



**Residential Design and Compatibility Commission  
March 2, 2011, 6:00 PM  
City Hall, Board and Commission Room  
301 West 2<sup>nd</sup> Street  
Austin, Texas**

<b>__ William Burkhardt (Chair)</b>	<b>__ Keith Jackson</b>
<b>__ Karen McGraw (Vice-Chair)</b>	<b>__ Chuck Mains</b>
<b>__ Jean Stevens</b>	<b>__ Lucy Katz</b>
<b>__ Beth Engelland</b>	

**AGENDA**

**CALL TO ORDER**

**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.

**B. APPROVAL OF MINUTES (January 5, 2011)**

**C. RESIDENTIAL DESIGN AND COMPATIBILITY STANDARD  
POSTPONEMENT**

**C-1 10-104084RA Leslie Hoard  
4212 Ramsey Avenue**

The applicant is requesting 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% (2700 sq ft) to 46.1% (3110 sq ft) to allow a two story 410 square foot addition to an existing two story single family residence in a SF3 zoning district.

**D. RESIDENTIAL DESIGN AND COMPATIBILITY STANDARD PUBLIC  
HEARING**

**D-1 10-098821R Marie Case  
1606 East Side Drive**

The applicant is requesting 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% (3554 sq ft) to 45% (4036.95 sq ft) to allow the construction of a new 3 story single family residence and maintain an existing 1 story accessory structure in a SF3-N/P zoning district.

**D-2 10-110001RM Blake Rue  
3002 Kerbey Lane**

The applicant is requesting 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% (2623 sq ft) to 42% (2795 sq ft) to convert a portion of the existing attached garage to create a bedroom/bath for an existing single family residence in a SF3-N/P zoning district.

**D-3 11-002992R Jeff Barger and Betty Trent  
2822 Wooldridge Drive**

The applicant is requesting 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% (3132 sq ft) to 45% (3600 sq ft) to construct a new 2 story duplex in a SF3-N/P zoning district.

**D-4 11-01001279RA Mike Collins for Walter Servicing Corporation  
2102 East 13<sup>th</sup> Street**

The applicant is requesting 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 allowable 40% (3116 sq ft) to the maximum allowed per waiver request at 3895 sq ft in order to re permit an existing 2 sty duplex in a SF3 N/P zoning district.

**D-5 11-010926R Tom Hurt for Jon Ludwig and Erin Foster  
504 East Annie Street**

The applicant is requesting 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% (2400 sq ft) to 46.1% (2770 sq ft) to allow new construction of a two story single family home in a SF3-N/P zoning district. .

**D-6 11-009353RA James Holland for Matthew Kreislie  
1512 Hardouin Avenue**

The applicant is requesting 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% (3659.2 sq ft) to 47.6% (4355 sq ft) to allow a first and second story addition of 695.8 square feet to an existing single family residence in a SF-3-N/P zoning district.

**D-7 11-010989R**

**Nathan Stephens  
4200 Valley View**

The applicant is requesting a future modification to discuss and review lot boundaries and how they specifically work toward defining the tent requirement in the maximum development permitted in Chapter 25-2 of the Land Development Code, Section 2.6 Subchapter F: Residential Design and Compatibility Standards to continue building on the remainder single family duplex lots in a SF3 zoning district.

**D-8 11-009015PR**

**Kevin M Flanive for Adam Boenig  
3730 Cima Serena Drive**

The applicant is requesting a future modification to allow an increase of up to 25% in the maximum floor to area ratio or maximum square footage of gross floor area; Maximum linear feet of gables or dormers protruding from the setback plane; or waive or modify the side wall articulation requirement from the maximum development permitted in Chapter 25-2 of the Land Development Code, Section 2.8.1 A & B Subchapter F: Residential Design and Compatibility Standards to allow new construction of single family homes in an urban infill 26 lot subdivision that would be compatible in scale and bulk with structures in the vicinity of the development in a SF3 zoning district.

## **E. DISCUSSION ITEM**

To discuss the reschedule date for the work session

## **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@ci.austin.tx.us](mailto:sylvia.benavidez@ci.austin.tx.us), for additional information; TTY users route through Relay Texas at 711.