



**Residential Design Compatibility Commission
MINUTES**

**REGULAR MEETING
September 7, 2011**

The Residential Design Compatibility Commission convened in a regular meeting on September 7, 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, Mary Ingle, Keith Jackson

Commissioners Absent:, Lucy Katz, Chuck Mains, Missy Biedsoe

City Staff: Sylvia Benavidez, John McDonald and Greg Guernsey

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.

RE: 3704 Bonnell residential approved plans

1. Lynn Hill

2. John Deigh

3. Donna Edgar

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

**B-1 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.

POSTPONED TO OCTOBER 5, 2011

C. RESIDENTIAL DESIGN AND COMPATIBILITY STANADARD

**C-1 11-052329RM Fred Hubnik for Michael McGowan & Lucy Price
3508 Clearview 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% (3326 sq ft) to (3345 sq ft) to re permit an expired existing detached garage. **GRANTED**

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% (3326 sq ft) to 45.6% (3786 sq ft) to convert existing detached garage into a pool house/storage area in a SF3NP zoning district. **DENIED**

The public hearing was closed on Commissioner Karen McGraw motion to Grant 19 square feet increase of F.A.R. to re-permit detached garage and Deny the conversion of the detached garage into a pool house., Commissioner Mary Ingle second on a 4-0 vote; GRANT 19 SQUARE FEET INCREASE OF F.A.R. TO RE-PERMIT DETACHED GARAGE AND DENY THE CONVERSION OF THE DETACHED GARAGE INTO A POOL HOUSE.

D. DISCUSSION ITEM

D-1 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

RECOMMENDATION: Commissioner Burkhardt recommended for staff to come back with Draft Language to amend 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-2 Commissioner Stevens made a recommendation to revise the code language for shed roof and attic exemptions

RECOMMENDATION: Commissioner McGraw suggested for a clearer interpretation
Commissioner Burkhardt suggested changing the language to make it clear

D-3 Greg Guernsey (Planning and Development Review Department Director) will provide an update

- Shed roof –gable – dormer limitations
- Attic exemptions

Planning & Development Review Department Director Greg Guernsey provided exhibits to explain staff review process

- Process on an administrative appeal, at the Director level

Residential Zoning Review Supervisor John McDonald gave a verbal presentation with a flow chart to be provided to the RDCC Commissioners at the October 5th RDCC hearing.

E. APPROVAL OF MINUTES (July 6, 2011- Special Called Meeting July 25, 2011)

Quorum was not met to vote on the minutes

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.