



**BOARD OF ADJUSTMENT/SIGN REVIEW BOARD  
REGULAR MEETING  
MINUTES  
(January 10, 2011)**

The Board of Adjustment convened in a regular meeting on January 10, 2011, 301 West 2<sup>nd</sup> Street in Austin, Texas.

Chair Leane Heldenfels called the Board Meeting to order at 5:30p.m.

Board Members in Attendance: Leane Heldenfels (Chair), Cathy French (SRB), Heidi Goebel, Melissa Hawthorne (alternate), Jeff Jack, Bryan King, Nora Salinas, Michael Von Ohlen

Board Member Absent: Clarke Hammond

Staff in Attendance: Susan Walker and Diana Ramirez

**CALL TO ORDER - 5:30 P.M.**

**A. APPROVAL OF MINUTES December 13, 2010**

**The motion to approve the minutes from December 13, 2010 was approved with corrections to items B-2, B-3, B-4 and C-1; Vote 7-0**

**B. SIGN REVIEW PUBLIC HEARING**

**B-1 C16-2010-0008 Jim Bennett for Jane Bassett  
8001 Mesa Drive**

The applicant has requested a variance to increase the maximum number of freestanding signs requirement of Section 25-10-101 (G) (1) from one to two in order to erect a second freestanding sign for a Religious Assembly use in an "SF-3", Family Residence zoning district.

The applicant has requested a variance to increase the maximum allowable sign area requirement of Section 25-10-101 (G) (2) from 32 square feet to 64 square feet in order to erect a second freestanding sign for a Religious Assembly use in an "SF-3", Family Residence zoning district.

**The public hearing was closed on Board Member Melissa Hawthorne motion to Grant with an amendment that the approval is an aggregate of 96 square footage and that banners are restricted due to the age structure and stained glass windows; Board Member Michael Von Ohlen second on an 8-0 vote; GRANTED.**

**B-2 C16-2010-0009 Robert McDonald**

## 900 East 30<sup>th</sup> Street

The applicant has requested a variance to increase the maximum number of directional signs requirement of Section 25-10-101 (C) (1) from 8 signs to 12 signs in a “PUD-NP”, Planned Unit Development – Neighborhood Plan zoning district.

The applicant has requested a variance to increase the maximum height of directional signs requirement of Section 25-10-101 (C) (3) (a) from 4 feet above grade to a maximum of 10 feet 10 inches above grade for two signs and from 4 feet above grade to a maximum of 8 feet 7 inches above grade for seven signs in a “PUD-NP”, Planned Unit Development – Neighborhood Plan zoning district.

The applicant has requested a variance to increase the maximum sign area of directional signs requirement of Section 25-10-101 (C) (2) from 12 square feet to 37 square feet for two signs in a “PUD-NP”, Planned Unit Development – Neighborhood Plan zoning district.

The applicant has requested a variance from the maximum number of freestanding signs requirement of Section 25-10-130 (B) from one freestanding sign to five freestanding signs in a “PUD-NP”, Planned Unit Development – Neighborhood Plan zoning district.

**The public hearing was closed on Board Member Michael Von Ohlen motion to Grant, Board Member Melissa Hawthorne second on a 8-0 vote; GRANTED.**

### C. BOARD OF ADJUSTMENT POSTPONEMENTS

**C-1 C15-2010-0123 Sarah Cheatham for Elvira Sandoval  
2502 Webberville Road**

The applicant has requested a variance to decrease the minimum off-street parking requirement of Section 25-6 Appendix A from 16 off-street parking spaces to 7 off-street parking spaces in order to remodel to create a Food Sales use with Restaurant (Limited) in a “CS-CO-MU-NP”, Commercial Services – Conditional Overlay – Mixed Use – Neighborhood Plan zoning district. (Central East Austin Neighborhood Plan)

**POSTPONED to April 11, 2011 by Board member Jeff Jack, Bryan King seconded; Vote 7-0; POSTPONED TO APRIL 11, 2011**

**C-2 C15-2010-0126 Jim Bennett for Ken McWilliams  
2514 Harris Blvd.**

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 maintain a porte-cochere and from 5 feet to 0 feet in order to maintain and erect a second story addition to an existing accessory structure for a single-family residence in an “SF-3”, Family Residence zoning district.

The applicant has requested a variance to decrease the minimum rear yard setback requirement of Section 25-2-492 (D) from 10 feet to 5 feet in order to erect a second story addition to an existing accessory structure for a single-family residence in an “SF-3”, Family Residence zoning district.

The applicant has requested a variance to increase the maximum impervious coverage requirement of Section 25-2-492 (D) from 45% to 53% in order to maintain the existing impervious coverage on a lot for a single-family residence in an “SF-3”, Family Residence zoning district.

**POSTPONED to March 14, 2011 (Applicant working with Austin Energy and Telephone Company)**

**C-3 C15-2010-0138 James Sylvana for Keturah Havey  
1504 Northridge 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 9 feet in order to maintain a carport for a single-family residence in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district. (Windsor Park Neighborhood Plan)

The applicant has requested a variance to decrease the minimum side yard setback requirement of Section 25-2-492 (D) from 5 feet to 3 feet in order to maintain a carport for a single-family residence in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district. (Windsor Park Neighborhood Plan)

**POSTPONED to February 14, 2011 (better findings and accurate dimensions from property line, modify tree on site plan); Board member Michael Von Ohlen motioned, Board member Melissa Hawthorne seconded; Vote 7-0; POSTPONED TO February 14, 2011**

**C-4 C15-2010-0140 Manuel Garcia  
4711 Red Bluff Road**

The applicant has requested a variance to decrease the minimum side yard setback requirement of Section 25-2-492 (D) from 5 feet to 2 feet 6 inches along the east property line in order to move a single family residence onto the lot in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district.

**The public hearing was closed on Board Member Jeff Jack motion to Deny, Board Member Michael Von Ohlen second on a 7-0 vote; DENIED.**

**C-5 C15-2010-0141 David Cancialosi for Philip & Lauren Siegel  
1611 Watchhill Road**

The applicant has requested a variance to increase the maximum impervious coverage requirement of Section 25-2-492 (D) from 45% to 51% in order to maintain a single-family residence and guest house and existing impervious coverage in an “SF-3”, Family Residence zoning district.

The applicant has requested a variance to decrease the minimum side yard setback requirement of Section 25-2-492 (D) from 5 feet to 3.5 feet (at the closest point) in order to maintain a guest house in an “SF-3”, Family Residence zoning district.

**The public hearing was closed on Board Member Leane Heldenfels motion to Grant 48% of impervious coverage, Board Member Michael Von Ohlen second on a 7-0 vote; GRANTED 48%.**

**C-6 C15-2010-0142 Manny Duarte for Son Thai  
850 East Rundberg Lane**

The applicant has requested a variance from Subchapter E: Design Standards and Mixed Use; Section 2.2.3; Urban Roadways: Sidewalks and Building Placement; in order to maintain existing sidewalk due to existing utilities and existing grades in order to maintain and complete and existing Retail Center in a “GR”, Community Commercial zoning district.

The applicant has requested a variance from Subchapter E: Design Standards and Mixed Use; Section 3.2.2; Glazing on Building Facades; from the north, east and south sides of the building in order to maintain and complete and existing Retail Center in a “GR”, Community Commercial zoning district.

The applicant has requested a variance from Subchapter E: Design Standards and Mixed Use; Section 2.6.2 (A); Mechanical Screening; from the north, east and south sides of the building in order to maintain and complete and existing Retail Center in a “GR”, Community Commercial zoning district.

The applicant has requested a variance from Subchapter E: Design Standards and Mixed Use; Section 3.2.3; Shade and Shelter; in order to build 4 foot wide canopy for new building and to maintain and complete and existing Retail Center in a “GR”, Community Commercial zoning district.

**The public hearing was closed on Board Member Michael Von Ohlen motion to Deny, Board Member Bryan King second on a 7-0 vote; DENIED.**

#### **D. BOARD OF ADJUSTMENT RECONSIDERATIONS**

**D-1 C15-2010-0132 Mike Collins for Tamara Dozler  
2102 East 13<sup>th</sup> Street**

The applicant has requested a variance to increase the maximum floor-to-area requirement of Subchapter F; Article 2: Development Standards; Subsection 2.1 from 0.4:1.0 to 0.59:1.0 in

order to maintain structures and change the use to create a duplex residential use in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district.

The applicant has requested a variance from the duplex residential use common roof and common wall connection requirement of Section 25-2-773 (D) in order to maintain structures and change the use to create a duplex residential use in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district. The Land Development Code states that (1) the two dwelling units must have a common floor and ceiling or a common wall, which may be a common garage wall, that (a) extends for at least 50 percent of the maximum depth of the building, as measured from the front to the rear of the lot; and (b) maintains a straight line for a minimum of four foot intervals or segments and (2) must have a common roof.

**POSTPONED to February 14, 2011; Board member Jeff Jack motioned, Board member Leane Heldenfels seconded; Vote 7-0; POSTPONED TO February 14, 2011**

**D-2 C15-2010-0133 Erin Haggerty & Collin DeLamar  
6100 Amber Pass**

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-3”, Family Residence zoning district.

**Board Member Heidi Goebel motion to Deny the reconsideration request, Board Member Bryan King second on a 2-4-1 vote (Board members Melissa Hawthorne, Nora Salinas, Leane Heldenfels, Jeff Jack nay, Michael Von Ohlen abstained); DENIAL TO RECONSIDER FAILED, case to be heard.**

**The public hearing was closed on Board Member Michael Von Ohlen motion to Deny, Board Member Bryan King second on a 4-3 vote (Board members Melissa Hawthorne, Nora Salinas, Leane Heldenfels nay); DENIED.**

**D-3 C15-2010-0137 Shelby & Nicole Spradling  
6008 Roxbury Lane**

The applicant has requested a variance in increase the maximum fence height requirement of Section 25-2-899 (D) from six feet to seven feet in order to maintain a solid fence along side property line in an “I-SF-2”, Interim – Single-Family Residence zoning district. The Land Development Code states that a solid fence constructed along a property line may not exceed an average height of six feet of a maximum height of seven feet.

**Board Member Bryan King motion to Deny reconsideration request, Board Member Heidi Goebel second on a 2-4-1 vote (Board members Jeff Jack, Melissa Hawthorne, Nora Salinas, Leane Heldenfels nay, Michael Von Ohlen abstained); DENIAL TO RECONSIDER FAILED, case to be heard.**

**The public hearing was closed on Board Member Jeff Jack motion to Deny, Board Member Bryan King second on a 5-2 vote (Board members Melissa Hawthorne, Leane Heldenfels nay); DENIED.**

**D-4 C15-2010-0144 Aubrey Carter for Lambeth Townsend  
1408 Hartford Road**

The applicant has requested a variance to decrease the minimum front street setback requirement of Section 25-2-492 (D) from 25 feet to 0 feet in order to erect a detached carport for a single-family residence in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district.

**Board Member Heidi Goebel motion to Deny reconsideration request, Board Member Bryan King second on a 2-4-1 vote (Board members Jeff Jack, Melissa Hawthorne, Nora Salinas, Leane Heldenfels nay, Michael Von Ohlen abstained); DENIAL TO RECONSIDER FAILED, case to be heard.**

**The public hearing was closed on Board Member Jeff Jack motion to Deny, Board Member Bryan King second on a 5-2 vote (Board members Melissa Hawthorne, Leane Heldenfels nay); DENIED.**

**E. BOARD OF ADJUSTMENT PUBLIC HEARINGS**

**E-1 C15-2010-0146 Richard Suttle Jr. for La Familia Partnership, Ltd.  
3000, 3004 Hemphill Park and 400, 402 West 30<sup>th</sup> Street**

The applicant has requested a variance to increase the maximum requirement of Ordinance 040826-58; Part 9; (1) from 80% impervious coverage to 97% impervious coverage in order to maintain the existing parking facility in an “LO-NCCD-NP”, Limited Office – Neighborhood Conservation Combining District – Neighborhood Plan zoning district. (North University Neighborhood Conservation – Neighborhood Plan (Adams Park sub-districts) **GRANTED**

The applicant has requested a variance from Section 25-2, Subchapter E, Subsection 2.2.3 (and 2.2.4.E and Section 25-2-1006) from sidewalks, planting zones, clear zones, utilities, parking, corner sites, and landscape buffers to not apply in order to maintain the existing parking facility in an “LO-NCCD-NP”, Limited Office – Neighborhood Conservation Combining District – Neighborhood Plan zoning district. (North University Neighborhood Conservation – Neighborhood Plan (Adams Park sub-districts) **GRANTED**

The applicant has requested a variance from Section 25-2, Subchapter E, Subsection 2.2.6 from entryway and shade requirements to not apply in order to maintain the existing parking facility in an “LO-NCCD-NP”, Limited Office – Neighborhood Conservation Combining District – Neighborhood Plan zoning district. (North University Neighborhood Conservation – Neighborhood Plan (Adams Park sub-districts) **VARIANCE DOES NOT APPLY - WITHDRAWN**

The applicant has requested a variance from Section 25-2, Subchapter E, Subsection 2.3.2 from improvement to encourage pedestrian, bicycle, and vehicular connectivity to not apply in order to maintain the existing parking facility in an “LO-NCCD-NP”, Limited Office – Neighborhood

Conservation Combining District – Neighborhood Plan zoning district. (North University Neighborhood Conservation – Neighborhood Plan (Adams Park sub-districts) **GRANTED**

The applicant has requested a variance from Section 25-2, Subchapter E, Subsection 2.5 for exterior lighting to not apply in order to maintain the existing parking facility in an “LO-NCCD-NP”, Limited Office – Neighborhood Conservation Combining District – Neighborhood Plan zoning district. (North University Neighborhood Conservation – Neighborhood Plan (Adams Park sub-districts) **VARIANCE DOES NOT APPLY - WITHDRAWN**

The applicant has requested a variance from Section 25-2, Subchapter E, Subsection 2.6 for screening of equipment and utilities to not apply in order to maintain the existing parking facility in an “LO-NCCD-NP”, Limited Office – Neighborhood Conservation Combining District – Neighborhood Plan zoning district. (North University Neighborhood Conservation – Neighborhood Plan (Adams Park sub-districts) **VARIANCE DOES NOT APPLY - WITHDRAWN**

The applicant has requested a variance from Section 25-2, Subchapter E, Subsection 3.2 for pedestrian frontages to not apply in order to maintain the existing parking facility in an “LO-NCCD-NP”, Limited Office – Neighborhood Conservation Combining District – Neighborhood Plan zoning district. (North University Neighborhood Conservation – Neighborhood Plan (Adams Park sub-districts) **VARIANCE DOES NOT APPLY - WITHDRAWN**

The applicant has requested a variance from Section 25-2, Subchapter E, Subsection 3.3 for options to improve building design to not apply in order to maintain the existing parking facility in an “LO-NCCD-NP”, Limited Office – Neighborhood Conservation Combining District – Neighborhood Plan zoning district. (North University Neighborhood Conservation – Neighborhood Plan (Adams Park sub-districts) **VARIANCE DOES NOT APPLY - WITHDRAWN**

**The public hearing was closed on Board Member Michael Von Ohlen motion to GRANT only 3 variances, impervious coverage, Section 25-2, Subchapter E, Subsection 2.2.3 (and 2.2.4.E and Section 25-2-1006) from sidewalks, planting zones, clear zones, utilities, parking, corner sites, and landscape buffers and Section 25-2, Subchapter E, Subsection 2.3.2 from improvement to encourage pedestrian, bicycle, and vehicular connectivity, Board Member Leane Heldenfels second on a 7-0 vote; GRANTED 3 VARIANCES ONLY.**

**E-2 C15-2010-0147 Antonio Vargas  
6703 Canal 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 3 feet along the west property line in order to remodel and maintain a covered porch for an existing single-family residence in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district. (Montopolis Neighborhood Plan)

**The public hearing was closed on Board Member Bryan King motion to Grant with conditions that the porch remain open (not to be enclosed) and the repairs within the**

**setback meet fire code requirements, Board Member Michael Von Ohlen second on a 7-0 vote; GRANTED .**

**E-3 C15-2010-0148 Gay & David Clifton  
2509 Jarratt 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 2 ½ feet in order to rebuild an existing carport for a single-family residence in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district. (Windsor Road Neighborhood Plan)

**The public hearing was closed on Board Member Michael Von Ohlen motion to Grant with conditions that the carport remains open (not to be enclosed), structure remain one story, add gutters, fire rated walls, Board Member Bryan King second on a 7-0 vote; GRANTED .**

**E-4 C15-2010-0149 Matthew Franklin  
5805 Duval Street**

The applicant has requested a variance to increase the maximum fence height requirement of Section 25-2-899 (D) from 6 feet in height to 8 feet in height in order to maintain a solid fence along the south and east property lines in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district. (Highland Neighborhood Plan)

**The public hearing was closed on Board Member Bryan King motion to Grant, Board Member Michael Von Ohlen second on a 7-0 vote; GRANTED.**

**E-5 C15-2010-0150 Elvira Escobar  
2016 Jesse E Segovia Street**

The applicant has requested a variance from Section 25-2-1463 (C) (2) (a) in order to remodel an existing accessory building to create a Secondary Apartment use in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district. The Land Development Code states that a secondary apartment must be located at least 15 feet to the rear of the principal structure. *(Note: This variance was approved on 12-8-2008 under case # C15-2008-0145 but has since expired.)*

The applicant has requested a variance to decrease the minimum front street setback requirement of Section 25-2-492 (D) from 25 feet to 2 feet in order to maintain a carport/garage in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district.

The applicant has requested a variance to decrease the minimum side yard setback requirement of Section 25-2-492 (D) from 5 feet to 3 feet in order to maintain one carport/garage and from 5 feet to 1 foot in order to maintain another carport in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district.



The applicant has requested a variance to increase the maximum impervious coverage requirement of Section 25-2-492 (D) from 45% to 47% in order to maintain a single-family residence, secondary apartment and accessory structures in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district.

**POSTPONED to February 14, 2011 (need additional information, topography photos and need work on the Impervious Coverage variance to get to 45%); Board member Michael Von Ohlen motioned, Board member Melissa Hawthorne seconded; Vote 7-0; POSTPONED TO February 14, 2011**

**E-6 C15-2010-0151 David Burnham for Kathryn Burnham  
4909 Copperbend Blvd.**

The applicant has requested a variance to decrease the minimum front street setback requirement of Section 25-2-492 (D) from 25 feet to 0 feet in order to maintain a carport for a single-family residence in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district. (Franklin Park Neighborhood Plan) *This case was previously approved on September 9, 1996 under case # C15-96-065, which has expired.*

**The public hearing was closed on Board Member Bryan King motion to Grant with condition that carport remain open, Board Member Melissa Hawthorne second on a 7-0 vote; GRANTED.**

**E-7 C15-2010-0152 Jimmy Odom for David Rogers  
9118 Lantana Way**

The applicant has requested a variance to decrease the minimum rear yard setback requirement of Section 25-2-492 (D) from 10 feet to 8 feet in order to maintain an attached pergola for a single-family residence in an “SF-2”, Single Family Residence zoning district.

**The public hearing was closed on Board Member Michael Von Ohlen motion to Grant, Board Member Melissa Hawthorne second on a 7-0 vote; GRANTED.**

**E-8 C15-2010-0153 Jim Bennett for Matthew Butterfield  
1501 Rainbow Bend**

The applicant has requested a variance to decrease the minimum rear yard setback requirement of Section 25-2-492 (D) from 10 feet to 2 feet 3 inches in order to maintain a deck for a single-family residence in an “SF-3”, Family Residence zoning district.

**The public hearing was closed on Board Member Michael Von Ohlen motion to Grant with conditions that the deck remains open and uncovered, Board Member Melissa Hawthorne second on a 7-0 vote; GRANTED.**

**E-9 C15-2010-0154 Thelma Moreno  
2401 Santa Maria**

The applicant has requested a variance to decrease the minimum side yard setback requirement of Section 25-2-492 (D) from 5 feet to 4 feet along the east property line in order to maintain a second story addition to a single-family residence in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district.

The applicant has requested a variance to decrease the minimum side street setback requirement of Section 25-2-492 (D) from 15 feet to 9 ½ feet in order to maintain a two story addition to a single-family residence in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district.

The applicant has requested a variance to increase the maximum building coverage requirement of Section 25-2-492 (D) from 40% to 44.5% in order to complete an addition to a single-family residence in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district.

The applicant has requested a variance to extend a non-complying setback requirement of Section 25-2-963 (D) (2) from 10 feet in length to 16 feet in length in order to complete an addition to a single-family residence in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district.

**The public hearing was closed on Board Member Leane Heldenfels motion to Grant, Board Member Michael Von Ohlen second on a 7-0 vote; GRANTED.**

**E-10 C15-2010-0155 Joseph Calderoni  
2500 East 10<sup>th</sup> Street**

The applicant has requested a variance to decrease the minimum front street setback requirement of Section 25-2-492 (D) from 25 feet to 20 feet in order to maintain an addition to an existing single-family residence in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district.

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 in order to maintain an addition to an existing single-family residence in an “SF-3-NP”, Family Residence – Neighborhood Plan zoning district.

Note: *These variance requests were approved on September 8, 2008 under case # C15-2008-0118, which has expired.*

**The public hearing was closed on Board Member Heidi Goebel motion to Grant with conditions to repair gutters, add 1 hour fire rated walls (hardi plank plywood), remove door, stoop and windows from the wall facing the neighbors , Board Member Bryan King second on a 7-0 vote; GRANTED.**

**E-11 C15-2010-0156 Douglas Plummer  
301 East 35<sup>th</sup> Street**

The applicant has requested a variance to decrease the minimum lot width requirement of Ordinance #040826-58 Part 6 (5) (a) from 50 feet in width to 48 feet in width in order to move a structure onto the lot for a two-family residential use in an “SF-3-NCCD-NP”, Family Residence – Neighborhood Conservation Combining District – Neighborhood Plan zoning district. (North University Neighborhood Conservation – Neighborhood Plan)

The applicant has requested a variance to decrease the minimum side street setback requirement of Section 25-2-492 (D) from 15 feet to 12.9 feet in order to move a structure onto the lot for a two-family residential use in an “SF-3-NCCD-NP”, Family Residence – Neighborhood Conservation Combining District – Neighborhood Plan zoning district. (North University Neighborhood Conservation – Neighborhood Plan)

**The public hearing was closed on Board Member Melissa Hawthorne motion to Grant, Board Member Michael Von Ohlen second on a 7-0 vote; GRANTED.**

## **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 Watershed Protection and Development Review Department, at 974-2202 or Diana Ramirez at Watershed Protection and Development Review Department at 974-2241, for additional information; TTY users route through Relay Texas at 711.