



**Residential Design Compatibility Commission
MINUTES**

**REGULAR MEETING
December 7, 2011**

The Residential Design Compatibility Commission convened in a regular meeting on December 7, 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, Mary Ingle, Chuck Mains, Missy Bledsoe, Keith Jackson

Commissioners Absent: Karen McGraw, Lucy Katz

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.

B. RESIDENTIAL DESIGN AND COMPATIBILITY STANDARDS

**B-1 2011-083306RA Edward Gordon
705 Baylor Street**

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% (2994 sq ft) to 50 % (3742 sq ft) to permit an existing 2nd story floor addition/attic to an existing sf residence in a SF3-HD-NP zoning district.

The public hearing was closed on Commissioner Mary Ingle motion to Grant, Commissioner Missy Bledsoe second on a 5 to 0 vote; GRANTED

**C-1 2011-104609RA Aubrie Aldridge
4906 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.

The public hearing was closed on Commissioner Mary Ingle motion to Postpone Commissioner Keith Jackson second on a 5 to 0 vote; POSTPONED TO JANUARY 4, 2011

**C-2 2011-102189R Treaty Oak Homes LLC/Jim Nance
1304 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 20 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 Commissioner Chuck Mains motion to Approve Commissioner Keith Jackson second on a 5 to 0 vote; GRANTED

**C-3 2011-102191R Treaty Oak Homes LLC/Jim Nance
1308 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 20 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 Commissioner Chuck Mains motion to Approve Commissioner Keith Jackson second on a 5 to 0 vote; GRANTED

**C-4 2011-102192R Treaty Oak Homes LLC/Jim Nance
1312 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 20 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 Commissioner Chuck Mains motion to Approve Commissioner Keith Jackson second on a 5 to 0 vote; GRANTED

**C-5 2011-102194R Treaty Oak Homes LLC/Jim Nance
1316 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 20 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 Commissioner Chuck Mains motion to Approve Commissioner Keith Jackson second on a 5 to 0 vote; GRANTED

D. DISCUSSION ITEMS

D-1 Administrative Appeal Process

Postponed for January 4, 2012

D-2 Interested Party Process

Postponed for January 4, 2012

D-3 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.

Commissioner William Burkhart recommended that Chris Allen and Danette Chimenti attend the January 4th meeting to discuss the rewrite language

Commissioner William Burkhart suggested the Interpretation of the Attic Exemption

D-4 Discussion of RDCC process for Historical Properties
Postponed for January 4, 2012

ADD DISCUSSION ITEMS FOR NEXT MONTH:

Commissioner William Burkhart made a recommendation to add a discussion item to the January 4, 2011 agenda to discuss the Chapter 245 process: who are the persons in the Review Committee? what are the regulations for denial or approval specific to the McMansion regulations? Is there an appeal process for stake holders?

**E. APPROVAL OF RDCC Meeting Schedule for 2012
(Reschedule July 4, 2012 meeting to either July 5th or July 11th, 2012)**

The public hearing was closed on Commissioner Mary Ingle motion to reschedule the July 4, 2012 RDCC meeting to July 11, 2012 Commissioner Missy Bledsoe second on a vote 5 to 0. APPROVED.

F. APPROVAL OF MINUTES October 5, 2011

The public hearing was closed on Commissioner William Burkhardt to postpone the approval of minutes to include the November 2, 2011 minutes.

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.