



**Residential Design Compatibility Commission
MINUTES**

**SPECIAL CALLED MEETING
July 25, 2011**

The Residential Design Compatibility Commission convened in a special called meeting on July 25, 2011, City Hall, Boards and Commission Room, 301 West 2nd Street in Austin, Texas.

William Burkhardt called the Commission Meeting to order at 2:35 p.m.

Commissioners in Attendance: William Burkhardt, Karen McGraw, Beth Engelland, Lucy Katz, Chuck Mains, Jean Stevens, Keith Jackson

City Staff: Sylvia Benavidez, Greg Guernsey, Don Birkner

**A RESIDENTIAL DESIGN AND COMPATIBILITY STANDARD
POSTPONEMENT**

**A-1 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 two-story duplex in a SF3 NP zoning district.

The public hearing was closed on Board Member Chuck Mains motion to Grant, Board Member Beth Engelland second on a 7-0 vote; GRANTED with a FAR increase of 3484 sq ft. shown on revised plans dated 7-18-2011.

B. DISCUSSION ITEM

B-1 Discuss the granting of permits after a denial of a modification waiver by the Residential Design and Compatibility Commission (RDCC), and to establish the process and procedures to be followed with respect to applicant plan modification and acceptance of such modification for permit after RDCC denial.

Additional questions:

1. Is there a public process to allow for timely notification of stakeholders for the purpose of appeal if denied plans are modified and/or appealed and permitted administratively?

2. Is the RDCC a stakeholder and/or should formal notification be provided to the RDCC in such cases?

B-2 Section 3.3.3 (C)(2). , Subchapter F (attic exemptions): A habitable portion of an attic can be exempt from gross floor area under six conditions (2) It is fully contained within the roof structure.

Greg Guernsey (Planning and Development Review Department Director) will provide an update

- **Shed roof –gable – dormer limitations**
- **Process on an administrative appeal, at the Director level**

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.