deleted GROSS FLOOR AREA requirement- E (2) an areas with a ceiling height greater than 15 ft is counted twice from ordinance 20060622-022

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.