

**CITY OF AUSTIN**  
**RESIDENTIAL DESIGN AND COMPATIBILITY COMMISSION**  
**Minutes**  
**February 3, 2010**  
**CITY HALL – BOARDS AND COMMISSION ROOM**  
**301 W. 2<sup>nd</sup> Street**

**CALL TO ORDER – 6:00 P.M.**

**Members Present**

William Burkhardt  
Chuck Mains  
Karen McGraw  
Beth Engelland  
Jean Stevens  
Lucy Katz  
Keith Jackson

**Members Absent**

None

**City Staff Present**

Sylvia Benavidez

**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.

**Motion by: Commissioner Katz**

**Seconded by: Commissioner Engelland**



**Motion:** Postponement of the 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.

**Ayes:** Burkhardt, McGraw, Stevens, Katz, Engelland, Jackson, Mains

**Nays:** none

**Abstain:** none

**Absent:** none

**Motion:** POSTPONED TO MARCH 3, 2010; 7-0

**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 2<sup>nd</sup> floor addition. The additional modification request is 368 square feet.

**Motion by:** Commissioner Stevens

**Seconded by:** Commissioner Engelland

**Motion:** Approval of the 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 2<sup>nd</sup> floor addition. The additional modification request is 368 square feet.

**Ayes:** McGraw, Stevens, Katz, Engelland, Jackson, Mains

**Nays:** none

**Abstain:** Burkhardt

**Absent:** none

**Motion:** GRANTED 6-1

**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.

**No Comments;**

**Design Commission February 22, 2010.**

**PC Codes and Ordinances meeting February 16, 2010 was postponed to March 15, 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)

**Suggested City Staff or Legal to attend the meetings for clarification**

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

**No Comments**

**Commissioner McGraw suggested that all commissioners obtain copies of the bylaws and McMansion ordinance.**

**E. APPROVAL OF MINUTES FROM PREVIOUS MEETINGS**

1. January 6, 2010

**Commissioner Stevens to Accept**

**Commissioner Katz seconded the motion**

**Approved by consent**

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.**