



**Residential Design Compatibility Commission
MINUTES**

**REGULAR MEETING
July 3, 2013**

The Residential Design Compatibility Commission convened in a regular meeting on May 1, 2013, 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, Missy Bledsoe, Mary Ingle, Lucy Katz, Chuck Mains

Commissioners Absent: Keith Jackson, Karen McGraw

City Staff: Sylvia Benavidez, Daniel Word

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

**B-1 2013-049230RA Jeff Bridgewater
4104 Duval Street**

MODIFICATION REQUESTED: 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% (4043.2 sq ft.) to 45.2 % (4565.5sq ft) to enclose covered porches into carports for a proposed duplex in a SF3-HD-NCCD- NP zoning district.

COMMISSION'S DECISION: The public hearing was closed on Commissioner Lucy Katz motion to APPROVE. Commissioner Chuck Mains second on a 4 to 1 vote. APPROVED. (Commissioner Mary Ingle, Nay)

C. RESIDENTIAL DESIGN AND COMPATIBILITY STANDARDS

C-1 2013-062098R

**Jim Bennett for Daniel Horne
2205 Curtis Avenue**

MODIFICATION REQUESTED: 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.

COMMISSION'S DECISION: The public hearing was closed on Commissioner Chuck Mains motion to APPROVE. Commissioner Lucy Katz second on a 4 to 1 vote. APPROVED. (Commissioner Mary Ingle, Nay)

C-2 2013-060938R

**Lindsay Hunter for Heather Nelson
1410 Gaston Avenue**

MODIFICATION REQUESTED: 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% (5592.9 sq ft.) to 43 % (5911.14 sq ft) for an addition/remodel of an existing single family residence in a SF3-NP zoning district.

COMMISSION'S DECISION: The public hearing was closed on Commissioner Chuck Mains motion to APPROVE. Commissioner Missy Bledsoe second on a 4 to 1 vote. APPROVED. (Commissioner William Burkhardt, Abstained)

C-3 2013-060938R

**Jared Hass for Michelle & Gil Lohr
2803 Oak Crest Avenue**

MODIFICATION REQUESTED: 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% (4913 sq ft.) to 46 % (5604 sq ft) to build a new single family duplex in a SF3 zoning district.

COMMISSION'S DECISION: The public hearing was closed on Commissioner Lucy Katz motion to Deny. Commissioner Mary Ingle second on a 4 to 1 vote. DENIED. (Commissioner Chuck Mains, Nay)

D DISCUSSION ITEMS:

D-1 Unfinished attic space F.A.R calculation for a ceiling height over 7 feet

Daniel Word reiterated that residential staff reviews under the current definitions in the LDC (land development code) for enclosed space and gross floor area. The non- habitable attic contained within the roof structure is not counted towards gross floor area. Structural plans are required to be submitted for certain residential projects.

D-2 Interpretation of other roof styles

BOA interpretation scheduled for July 23, 2013

D-3 Update on rules posting for revised RDCC application

Scheduled for 4TH Quarter Rules Posting could take 60-90 days for approval

E APPROVAL OF MINUTES:

F-1 May 1, 2013

COMMISSION'S DECISION: The public hearing was closed on Commissioner Lucy Katz motion to Approval. Commissioner Mary Ingle second on a 5 to 0 vote. APPROVED.

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@austintexas.gov for additional information; TTY users route through Relay Texas at 711.