



**Residential Design and Compatibility Commission
REGULAR MEETING MINUTES**

The Residential Design Compatibility Commission convened in a regular meeting on December 3, 2014, City Hall, Boards and Commission Room, 301 West 2nd Street in Austin, Texas.

William Burkhardt called the Commission Meeting to order at 6:05 p.m.

Commissioners in Attendance: William Burkhardt, Karen McGraw, Mary Ingle, Lucy Katz, and Missy Bledsoe, (Commissioner Keith Jackson and Chuck Maines ABSENT)

City Staff: Daniel Word

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.

None

B. RESIDENTIAL DESIGN AND COMPATIBILITY STANDARDS

B-1 2014-099770RA

**Stefan Bader
1515 Madison Avenue**

MODIFICATION REQUESTED: The applicant has requested a modification to allow an increase to the maximum gross floor area permitted in Chapter 25-2 of the Land Development Code, Section 2.1 Subchapter F: Residential Design and Compatibility Standards for the construction of an addition to an existing single-family residence to expand the residence and accommodate a home occupation.

Commission's Decision: Commissioner Mary Ingle motion to APPROVE. Commissioner Lucy Katz second on a vote 4-0-1 (Commissioner Karen McGraw abstained);
APPROVED

B-2 2014-027408RA

**Jim Wittliff
1502 Oxford Avenue**

MODIFICATION REQUESTED: The applicant has requested a modification to allow an increase to the maximum gross floor area permitted in Chapter 25-2 of the Land Development Code, Section 2.1 Subchapter F: Residential Design and Compatibility Standards to install a garage door to an existing attached carport of an existing single family residence in a SF-3 zoning district.

Postponement granted without objection

C DISCUSSION ITEMS:

C-1 Discussion of the mission of the Residential Design and Compatibility Commission (RDCC).

Tabled w/out objection

C-2 Current rewrite of the LDC (land development code)

Karen McGraw –letter was sent

Mary Ingle –iterative process, waiting on feedback from staff

C-3 Discussion of possible code amendments or language modifications related to rewrite of LDC.

Karen McGraw –LDC is 3 yrs away from being modified, we need to fix carports now – keep garage doors off of carports, proposal to fix code now and make recommendations.

Modify 3.3.2.A (exempt 450 sq. ft) (3) Open Parking Area –open on 2 or more sides

1. Does not have habitable space above
2. Clear and unobstructed for more than 80%
3. Open sides include side of vehicle access and side facing front of lot and cannot have garage door included on any side
4. More than 50% of the perimeter must have 80% openings

William Burkhardt- amendment will not solve the problem. Creates an incentive to design a carport. Recommend picking a number that everyone can live with and the exception would apply whether it is a garage or a carport.

Mary Ingle- agrees with chair recommendation. Does not see the reason for treating garages differently from carports.

Karen McGraw- attached parking exemption was a compromise to allow 200 sq ft of parking in the main building.

William Burkhardt- complicating the language just creates more loophole opportunities. Simplifying the code is the better solution. Tried to make an accommodation but it has failed. Needs to be fixed.

Karen McGraw- suggestion to remove the part of the code allowing the attached carport exemption.

William Burkhardt- agrees that the suggested approach would address the issue. Could be accomplished without much trouble.

Karen McGraw motion to recommend removal of 3.3.2.A.3 and end language under 3.3.2.C after “per site”. Missy Bledsoe 2nd.

APPROVED W/O OBJECTION

D APPROVAL OF MINUTES:

D-1 November 5, 2014

Commission's Decision: Commissioner Mary Ingle motion to **APPROVE**.
Commissioner Lucy Katz second on a vote 4-0; **APPROVED**

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 contact Daniel Word at Planning and Development Review Department, at 512-974-3341, daniel.word@austintexas.gov for additional information; TTY users route through Relay Texas at 711.