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**Residential Design Compatibility Commission
MINUTES**

**SPECIAL CALLED MEETING
November 30, 2011**

The Residential Design Compatibility Commission convened in a special called meeting for a work session with Residential zoning Staff. OTC – 505 Barton Springs Rd. 2nd Floor

William Burkhardt called the Commission Meeting to order at 3:00 p.m.

Commissioners in Attendance: William Burkhardt, Mary Ingle, Karen McGraw, Lucy Katz, Missy Bledsoe

Commissioners Absent: Keith Jackson, Chuck Mains

City Staff: Sylvia Benavidez, John McDonald, Kathy Haught, Keith Batchter, Darren Cain, Brent Hendricks, Elaine Ramirez, Edward Vigil, Victor Villarreal, Bryan Walker, Juan Camou, Wade Gilbreath.

1704 Determination relative to McMansion – John McDonald

**SENATE BILL 1704 now CALLED CHAPTER 245 Determinations
Chapter 245 of the Texas Local Government Code not LDC**

- Chapter 245 does not mention grandfathering
- Persons are allowed to continue a project from their first permit on a series of permits an applicant submitted
- Certain areas of town you can go back to the preliminary plan the first subdivision filed almost like a conceptual plan that is the date that they use if they have a subsequent final plat and after the subdivision construction plans then you have the building permit for home

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- Chapter 245 allows if the project is not complete and a residential project is deemed to be complete once the initial home is constructed
- Chapter 245 allows you to go back to older regulations does not allow you to grandfather to all aspect of the zoning regulations.
- Applies to GFA sometimes to lots zoned LA In some cases if you get a Chapter 245 determination you can count the entire lot where the lot is inundated or not.

Attic and Shed exemption – Open Discussion

- Commissioner Karen McGraw started discussion, by asking which is the memo that is currently being used by residential zoning staff to enforce the attic and shed exemption.
- Erica Eichert and Daniel Word Memorandum were discussed and the conclusion is that residential zoning staff all reviews the same.

Summary

- Commissioner Burkhardt suggested a work session possibly every 2-3 months to come up with some ideas and drawings in graphic format that would be consistent with the interpretation of Subchapter F regulations.

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@austintexas.gov for additional information; TTY users route through Relay Texas at 711.