

**CITY OF AUSTIN
RESIDENTIAL DESIGN AND COMPATIBILITY COMMISSION
AGENDA**

**February 3, 2010
CITY HALL – BOARDS AND COMMISSION ROOM
301 W. 2nd Street**

CALL TO ORDER – 6:00 P.M.

_____ William Burkhardt

_____ Jean Stevens

_____ Beth Engelland

_____ Keith Jackson

_____ Chuck Mains

_____ Karen McGraw

_____ Lucy Katz

ORDER OF PROCEDURE

- 1.) Chair announces requests.
- 2.) Staff presents a brief overview of the case.
- 3.) Chair calls on those favoring the request.
 - a. A total of five (5) minutes shall be allocated for presentation in support of the application. This includes the presentation time used by the applicant and other proponents.
- 4.) Chair calls on those opposing request.
 - a. A total of five (5) minutes shall be allocated for presentation in opposition to the application.
- 5.) Applicant given opportunity to answer objections stated (2 minutes).
- 6.) Public hearing closed and no further testimony is taken from the public (unless requested by the Chair).
- 7.) Questions from the Commission.
- 8.) When the public hearing is closed, the Commission shall make a recommendation.

CITIZENS WISHING TO SPEAK BEFORE THE COMMISSION MUST REGISTER BY SIGNING IN WHERE INDICATED BY THE COMMISSION SECRETARY.

The Commission may rescind or amend a previous action at the request of two or more Commissioners. Such request must be based on new evidence judged to be material to a correct decision of the Commission and must be made within fourteen (14) days at the date of the session in which the action to be rescinded or amended was taken.

Any interested party aggrieved by the final decision of the Residential Design and Compatibility Commission may appeal the Commission's decision to the City Council. The appeal must be submitted not later than fourteen (14) days after the date of the decision (Land Development Code 25-1-182).

Postponement of Public Hearing. Anyone who receives a mailed notice of the application may request a postponement of a public hearing in writing to the Executive secretary by 10:00 a.m. the Tuesday before the Residential Design and Compatibility Commission meeting. Any such request may be granted.

CITIZENS COMMUNICATIONS

The first four (4) speakers signed up to speak will each be allowed a three-minute allotment to address their concerns regarding items *not* posted on the agenda.

A. Residential Design and Compatibility Standard Postponements

1. [09-127345PR](#) Part A, [09-127345PR](#) Part B, [09-127345PR](#) Part C, [09-127345PR](#) Part D, [09-127345PR](#) Part E, [09-127345PR](#) Part F [09-127345PR](#) Part G
Jay Corder for Mark J. Hess
3311 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, ARTICLE 2: DEVELOPMENT STANDARDS.
Section 2.1 Subchapter F: Residential Design and Compatibility Standards from the Allowable 40% (2730 square feet) to 42.8% (2922 square feet) in order to build a new 2(two) story single family residence with attached carport. The additional modification request is 192 square feet.

2. [09-127181R](#) Dylan Robertson for Ginger Rothe and Ron Robertson
1801 Riverview

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, ARTICLE 2: DEVELOPMENT STANDARDS.
Section 2.1 Subchapter F: Residential Design and Compatibility Standards from the Allowable 40% (2352 square feet) to 49.7% (2924 square feet) in order to build a new 3(three) story single family residence. The additional modification request of 572 square feet is to allow ceiling heights over 15 feet.

WITHDRAWN

B. Residential Design and Compatibility Standard Reconsideration

1. [09-127934PR](#) Part A, [09-127934PR](#) Part B, [09-127934PR](#) Part C, [09-127934PR](#) Part D
Sean Guess for Gregory Malcolm
802 Cardinal Lane

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, ARTICLE 2: DEVELOPMENT STANDARDS.
Section 2.1 Subchapter F: Residential Design and Compatibility Standards from the Allowable 40% (3835 square feet) to 49% (4662 square feet) in order to build a new 2(two) story duplex with attached garages. The additional modification request is 827 square feet.

C. Residential Design and Compatibility Standard Public Hearings

1. [10-001337PR](#) Part A, [10-001337PR](#) Part B, [10-001337PR](#) Part C
Lindsay Hunter for Daphne Kuykendall
1403 Wathen 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% (4108 square feet) to 48.9% (4476 square feet) for a rear 2nd floor addition. The additional modification request is 368 square feet.

D. DISCUSSION AND POSSIBLE ACTION

1. The Commission will discuss the status of the Residential Remodel definition.

The PC Codes and Ordinances meeting scheduled for January 19, 2010 was postponed to February 16, 2010 and the Design Commission is scheduled to hear the proposed code amendment on February 22, 2010.

2. Staff interpretation:

- 50% common wall LDC 25-2-773 (D),
- Garage/Carport Exemption – Subchapter F- Gross Floor Area 3.3 (A) (B) (C)
- Covered Porch Exemption – Subchapter F-Gross Floor Area 3.3.3 (A 2)

3. Clarification on postponement process

- Common practice is that Boards and Commission can postpone cases to the next hearing date or have the option to postpone to a later date as needed. (See Exhibit B2 Board of Adjustment Rules of Procedure-(E) Notice (2))
- 2010 RDCC Meeting Schedule

E. APPROVAL OF MINUTES FROM PREVIOUS MEETINGS

1. January 6, 2010

The Commission may take items in any order, and may take action on any item except citizen's communication. Direct any questions on this agenda or the Commission to Sylvia Benavidez of the Watershed Protection and Development Review Department at 512-974-2522.

The City of Austin is committed to compliance with the Americans with Disabilities Act. Reasonable modification and equal access to communications will be provided upon request. Please call Ron Menard, Watershed Protection & Development Review Department, at (512) 974-2384, for information; text phone users please route through Relay Texas at (800) 735-2989. For a Sign Language Interpreter, please call 5 days prior to meeting date.