



**Residential Design and Compatibility Commission**  
**July 3, 2013 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 STANDARD  
POSTPONEMENT**

**B-1 2013-049230RA                      Jeff Bridgewater**  
**4104 Duval Street**

**MODIFICATION REQUESTED:** 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% (4043.2 sq ft.) to 45.2 % (4565.5sq ft) to enclose covered porches into carports for a proposed duplex in a SF3-HD-NCCD- NP zoning district.

**C. RESIDENTIAL DESIGN AND COMPATIBILITY STANADARD**

**C-1 2013-062098R Jim Bennett for Daniel Horne  
2205 Curtis Avenue**

**MODIFICATION REQUESTED:** 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% (2803.2 sq ft) to 50 % (3504 sq ft) for new construction of a 2 story single family duplex in a SF3 NP zoning district.

**C-2 2013-060938R Lindsay Hunter for Heather Nelson  
1410 Gaston Avenue**

**MODIFICATION REQUESTED:** 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% (5592.9 sq ft.) to 43 % (5911.14 sq ft) for an addition/remodel of an existing single family residence in a SF3-NP zoning district.

**C-3 2013-060938R Jared Hass for Michelle & Gil Lohr  
2803 Oak Crest Avenue**

**MODIFICATION REQUESTED:** 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% (4913 sq ft.) to 46 % (5604 sq ft) to build a new single family duplex in a SF3 zoning district.

**D DISCUSSION ITEMS:**

**D-1 Unfinished attic space F.A.R calculation for a ceiling height over 7 feet**

**D-2 Interpretation of other roof styles**

**D-3 Update on rules posting for revised RDCC application**

**E APPROVAL OF MINUTES:**

**F-1 May 1, 2013**

**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](mailto:sylvia.benavidez@austintexas.gov) for additional information; TTY users route through Relay Texas at 711.