

MODIFICATION REQUESTED: The applicant has requested a modification to allow an increase to the maximum gross floor area permitted in Chapter 25-2 of the Land Development Code, Section 2.1 Subchapter F: Residential Design and Compatibility Standards to install a garage door to an existing attached carport of an existing single family residence in a SF-3 zoning district.

Postponement granted without objection

C DISCUSSION ITEMS:

C-1 Discussion of the mission of the Residential Design and Compatibility Commission (RDCC).

Tabled w/out objection

C-2 Current rewrite of the LDC (land development code)

Karen McGraw –letter was sent

Mary Ingle –iterative process, waiting on feedback from staff

C-3 Discussion of possible code amendments or language modifications related to rewrite of LDC.

Karen McGraw –LDC is 3 yrs away from being modified, we need to fix carports now – keep garage doors off of carports, proposal to fix code now and make recommendations.

Modify 3.3.2.A (exempt 450 sq. ft) (3) Open Parking Area –open on 2 or more sides

1. Does not have habitable space above
2. Clear and unobstructed for more than 80%
3. Open sides include side of vehicle access and side facing front of lot and cannot have garage door included on any side
4. More than 50% of the perimeter must have 80% openings

William Burkhardt- amendment will not solve the problem. Creates an incentive to design a carport. Recommend picking a number that everyone can live with and the exception would apply whether it is a garage or a carport.

Mary Ingle- agrees with chair recommendation. Does not see the reason for treating garages differently from carports.

Karen McGraw- attached parking exemption was a compromise to allow 200 sq ft of parking in the main building.

William Burkhardt- complicating the language just creates more loophole opportunities. Simplifying the code is the better solution. Tried to make an accommodation but it has failed. Needs to be fixed.

Karen McGraw- suggestion to remove the part of the code allowing the attached carport exemption.

William Burkhardt- agrees that the suggested approach would address the issue. Could be accomplished without much trouble.

Karen McGraw motion to recommend removal of 3.3.2.A.3 and end language under 3.3.2.C after “per site”. Missy Bledsoe 2nd.

APPROVED W/O OBJECTION

D APPROVAL OF MINUTES:

D-1 November 5, 2014

Commission's Decision: Commissioner Mary Ingle motion to APPROVE.
Commissioner Lucy Katz second on a vote 4-0; APPROVED

ADJOURNMENT

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