



**BOARD OF ADJUSTMENT
FEBRUARY 5, 2020
5:30 PM
ONE TEXAS CENTER, 3RD FLOOR-ROOM 325
505 BARTON SPRINGS ROAD
AUSTIN, TEXAS**

| | |
|------------------------------------|---------------------------------|
| ___ Brooke Bailey | ___ Darryl Pruett |
| ___ Jessica Cohen | ___ Veronica Rivera |
| ___ Ada Corral | ___ Yasmine Smith |
| ___ Melissa Hawthorne (Vice Chair) | ___ Michael Von Ohlen |
| ___ William Hodge | ___ Kelly Blume (Alternate) |
| ___ Don Leighton-Burwell (Chair) | ___ Martha Gonzalez (Alternate) |
| ___ Rahm McDaniel | ___ Denisse Hudock (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

CITIZEN COMMUNICATION

The first four (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.**

A. DISCUSSION AND REQUESTED ACTION ITEM

A-1 Staff requests approval of January 13, 2020 draft minutes
On-Line Link: [Item A-1](#)

B. DISCUSSION AND REQUESTED ACTION ITEM

B-2 Staff and Applicant requests for postponement and withdraw of items posted on this Agenda

NONE

NONE

NONE

NONE

NONE

NONE

**I-1 C15-2020-0001 Todd O'Neill
809 Norwalk Lane**

The applicant is requesting a variance(s) from the LDC Subchapter F: Residential Design and Compatibility Standards, Article 3, Section 3.3.2 (Gross Floor Area) (B) (1) to allow an attached parking area [carport] that does not meet the minimum parking requirement to be exempted (160 sq. ft.) from the Gross Floor Area calculation for this site in order to complete an addition of a bedroom and carport in a “SF-3-NP”, Single-Family-Neighborhood Plan zoning district (West Austin Neighborhood Plan)

Note: Carport is 12 feet deep, it is not meeting the definition of a parking spot per TCM of a parking spot being 8 ½ x 17, therefore it is not meeting a parking area that can be exempted from Gross Floor Area.

I-2 C15-2020-0003 Jennifer Hanlen for Addision Thom
3409 Neal Street

The applicant is requesting a variance(s) from Section 25-2-492 (Site Development Regulations) from lot width requirements to decrease the minimum lot width from 50 feet (required) to 49.09 feet (requested) in order to SF-3-NP", Single-Family Residence - Neighborhood Plan zoning district. (Govalle Neighborhood Plan)

I-3 C15-2020-0004 Anthony Brown

1612 Newton Street

On-Line Link: [Item I-3](#)

The applicant is requesting a variance(s) from LDC Section 25-2-492 (D) (*Site Development Regulations*) in order to decrease the minimum lot size requirement from 5,570 square feet (required) to 3,575 square feet (requested) in order to erect a Single Family residence in a “SF-3-NP”, Single-Family Residence – Neighborhood Plan zoning district. (Bouldin Creek Neighborhood Plan)

Note: *This neighborhood did not adopt Small Lot Amnesty which would have allowed the applicant to build on a lot smaller than 5,750 sq. ft.*

**I-4 C15-2020-0005 Aixa Sola for Erin E. O’Malley
5003 Highland Court**

On-Line Link: [Item I-4](#)

The applicant is requesting a variance(s) from Section 25-2-515 (*Rear Yard of a Through Lot*) from setback requirements to decrease the minimum rear yard setback from 25 feet (required) to 10 feet (requested) in order to erect a one story single-family residence in a SF-3”, Single-Family Residence zoning district.

Note: *Per LDC for a Through Lot, a rear yard must comply with the minimum requirements applicable to a front yard.*

**I-5 C15-2020-0006 Ron Thrower for Patrick N. Dunn
2309 & 2311 Quarry Road**

On-Line Link: [Item I-5](#)

The applicant is requesting a variance(s) from Section 25-2-515 (*Rear Yard of a Through Lot*) from setback requirements to decrease the minimum rear yard setback for each lot 2309 & 2311 Quarry Rd. from 25 feet (required) to 10 feet (requested) in order to erect a single-family residence per lot in a SF-3”, Single-Family Residence zoning district.

Note: *Per LDC for a Through Lot, a rear yard must comply with the minimum requirements applicable to a front yard.*

**I-6 C15-2020-0009 Melissa Brown for Bryan Cumby
3219 Manor Road**

On-Line Link: [Item I-6](#)

The applicant is requesting a variance(s) from the maximum allowable Compatibility Height requirements of Article 10, Compatibility Standards, Division 2 –Development Standards, Section 25-2-1063 (C) (2) and (3) (*Height Limitations and Setbacks for Large Sites*) in order to construct a 60 foot Multi-Family use in a “CS-V-CO-NP”, General Commercial Services – Vertical Mixed Use – Conditional Overlay –Neighborhood Plan zoning district. (MLK Neighborhood Plan)

a. The Land Development Code Section 25-2-1063 (C) (2) allows a height limit of three stories or 40 feet, if the structure is more than 50 feet and not more than 100 feet from property (a) in an "SF-5" or more restrictive zoning district, or (b) on which a use permitted in an "SF-5" or more restrictive zoning district is located.

b. The Land Development Code Section 25-2-1063 (C) (3) allows a height limit for a structure more than 100 feet but not more than 300 feet from property zoned "SF-5" or more restrictive, 40 feet plus one foot for each 10 feet of distance in excess of 100 feet from the property zoned "SF-5" or more restrictive.

***Note:** This variance will allow for a uniform height of 60 ft. for the entire project. 60 ft. is currently allowed in portions of the project and graduating down to 40 ft. in other portions of the project.*

**I-7 C15-2019-0010 Travis Young for Daniel & Amy Coops
71 Julius Street**

On-Line Link: [Item I-7](#)

The applicant is requesting a variance(s) from Section 25-2-721 (Waterfront Overlay (WO) Combining District Regulations) to (C) (1) and (2) from secondary setback area to allow construction of a home and increase the maximum allowable impervious cover from 30% (allowed) to 36.8% (requested) in order to erect a single-family residence with a detached garage and guest house in a SF-3-NP", Single-Family Residence – Neighborhood Plan zoning district (Holly Neighborhood Plan).

***Note:** Per LDC 25-2-721 Waterfront Overlay (WO) Combining District Regulations (C) In a secondary setback area:*

- (1) fountains, patios, terraces, outdoor restaurants, and similar uses are permitted; and*
- (2) impervious cover may not exceed 30 percent.*

J. INTERPRETATIONS PREVIOUS POSTPONEMENTS

NONE

K. INTERPRETATIONS RECONSIDERATIONS

NONE

L. INTERPRETATIONS RECONSIDERATION PREVIOUS POSTPONEMENTS

NONE

M. SPECIAL EXCEPTIONS PREVIOUS POSTPONEMENTS

NONE

N. SPECIAL EXCEPTIONS RECONSIDERTIONS

NONE

O. SPECIAL EXCEPTIONS RECONSIDERATION PREVIOUS POSTPONEMENTS
NONE

P. VARIANCES PREVIOUS POSTPONEMENTS

P-1 C15-2019-0057 Jennifer Conroy
1304 & 1310 Willow Street

On-Line Link: [Item P-1](#)

The applicant is requesting a variance(s) from LDC Section 25-2-476 (B) (3) (a) (i) (*Special Exceptions*) from Section 25-2-492 (D) (*Site Development Regulations*) to decrease the interior side yard setback from 5 feet (required) to 3 ft. 6 inches (requested) in order to maintain a Garage Apartment that has been at this location for at least 25 years in a “SF-3-NP”, Single-Family Residence zoning district. (East Cesar Chavez Neighborhood Plan)

Note: Per the LDC 25-2-476 (B) The Board shall grant a special exception under Subsection (A) of this section if; (B) the Board finds that: (a) the violation has existed for: (i) at least 25 years.

REQUESTING POSTPONEMENT TO MARCH 9, 2020

P-2 C15-2019-0061 Jarred Corbell for PSW-Springdale, LLC
735 Springdale Road

On-Line Link: [Item P-2](#)

The applicant is requesting a variance(s) to increase the maximum allowable Compatibility Height requirements of Article 10, Compatibility Standards, Division 2 – Development Standards, Section 25-2-1063 (C)(2) (*Height Limitations and Setbacks for Large Sites*) from 40 feet (maximum allowed) to 48 feet (requested) in order to erect a 48 ft. foot Commercial Office use in a “CS-MU-CO-NP”, General Commercial Services – Mixed Use – Conditional Overlay –Neighborhood Plan zoning district. (Govalle Neighborhood Plan)

Note: The Land Development Code Section 25-2-1063 (C) (2) allows a height limit of three stories or 40 feet, if the structure is more than 50 feet and not more than 100 feet from property (a) in an "SF-5" or more restrictive zoning district, or (b) on which a use permitted in an "SF-5" or more restrictive zoning district is located.

P-3 C15-2019-0063 Stephen H. Rison
1507 Fairfield Drive

On-Line Link: [Item P-3](#)

The applicant is requesting a variance(s) from the minimum setback requirement of LDC Section 25-2-492 (Site Development Regulations) (D) to decrease the rear setback

requirement from 10 feet (required) to 0 feet (requested) in order to maintain an existing shed in an “SF-3-NP”, Single-Family zoning district. (Wooten Neighborhood Plan)

**P-4 C15-2019-0068 Rodney K. Bennett for Carl Frank
1213 Taylor Street**

On-Line Link: [Item P-4](#)

The applicant is requesting a variance(s) from Section 25-2-515 (Rear Yard of a Through Lot) from setback requirements to decrease the minimum rear yard setback from 25 feet (required) to 10 feet (requested) in order to erect detached garage with a 2nd FL Studio/Guest Room (not to be a Two-Family Use) SF-3-NP”, Single-Family Residence-Neighborhood Plan zoning district. (East Cesar Chavez Neighborhood Plan)

***Note:** Per LDC for a Through Lot, a rear yard must comply with the minimum requirements applicable to a front yard.*

Q. VARIANCE RECONSIDERATIONS

NONE

R. VARIANCES RECONSIDERATION PREVIOUS POSTPONEMENTS

NONE

S. NEW BUSINESS

S-1 Discussion of the January 13, 2020 Board activity report

On-Line Link: [Item S-1](#)

S-2 Discussion and possible action on the draft LDC; BOA LDC Workgroup Report (Workgroup Members: Leighton-Burwell, Hawthorne, Cohen, Hodge and Smith)

On-Line Link: [Item S-2](#)

S-3 Discussion and possible action on the FY 2020-21 Budget Calendar

On-Line Link: [Item S-3](#)

S-4 Discussion and possible action on the Number of Allowed Postponements

S-5 Discussion and possible action regarding Workgroups Update: Transportation Criteria/Code Recommendations Workgroup (Smith, Hodge & Corral)

- Resolution re: DSD Representation (No response from City Staff)
- Transportation Criteria Manual (e.g. Gas Islands)
- Regular BOA Issues that might trigger Code Revision

S-6 Discussion in regards to hardships (workshop):

- Training for Members re: Setback, IC, Lake Austin/Environmental Cases AND Hardship
- Presentation on BOA Guidelines

S-7 Announcements

S-8 Discussion of future agenda new business items, staff requests and potential special called meeting and/or workshop requests

T. 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** or email Board Liaison Elaine Ramirez, Development Services, at 512-974-2202/elaine.ramirez@austintexas.gov or Board Secretary Diana Ramirez, Development Services, at 512-974-2241/diana.ramirez@austintexas.gov, for additional information; *TTY users route through Relay Texas at 711*.