



**Residential Design and Compatibility Commission
REGULAR MEETING MINUTES**

The Residential Design Compatibility Commission convened in a regular meeting on January 7, 2015, City Hall, Boards and Commission Room, 301 West 2nd Street in Austin, Texas.

William Burkhardt called the Commission Meeting to order at 6:03 p.m.

Commissioners in Attendance: William Burkhardt, Karen McGraw, Mary Ingle, Chuck Maines, Lucy Katz, Keith Jackson and Missy Bledsoe

City Staff: Daniel Word

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.

Dave Piper, Zilker Neighborhood Association

Concerned about waivers being requested of RDCC. Believe such requests should be directed to BOA. RDCC can only hear cases that are proposed. Screening procedures should be created to refer cases where construction has been done to BOA.

B. RESIDENTIAL DESIGN AND COMPATIBILITY STANDARDS

**B-1 2014-079972 PR Gregory H. Bow
905 Columbus Street**

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-NP zoning district.

****Item is continuation of postponement from October 1st, 2014 meeting****

Commission's Decision: Commissioner Mary Ingle motion to take no position on this case. No 2nd offered. Motion fails for lack of second.

**Commissioner Karen McGraw motion to postpone. Commissioner Ingle 2nd.
POSTPONEMENT APPROVED 7-0**

Commission requested legal advice on the following:

- **Does RDCC have jurisdiction to hear cases where work has already been performed?**
- **Does the presence of a fence adjacent to a carport negate a gross floor area exemption applied under Subchapter F Article 3.3.2.A.3?**
- **If the RDCC votes to take “no action” on a case, can that vote be appealed to council?**

Staff will make a request to the law department for advisement on the three questions and report back to the commission with the findings.

C DISCUSSION ITEMS:

**C-1 Draft letter to City Council regarding CodeNEXT approaches
No discussion**

**C-2 Discussion of the mission of the Residential Design and Compatibility Commission (RDCC).
No discussion**

C-3 Current rewrite of the LDC (land development code)
Karen McGraw- carport issues worked out last meeting, building line has posed an issue. Staff discussed potential problems with building line being tied to the principal structure.
William Burkhardt- suggests prescribing the McMansion building line coincide with the minimum front setback line.
Karen McGraw- 30 foot gable allowance gets caught up in the McMansion building line issue as well. Staff suggested building in flexibility in assigning the McMansion building line when lots have irregular shapes or curved front lot lines.
Karen McGraw- parking area exemptions should be capped by limiting the site to a maximum of 450 sq ft.
William Burkhardt- dormers should be included in habitable attic exemption calculations.
Karen McGraw- sidewall articulation. Staff clarified that the code as written limits the sidewall measurement to the 1st floor wall plate. Staff pointed out the use of “net building coverage” in an exemption from sidewall articulation. Karen McGraw discussed that it was inserted to placate affordable housing concerns, but expressed concern that the language did not match the discussion.
William Burkhardt- believes the language does not match with the original discussions. One story vaulted ceilings should be allowed and not be counted twice against FAR.

D APPROVAL OF MINUTES:

**D-1 December 3, 2014
Multiple revisions needed- no action taken.**

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 contact Daniel Word at Planning and Development Review Department, at 512-974-3341, daniel.word@austintexas.gov for additional information; TTY users route through Relay Texas at 711.