



**Residential Design and Compatibility Commission  
September 7, 2011, 6:00 PM  
City Hall, Board and Commission Room  
301 West 2<sup>nd</sup> Street  
Austin, Texas**

**William Burkhardt (Chair)**  
 **Karen McGraw (Vice-Chair)**  
 **Missy Bledsoe**  
 **Mary Ingle**

**Keith Jackson**  
 **Chuck Mains**  
 **Lucy Katz**

**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. RESIDENTIAL DESIGN AND COMPATIBILITY STANDARD  
POSTPONEMENT**

**B-1 11-052048R Jim Bennett for Ron Horne  
2205 Curtis 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% (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.

## **C. RESIDENTIAL DESIGN AND COMPATIBILITY STANADARD**

### **C-1 11-052329RM Fred Hubnik for Michael McGowan & Lucy Price 3508 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, Section 2.1 Subchapter F: Residential Design and Compatibility Standards from the allowable 40% (3326 sq ft) to (3345 sq ft) to re permit an expired existing detached garage.

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% (3326 sq ft) to 45.6% (3786 sq ft) to convert existing detached garage into a pool house/storage area in a SF3NP zoning district.

## **D. DISCUSSION ITEM**

**D-1** Ordinance 20080618-093 GROSS FLOOR AREA 3.3 deleted GROSS FLOOR AREA requirement- E (2) an areas with a ceiling height greater than 15 ft is counted twice from ordinance 20060622-022

**D-2** Commissioner Stevens made a recommendation to revise the code language for shed roof and attic exemptions

**D-3** Greg Guernsey (Planning and Development Review Department Director) will provide an update

- Shed roof –gable – dormer limitations
- Process on an administrative appeal, at the Director level

## **E. APPROVAL OF MINUTES (July 6, 2011- Special Called Meeting July 25, 2011)**

### **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.