



**Residential Design and Compatibility Commission  
January 4, 2012 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 STANDARDS  
POSTPONEMENT**

**B-1 2011-104609RA Aubrie Aldridge  
4905 Avenue H**

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% (2500sq ft) to 43.5 % (2720 sq ft) for a 2nd story addition to enlarge existing kitchen and add dining room and master bedroom to an existing sf residence in a SF3-NCCD- NP zoning district.

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

### **C-1 2011-112589R Treaty Oak Homes LLC/Jim Nance 1125 & 1129 Salem Park Court**

The applicant is requesting a modification of an expired approved waiver that allowed 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 continue building on the remainder 22 single family lots using the design criteria they have used on the existing single family homes allowing for compatibility through the entire lots in a SF6-C/O zoning district in the Salem Center Subdivision.

### **C-2 2011-112588PR Treaty Oak Homes LLC/Jim Nance 1201,1205,1209,1212,1301,1305,1309,1313,1317,1321,1325,1329,1333 Central Park Court**

The applicant is requesting a modification of an expired approved waiver that allowed 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 continue building on the remainder 22 single family lots using the design criteria they have used on the existing single family homes allowing for compatibility through the entire lots in a SF6-C/O zoning district in the Salem Center Subdivision.

**C-3    2011-111369PR        Nathan Stephens  
   1629 Palma Plaza**

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% (3723 sq ft) to 49.5% (4613 sq ft) to built a 2nd story detached garage apartment in a MF - 3 zoning district.

The applicant is requesting a modification to allow an increase 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; from the maximum development permitted in Chapter 25-2 of the Land Development Code, Section 2.8.1 A (1 and 2) to built a 2nd story detached garage apartment in a MF -3 zoning district.

**C-4    2011-101338RA    Jay Corder  
   1600 West Lynn**

The applicant is requesting a modification to allow an increase 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; from the maximum development permitted in Chapter 25-2 of the Land Development Code, Section 2.8.1 A (1 and 2) for an addition of a 1<sup>st</sup> & 2<sup>nd</sup> story and basement with attached garage and guest suite and re-pitch roof for the restoration of the existing single family residence to the original form of construction in a SF -3 NRHD

**D.    DISCUSSION ITEMS**

**D-1    Administrative Appeal Process**

**D-2    Interested Party Process**

**D-3    Interpretation of the Attic Exemption**

**D-4    Status on Amending Ordinance 20080618-93 to put back the language that was removed from ordinance 20060622-22 E (3) an areas with a ceiling height greater than 15 ft is counted twice.**

**D-5    Discussion of RDCC process for Historical Properties**

**D-6** RDCC back up material

**E** APPROVAL OF RDCC Meeting Schedule  
Reschedule July 11, 2012 meeting to July 12, 2012

**F** APPROVAL OF MINUTES November 2, 2011 & December 7, 2011 & Work Sessions

## **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.