



**Residential Design Compatibility Commission
MINUTES**

**REGULAR MEETING
January 4, 2012**

The Residential Design Compatibility Commission convened in a regular meeting on January 4, 2012, 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, Karen McGraw, Lucy Katz

Commissioners Absent: Keith Jackson

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
POSTPONMENT**

**B-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.

COMMISSION'S DECISION: The public hearing was closed on Commissioner Lucy Katz motion to Postpone Commissioner Missy Bledsoe second on a 5 to 1 vote: (Commissioner Chuck Mains Nay) POSTPONED TO JANUARY 31, 2012.

**C-1 2011-112589R Treaty Oak Homes LLC/Jim Nance
1125 & 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 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.

COMMISSION'S DECISION: The public hearing was closed on Commissioner Karen McGraw motion to Approve Commissioner Lucy Katz second on a 6 to 0 vote: GRANTED

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**

MODIFICATION REQUESTED: 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.

COMMISSION'S DECISION: The public hearing was closed on Commissioner Karen McGraw motion to Postpone Commissioner Chuck Mains second on a 6 to 0 vote: GRANTED.

**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.

COMMISSION'S DECISION: Postponed by applicant

Recommendations from Commissioners:

**Electronic copies helpful, provide a zoning map of the area, Neighborhood support (letter), adjacent properties zoning (are they sf zoned properties), 2nd floor limited to 550 sq ft if applying for a 2 family residence or garage apt.
Is garage exemption correct? Arborist support, BOA could also be an option.**

**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 1st & 2nd 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

Withdrawn by applicant

D. DISCUSSION ITEMS

D-1 Administrative Appeal Process

Discussion among the RDCC Commissioners

Commissioner William Burkhardt made a request to provide the Chapter 245 flowchart process at the next RDCC scheduled meeting: 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?

D-2 Interested Party Process

Discussion among the RDCC Commissioners

Commissioners Karen McGraw mentioned that an interested party has to follow the submittal and issuance process of an application under review to list themselves as interested parties to a specific address.

D-3 Interpretation of the Attic Exemption

Commissioner William Burkhardt recommended to include the BOA interpretation at our next scheduled RDCC meeting.

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.

Danette Chimenti and Chris Allen clarification of the intent from the McMansion Task Force and interpretation of the Daniel Word memorandum.

Commissioner Chuck Mains recommendation to remove Discussion items D1, D2, D3, D4

Commissioner William Burkhardt recommendation to keep D3 and D4 for discussion

D-5 Discussion of RDCC process for Historical Properties

Steve Sadowsky explained the historical review process how it relates to RDCC and the review of residential building applications in a historical districts and projects that are heard before the Landmark Commission.

D-6 RDCC back up material

COMMISSION'S DECISION: The public hearing was closed on Commissioner Karen McGraw motion to create a work group with 3 of the RDCC Commissioners to discuss recommendation for RDCC submittal sample packets Commissioner Lucy Katz second with consent from the Commissioners.

E APPROVAL OF RDCC Meeting Schedule

January 4, 2012	
January 31, 2012	February 1, 2012
March 13, 2012	March 7, 2012
April 4, 2012	
May 2, 2012	
June 4, 2012	June 6, 2012
July 12, 2011	July 4, 2012 (holiday)
August 1, 2012	
September 5, 2012	
October 3, 2012	
November 7, 2012	
December 5, 2012	

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

COMMISSION'S DECISION: The public hearing was closed on Commissioner Mary Ingle motion to approve the November 2, 2011 minutes Commissioner Missy Bledsoe second with a recommendation from Commissioner Karen McGraw to include any Nay votes on future minutes on a vote 5 to 0. APPROVED

COMMISSION'S DECISION: The public hearing was closed on Commissioner Mary Ingle motion to approve the December 7, 2011 minutes Commissioner Missy Bledsoe second on a vote 5 to 0. APPROVED

City Staff recommended to vote on Work Session minutes at the next scheduled RDCC meeting

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.