



**BOARD OF ADJUSTMENT**  
**December 12, 2016**  
**5:30PM**  
**CITY COUNCIL CHAMBERS**  
**301 WEST 2<sup>ND</sup> STREET**  
**AUSTIN, TEXAS**

\_\_\_ Brooke Bailey  
\_\_\_ Michael Benaglio  
\_\_\_ William Burkhardt (Chair)  
\_\_\_ Eric Goff  
\_\_\_ Melissa Hawthorne (Vice Chair)  
\_\_\_ Bryan King

\_\_\_ Don Leighton-Burwell  
\_\_\_ Rahm McDaniel  
\_\_\_ Melissa Neslund  
\_\_\_ James Valadez  
\_\_\_ Michael Von Ohlen  
\_\_\_ Kelly Blume (Alternate)

**AGENDA**

**EXECUTIVE SESSION (No public discussion)**

The Board of Adjustment will announce it will go into Executive Session, if necessary, pursuant to Chapter 551 of the Texas Government Code, to receive advice from Legal Counsel on matters specifically listed on this agenda. The Board of Adjustment may also announce it will go into Executive Session, if necessary, to receive advice from Legal Counsel regarding any other item on this agenda.

**Private Consultation with Attorney – Section 551.071**

**A. APPROVAL OF MINUTES**

**A-1 Draft minutes – November 14, 2016 and November 21, 2016 (special called meeting)**

**B. BOARD OF ADJUSTMENT SPECIAL EXCEPTION PREVIOUS POSTPONEMENTS**

**NONE**

**C. BOARD OF ADJUSTMENT NEW PUBLIC HEARING SPECIAL EXCEPTIONS**

**C-1 C15-2016-0076 Vanessa McMahan for James McMahan  
2104 Chestnut Avenue**

The applicant has requested a Special Exception under Section 25-2-476 (*Special Exception*) from Section 25-2-492 (D) (*Site Development Regulations*) to decrease side setback from 5 feet (required) to 0 feet (requested, existing) in order to maintain a patio extension, enclosure constructed at least 10 years ago in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district. (Upper Boggy Creek)

**D. SIGN REVIEW BOARD RECONSIDERATIONS**

**NONE**

**E. SIGN REVIEW BOARD PREVIOUS POSTPONEMENTS**

**E-1 C16-2016-0007 Doni Allen for Bradley Scott  
9518 Hotel Drive**

The applicant has requested a variance(s) to Section 25-10-131 (Additional Freestanding Signs Permitted):

A. (C) to increase the maximum number of freestanding signs on a lot with more than 400 feet of street frontage from 2 (required/permitted) to 6 (requested); and to

B. (D) to increase the maximum number of freestanding signs on a lot fronting on two streets from 2 signs (required/permitted) to 6 signs (requested)

in order to install 4 additional freestanding signs (2 existing) on this parcel within a “AV” Aviation Services zoning district.

**F. SIGN REVIEW BOARD NEW PUBLIC HEARINGS**

**NONE**

**G. BOARD OF ADJUSTMENT INTERPRETATION RECONSIDERATIONS**

**NONE**

**H. BOARD OF ADJUSTMENT INTERPRETATION PREVIOUS POSTPONEMENTS**

**H-1 C15-2015-0147 Robert Kleeman  
8901 West Highway 71**

The appellant has filed an appeal challenging a Land Use Determination and related development approvals made in connection with the approval of an outdoor amphitheater located at LifeAustin Church, 8901 West State Highway 71, including decisions to classify the use as “religious assembly” and to subsequently approve Site Plan No. SP-2011-0185C, an associated restrictive covenant, and a building permit. The appellant disagrees that, among other things, the

Land Use Determination and related development approvals incorrectly treat various outdoor activities held at educational and religious assembly facilities as part of the principal use rather than as temporary activities subject to City Code Section 25-2-921(C) in an “RR-NP”, Rural Residential – Neighborhood Plan zoning district. (West Oak Hill)

**REQUEST POSTPONEMENT TO 2/13/17**

**H-2 C15-2015-0168 Robert Kleeman  
8901 West Highway 71**

The appellant has requested that the Board of Adjustment interpret whether staff erred in making an administrative decision to approve site plan correction number 12 to the current site plan of this property (SP-2011-185C (R1)), thereby authorizing construction of a disc golf course and outdoor dog park at this church facility in a “RR-NP”, Rural Residential – Neighborhood Plan zoning district. (West Oak Hill)

**REQUEST POSTPONEMENT TO 2/13/17**

**H-3 C15-2016-0115 South Lamar Neighborhood Association, Kim Johnson  
3206 and 3208 Aldwyche Drive**

The appellant has requested that the Board of Adjustment determine whether staff erred in its issuance of a building permit (BP- 2016-107075) for 3206 and 3208 Aldwyche Dr. to construct two new single family attached dwelling units with an arbor structure connecting the dwelling units in an “SF-3”, Family Residence zoning district because the connecting structure proposed (arbor) does not meet Section 25-2-3 (B) 11 of the Land Development Code which requires connection of two single family attached dwelling units by either a common or abutting wall or by a carport, garage, or other structural element.

**I. BOARD OF ADJUSTMENT INTERPRETATION NEW PUBLIC HEARINGS**

**I-1 C15-2016-0126 Terrence Irion for Tyler Buckler  
7100 US Highway 290 West**

The appellant asks the Board of Adjustment to reverse City staff’s calculation of site area under Ordinance #94117-E for purposes of a floor-to-area ratio requirement of .21 to 1 imposed by the ordinance. The calculation is part of an application to allow construction of a restaurant on this property in a “GR-CO-NP”, Community Commercial – Conditional Overlay – Neighborhood Plan zoning district. (West Oak Hill)

**I-2 C15-2016-0131 Nikelle Meade for David Krug  
2510 and 2530 SOUTH CONGRESS AVENUE**

The appellant asks the Board of Adjustment to reverse staff’s determination that a religious assembly use exists on a neighboring property located at 2530 South Congress Avenue which triggers the site development standards in Subchapter C., Article 10 (*Compatibility Standards*) of the Land Development Code. The staff determination under appeal was made in review of a site plan application (File No. SP-2015-0300C)

requesting to construct a new hotel at 2510 South Congress Avenue, located in an “CS-V-CO-NP”, General Commercial Services – Vertical Mixed Use – Conditional Overlay – Neighborhood Plan and “GR-V-CO-NP”, Community Commercial – Vertical Mixed Use – Conditional Overlay – Neighborhood Plan zoning district. (Dawson)

**J. BOARD OF ADJUSTMENT RECONSIDERATION PREVIOUS POSTPONEMENTS**

**J-1 C15-2016-0098 Rodney Bennett for Dev Kunwar  
4419 Ramsey**

The applicant has requested variance(s) from Section 25-2-492 (D) (Site Development Regulations) to:

- A. decrease the minimum lot area from 5,750 square feet (required) to 4,054.87 square feet (requested/existing); and to
- B. decrease the minimum lot width from 50 feet (required) to 0 feet (requested/existing); and to
- C. decrease the rear setback from 10 feet (required) to 5 feet (requested);
- D. decrease the street side setback from 15 feet (required) to 11.9 feet (requested/ existing)

in order to complete an addition to a single family home in a “SF-3-NP”, Family Residence – Neighborhood Plan zoning district. (Rosedale)

Note: Lot width must be maintained 50 feet from the front setback line of a lot. Lot width for the subject property is only maintained for 42.5 feet from the front setback.

**K BOARD OF ADJUSTMENT RECONSIDERATIONS**

**K-1 C15-2016-0111 Austin Stowell for Margaret Magness  
904 Ethel Street**

*The applicant has requested variance(s) from Section 25-2-492 (D) (Site Development Regulations) to:*

- A. decrease the minimum lot area from 5,750 square feet (required) to 4,994.57 square feet (requested. existing); and to
- B. decrease the front setback from 25 feet (required) to 15 feet (requested, existing); and to
- C. increase the maximum impervious cover from 45% (required/permitted) to 65% (requested)

in order to erect a new single family residence in a “SF-3”, Family Residence zoning district.

**L. BOARD OF ADJUSTMENT PREVIOUS POSTPONEMENTS**

**L-1 C15-2016-0082 Howard Smith for Daniel Graham  
2100 East 14<sup>th</sup> Street**

The applicant has requested variance(s) from Section 25-2-774 (C) (5) (a) (Two-Family Residential Use) to increase the maximum size of a second dwelling unit from 1,100 square feet (required/permitted) to 1,356 square feet (requested) in order to add a second dwelling unit behind a new primary home that is a recreation of the original primary home, identical on the exterior per plans approved by the Historic Land Commission, in a “SF-3-NP”, Family Residence – Neighborhood Plan zoning district. (Chestnut)

Note: A variance with a condition that historic zoning be obtained for the primary house was approved 9/8/2014. During remodel/expansion of the existing house, the remaining 2 walls of the house collapsed. Therefore, retaining the historic zoning condition of the variance was no longer possible.

**REQUEST WITHDRAW**

**L-2 C15-2016-0083 Bridgette Brown  
7504 Creston Lane**

The applicant has requested a variance(s) from Section 25-2-899 (Fences as Accessory Uses) to permit a solid fence to be constructed in excess of six feet average height or a maximum height of seven feet (required/permitted) to 8 feet average height (requested) in order to maintain a recently constructed 8 foot solid privacy fence in an “SF-3-NP”, Family Residence - Neighborhood Plan zoning district. (Highland)

**L-3 C15-2016-0122 Ted McConaghy for Brendan Gilyan  
6711 East Ben White**

The applicant has requested a variance from Section 25-6 Appendix A (Tables of Off-Street parking and Loading Requirements) to reduce the number of required parking spaces from 250 spaces (required) to 235 spaces (requested) in order to add a 89 room hotel to the site with an existing 138 room hotel (proposed total of 227 rooms) in a “LI-CO-NP”, Limited Industrial Services – Conditional Overlay - Neighborhood Plan zoning district. (Southeast)

**REQUEST POSTPONEMENT TO 1/9/17**

**L-4 C15-2016-0124 Nikelle Meade for David Krug  
2510 South Congress Avenue**

The applicant has requested variance(s) from Article 10, Compatibility Standards:

- A. Section 25-2-1063 (*Height Limitations and Setbacks for Large Sites*) (B) to increase the required setback from a property in an urban family residence (SF-5) or more restrictive zoning district or on which a use permitted in SF-5 or more restrictive zoning district is located from 25 feet (required/permitted) to 0 feet (requested); and to

- B. Section 25-2-1063 (*Height Limitations and Setbacks for Large Sites*) (C) (1) to increase the allowed height of a structure 50 feet or less from property in an SF-5 or more restrictive zoning district or on which a use permitted in an SF-5 or more restrictive zoning district is located from 2 stories and 30 feet (required/permitted) to 5 stories and 60 feet (requested); and to
- C. Section 25-2-1063 (*Height Limitations and Setbacks for Large Sites*) (C) (2) to increase the allowed height of a structure more than 50 feet and not more than 100 feet from property in an SF-5 or more restrictive zoning district or on which a use permitted in an SF-5 or more restrictive zoning district is located from 3 stories and 40 feet (required/permitted) to 5 stories and 60 feet (requested); and to
- D. Section 25-2-1064 (*Front Setback*) to increase the minimum front building line setback from at least 25 feet from a right-of-way if the tract on which the building is constructed adjoins property in an SF-5 or more restrictive zoning district or on which a use permitted in a SF-5 or more restrictive district is located and fronts on the same street as the adjoining property (required/permitted) to 0 feet (requested); and to
- E. Section 25-2-1067 (*Design Regulations*) (F) to permit an intensive recreational use, excluding a multi-use trail and including a swimming pool, tennis court, ball court, or playground to be constructed 50 feet or less (requested) from adjoining property in an SF-5 or more restrictive zoning district or on which a use permitted in an SF-5 or more restrictive zoning district is located; and to
- F. Section 25-2-1067 (*Design Regulations*) (H) to decrease minimum setback distance of the driveway from adjacent properties to be constructed on a site less than 125 wide from 15 feet (required/permitted) to 5 feet (requested)

in order to erect a hotel and swimming pool in a “CS-V-CO-NP”, General Commercial Services – Vertical Mixed Use – Conditional Overlay – Neighborhood Plan and a “GR-V-CO-NP”, Community Commercial – Vertical Mixed Use – Conditional Overlay – Neighborhood Plan zoning district. (Dawson)

## **M. BOARD OF ADJUSTMENT NEW PUBLIC HEARINGS**

**M-1 C15-2016-0125 B.J. Cornelius for Nona Niland  
2110 Haskell Street**

The applicant has requested variance(s) from:

- A. Section 25-2-492 (D) (Site Development Regulations) to decrease the side setback from 5 feet (required) to 0 feet (requested); and to
- B. Section 25-2-893 (B) (7) (Accessory uses for a Principal Residential Use) to allow storage of a recreational vehicle on the property that is not located within an enclosed building or is not screened from public view by either a solid wood or masonry fence

in order to erect a metal trellis and use solid wood fence on three sides, existing trees and metal planters with bamboo as RV screening at a single family residence in a “SF-3-NP”, Family Residence, Neighborhood Plan zoning district. (Holly)

**M-2 C15-2016-0127 Brenda and Randy Frizzell  
1169 Curve Street**

The applicant has requested variance(s) from Section 25-2-492 (D) (Site Development Regulations) to:

- A. increase the impervious cover from 45% (required) to 68.4% (requested); and to
- B. increase the building cover from 40% (required) to 50.8% (requested); and to
- C. decrease the front setback from 25 feet (required) to 17 feet (requested); and to
- D. decrease the side setback from 5 feet (required) to 4.5 feet (requested)

in order to add a driveway and carport to a single family home in a “SF-3-NP”, Family Residence – Neighborhood Plan zoning district. (Central East Austin)

Note: In 2005 when house was built a prior variance was granted for lot size of 2,190 square feet, 3 foot front setback, 4 foot rear setback, and 0 off-street parking spaces. The neighborhood plan for this area allows 65% impervious cover on lots 2,500 to 3,500 square feet in size, but this lot is smaller than required to be able to use that portion of the neighborhood plan.

**M-3 C15-2016-0128 Kay Frances Humphreys  
2300 Holly Street**

The applicant has requested variance(s) from Section 25-2-492 (D) (Site Development Regulations) to decrease the street side setback from 15 feet (required) to 9 feet (requested, 4 feet existed with previous home) in order to erect a new single family home in a “SF-3-NP”, Family Residence – Neighborhood Plan zoning district. (Holly)

**M-4 C15-2016-0130 Rick Rasberry for Bryan Edwards  
12417 River Bend #4**

The applicant has requested variance(s) from Section 25-2-1176 (Site Development Regulations for Docks, Marinas, and Other Lakefront Uses):

- A. (A) (1) to increase the distance a dock may extend from the shoreline from 30 feet (required/permitted) to 44 feet (requested); and to
- B. (A)(4)(a) to increase the maximum width of a dock from 20% of shoreline width, or 61.1 feet for this site (required/permitted) to 94% or 288 feet for this site (requested); and to
- C. (B)(2) to not require permanent sanitation facilities for a marina or common area with 10 or more boat slips

in order to construct a new dock in an “SF-2”, Family Residence zoning district.>>

**N. BOARD OF ADJUSTMENT NEW BUSINESS**

**N-1** Discussion of fees charged for Interpretation cases and all other cases; Potential resolution to Council

**N-2** Discussion of language in Bylaw amendment proposal

**O. 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 2 days before the meeting date. Please call Leane Heldenfels at Planning & Development Review Department, at 512-974-2202 or Diana Ramirez at Planning & Development Review Department at 512-974-2241, for additional information; TTY users route through Relay Texas at 711.