



**Residential Design Compatibility Commission
MINUTES (Revised)**

**REGULAR MEETING
January 5, 2011**

The Residential Design Compatibility Commission convened in a regular meeting on January 5, 2011, City Hall, Boards and Commission Room, 301 West 2nd Street in Austin, Texas.

William Burkhardt called the Commission Meeting to order at 6:00 p.m.

Commissioners in Attendance: William Burkhardt, Karen McGraw, Beth Engelland, Keith Jackson, Lucy Katz, Chuck Mains, Jean Stevens

City Staff: Sylvia Benavidez

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.

No Speakers

B. APPROVAL OF MINUTES (December 1, 2010)

The motion for the minutes from December 1, 2010 was approved without objections.

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

**C-1 10-104084RA Leslie Hoard
4212 Ramsey 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% (2700) to 46.1% (3110) square feet to allow a 410 sq foot two story addition to an existing two story single family residence.

The public hearing was closed on Board Member Jean Stevens motion to POSTPONE TO February 2, 2011 requesting additional information, Board Member Keith Jackson second on a 7-0 vote; POSTPONED TO February 2, 2011.

C-2 10-106755PR

Greg Hammonds
1125 and 1129 Salem Park Court

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 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 42 lots in a SF6-C/O zoning district in the Salem Center Subdivision.

The public hearing was closed on Board Member Karen McGraw motion to Grant to approve an increase of up to 25% in the 1) maximum floor to area ratio or maximum square footage of gross floor area, 2) Maximum linear feet of gables or dormers protruding from the setback plane; Waive or modify the side wall articulation; Board Member Beth Engelland second on a 7-0 vote; GRANTED.

RDCC Case #10-106755PR

Case #10-106757PR

Plan Name	Plan #	Total Elevation A with Masonry	Total Elevation B With Masonry	# of Flrs.
Treaty Oak Homes	1299 RF	1712 sf optional garage ext. 26 sf	1712 sf optional garage ext. 26 sf	2
Treaty Oak Homes	1930 RF	2524 with tandem garage optional cove patio 103 sf	2546 with tandem garage optional cove patio 103 sf	2
Treaty Oak Homes	1706 RF	2112 sf optional 24 sq ft garage extension optional loft-media- bedrm-gmroom 298 sf	2091 sf optional 24 sq ft garage extension optional loft-media- bedrm-gmroom 298 sf	2
Treaty Oak Homes	1179	1580 sf optional 26 sq ft garage extension	1606 sf optional 26 sq ft garage extension	2
Treaty Oak Homes	1471	1774 sf optional 25 sq ft garage extension optional cove patio 83 sf	1778 sf optional 25 sf garage extension optional cove patio 83 sf	2
Treaty Oak Homes	2077- I and II	2494 sf plan I	2,599 s.f. Plan II	2

C-3 10-106757PR

Greg Hammonds
1201, 1205, 1209, 1212, 1301, 1305, 1309, 1313, 1317,
1321, 1325, 1329, 1333 Central Park Court

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 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 42 lots in a SF6-C/O zoning district in the Salem Center Subdivision.

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DISCUSSION ITEMS:

1. Commissioner William Burkhardt recommended to all commissioners that late support material would be given up to 15 minutes for review at the beginning of each meeting.

The recommendation was supported unanimously.

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, for additional information; TTY users route through Relay Texas at 711.

Revised: