



**BOARD OF ADJUSTMENT/SIGN REVIEW BOARD**

**September 16, 2013**

**CITY COUNCIL CHAMBERS**

**301 WEST 2<sup>ND</sup> STREET**

**AUSTIN, TEXAS**

\_\_\_ **Jeff Jack (Chair)**  
\_\_\_ **Melissa Hawthorne (Vice Chair)**  
\_\_\_ **Fred McGhee**  
\_\_\_ **Nora Salinas**  
\_\_\_ **Michael Von Ohlen**  
\_\_\_ **Bryan King**

\_\_\_ **Sallie Burchett**  
\_\_\_ **Cathy French (SRB only)**  
\_\_\_ **Will Schnier (Alternate)**  
\_\_\_ **Stuart Hampton (Alternate)**

**AGENDA**

**CALL TO ORDER – 5:30 P.M.**

**A. APPROVAL OF MINUTES August 12, 2013**

**B. SIGN REVIEW BOARD POSTPONEMENT**

**B-1 C16-2013-0013 Kevin Hull for Parmer Place Apartments  
12101 Dessau Road**

The applicant has requested a variance from the maximum sign height requirement of Section 25-10-127 (B) (1) from 6 feet in height to 10 feet in height in order to erect a freestanding sign for a Multi-Family residential use in an “I-MF-3”, Interim – Multi-Family Residence zoning district. **WITHDRAWN**

**C. SIGN REVIEW BOARD**

**C-1 C16-2013-0015 Daktronics (Jose Rodriguez) for Lake Travis ISD  
15600 Lariat Trail**

The applicant has requested a variance from the internal lighting of signs requirement of Section 25-10-124 (F) in order to allow the internal lighting of a logo and electronic message center for a freestanding sign for a Public School in the “ETJ”, Extra-Territorial-Jurisdiction zoning district. (Scenic Roadway Sign District). The Land Development Code states that the internal lighting of signs is prohibited except for the internal lighting of individual letters.

**D. BOARD OF ADJUSTMENT RECONSIDERATIONS POSTPONMENT**

**D-1 C15-2013-0059 Aaron Googins for Barlett Family Living Trust**

## **2807 Del Curto Road**

The applicant has requested a variance to decrease the minimum compatibility setback requirement of Section 25-2-1063 (B) from 25 feet to 5 feet along the south property line (side) and from 25 feet to 15 feet along the east property line (rear) in order to erect detached condominium residences in an “SF-6-CO”, Townhouse and Condominium Residence – Conditional Overlay zoning district.

### **E. BOARD OF ADJUSTMENT PUBLIC HEARING POSTPONEMENTS**

**E-1 C15-2013-0068 Phil Moncada for Jose Gomez  
304 West Grady Drive**

The applicant has requested a special exception from Section 25-2-476 in order to maintain a two-family residential use 4.9 feet from the east property line (5 feet required) and a portion of the primary structure 4.3 feet from the west property line (5 feet required) in an “SF-2-NP”, Single-Family Residence – Neighborhood Plan zoning district.

**POSTPONED TO OCTOBER 14, 2013**

**E-2 C15-2013-0076 Zach Reich  
5515 Duval Street**

The applicant has requested a variance to increase the maximum gross floor area requirement of Section 25-2-1463 (7) (a) from 850 square feet to 1534 square feet in order to maintain and remodel a secondary apartment use in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district. (North Loop Neighborhood Plan)

The applicant has requested a variance to increase the maximum gross floor area requirement on the second story of a secondary apartment use requirement of Section 25-2-1463 (7) (b) from 550 square feet to 767 square feet in order to maintain and remodel a secondary apartment use in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district. (North Loop Neighborhood Plan)

The applicant has requested a variance to decrease the minimum entrance from a property line for a secondary apartment requirement of Section 25-2-1463 (C) (4) from 10 feet to between 9.9 feet and 10 feet in order to maintain and remodel a secondary apartment use in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district. (North Loop Neighborhood Plan)

The applicant has requested a variance to increase the maximum impervious coverage requirement of Section 25-2-1463 (D) from 45% to 48% in order to maintain and remodel a secondary apartment use in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district. (North Loop Neighborhood Plan)

**E-3 C15-2013-0079 Rogelio Lozano  
612 Bissonet Lane**

The applicant has requested a variance to increase the maximum gross floor area for a two-family residential use requirement of Section 25-2-774 (7) (a) from 850 total square feet to 918.09 total square feet in order to remodel a detached accessory structure to create a two-family residential use in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district. (Highland Neighborhood Plan)

**E-4     C15-2013-0084     Jeff Layne  
   1312 Meriden Lane**

The applicant has requested a variance from the garage placement requirement of Section 25-2-1604 (C) (1) in order to erect a front facing carport for a single-family residence in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district. (West Austin Neighborhood Plan) The Land Development Code states that a parking structure with an entrance that faces the front yard may not be closer to the front lot line than the building façade.

**F.     BOARD OF ADJUSTMENT PUBLIC HEARINGS**

**F-1     C15-2013-0081     Jeff Pegalis  
   2910 Zeke Bend**

The applicant has requested a variance to decrease the minimum front street setback requirement of Section 25-2-492 (D) from 25 feet to 10.4 feet in order to maintain a carport for a single-family residence in an “SF-2”, Single-Family Residence zoning district.

**F-2     C15-2013-0089     Steve Spada  
   4705 Westslope Circle**

The applicant has requested a variance to increase the maximum height requirement of Subchapter F; Article 2; Subsection 2.2 from 32 feet to 41 ½ feet in order to maintain/complete a single family residence in an “SF-2”, Single-Family Residence zoning district. (This residence was currently permitted in 2006 but the building permit has expired.)

**F-3     C15-2013-0091     Robin Lea Curle  
   7009 Quill Leaf Cove**

The applicant has requested a variance to increase the maximum fence height requirement of Section 25-2-899 (D) from 6 feet to 8 feet in order to maintain a solid fence for a single-family residence in an “SF-2”, Single-Family Residence zoning district.

**F-4     C15-2013-0093     Skelly Wiz  
   5700 Westslope Drive**

The applicant has requested a variance to decrease the minimum front street setback requirement of Section 25-2-492 (D) from 25 feet to 22 feet in order to remodel a partially enclosed carport into living area for a single-family residence in an “SF-2”, Single-Family Residence zoning district. (The Board of Adjustment granted a variance for the 22 foot setback for the partially

enclosed carport on January 8, 2007. The variance has since expired and a building permit for the work was not obtained.)

**F-5      C15-2013-0094      Thomas Rouse for Cleo Nunn and Judy Rouse  
106 East 49<sup>th</sup> Street**

The applicant has requested a variance to decrease the minimum side street setback requirement of Section 25-2-492 (D) from 15 feet to 10 feet (along Rowena Avenue) in order to erect an addition of a second floor balcony for a single-family residence in an “SF-3-NCCD-NP”, Family Residence – Neighborhood Conservation Combining District – Neighborhood Plan zoning district. (North Hyde Park NCCD)

**F-6      C15-2013-0095      Adam Stephens  
2900 West Avenue**

The applicant has requested a variance to decrease the minimum lot size requirement of Section 25-2-773 (B) (1) from 7,000 square feet to 4489.7 in order to remodel and erect an addition to an existing duplex residential use in an “LR-MU-CO-NP”, Neighborhood Commercial – Mixed Use – Conditional Overlay – Neighborhood Plan zoning district. (West University Neighborhood Plan)

The applicant has requested a variance to decrease the minimum lot width requirement of Section 25-2-773 (B) (2) from 50 feet to 49.93 feet in order to remodel and erect an addition to an existing duplex residential use in an “LR-MU-CO-NP”, Neighborhood Commercial – Mixed Use – Conditional Overlay – Neighborhood Plan zoning district. (West University Neighborhood Plan)

The applicant has requested a variance from Section 25-2-773 (D) (3) which states that units located on a corner lot must each have a front porch that faces a separate street and an entry to the dwelling unit in order to remodel and erect an addition to an existing duplex residential use in an “LR-MU-CO-NP”, Neighborhood Commercial – Mixed Use – Conditional Overlay – Neighborhood Plan zoning district. (West University Neighborhood Plan)

**F-7      C15-2013-0096      Patrick King Masonry for Joseph Kurth  
2009 Alta Vista Avenue**

The applicant has requested a variance to decrease the minimum side yard setback requirement of Section 25-2-492 (D) from 5 feet to 0 feet (along the south property line) in order to erect a carport and accessory structure for a single-family residence in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district. (South River City Neighborhood Plan)

**F-8      C15-2013-0097      Cayce Weems  
403 San Saba Street**

The applicant has requested a variance to decrease the minimum side street setback requirement of Section 25-2-492 (D) from 15 feet to 10 feet in order to move a single-family residence onto

the lot in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district. (Holly Neighborhood Plan)

**F-9 C15-2013-0098 Frances T. Ruedas  
6307 Woodhue Drive**

The applicant has requested a variance to decrease the minimum front street setback requirement of Section 25-2-492 (D) from 25 feet to 7 feet in order to erect a carport for a single-family residence in an “SF-3”, Family Residence zoning district.

**F-10 C15-2013-0099 Melynda Nuss & Jose Skinner  
2308 S. 2<sup>nd</sup> Street**

The applicant has requested a variance to decrease the minimum side yard setback requirement of Section 25-2-492 (D) from 5 feet to 1.5 feet (along the south property line) in order to erect an outdoor staircase for an accessory structure in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district. (Bouldin Creek Neighborhood Plan)

The applicant has requested a variance to decrease the minimum rear yard setback requirement of Section 25-2-492 (D) from 10 feet to 4.5 feet (at the closest point) in order to erect an outdoor staircase and maintain a portion of an existing accessory structure in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district. (Bouldin Creek Neighborhood Plan)

**F-11 C15-2013-0100 Eduardo Nunez for Nathan New  
8016 Tahoe Parke Circle**

The applicant has requested a variance to increase the maximum building coverage requirement of Section 25-2-492 (D) from 35% to 37.8% in order to erect a covered patio for a single-family residence in an “SF-1”, Single-Family Residence (Large Lot) zoning district.

The applicant has requested a variance to increase the maximum impervious coverage requirement of Section 25-2-492 (D) from 40% to 43.6% in order to erect a covered patio for a single-family residence in an “SF-1”, Single-Family Residence (Large Lot) zoning district.

## **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 Susan Walker at Planning & Development Review Department, at 974-2202 or Diana Ramirez at Planning & Development Review Department at 974-2241, for additional information; TTY users route through Relay Texas at 711.