

Revised
Item I-1
A1
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NOTE: This site includes 2,850 square feet of restaurant use, which is calculated at 1 space per every 75 feet of space or 38 spaces required, occupancy load for that part of the building is 85; and 8,503 square feet of private educational facility, which is calculated at 1.5 spaces per employee and 1 space per every three 11th and 12th graders, the school does not have an 11th or 12th grade but does have 12 employees, so 18 spaces required.

This address receives a 20% reduction in the required parking due to its location within the urban core. It does not receive credit for having a bicycle rack. It meets its loading space requirement (2 provided, 1 required).

The public hearing was closed on Board Member Eric Goff motion to Reconsider request, No second; RECONSIDERATION REQUEST DENIED.

J. BOARD OF ADJUSTMENT SPECIAL EXCEPTION PREVIOUS POSTPONEMENTS

**J-1 C15-2015-0107 James Coak for Julia Esparza
4502 Merle Drive**

The applicant has requested a Special Exception under Section 25-2-476 (Special Exception) from:

A. Section 25-2-492 (D) (Site Development Regulations) to decrease the side yard setback from 5 feet (required) to 0 feet (requested, existing); and to

B. Section 25-2-555 (B) to decrease the rear yard setback from 5 feet (required) to 0 feet (requested, existing)

in order to maintain a detached second dwelling unit constructed at least 10 years ago in an "SF-3-NP", Family Residence – Neighborhood Plan zoning district. (South Manchaca)

POSTPONED TO DECEMBER 14, 2015 BY STAFF TO RESOLVE PENDING AUSTIN ENERGY ISSUES

**J-2 C15-2015-0140 Socorro Arroyo
6929 Carwill Drive**

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 the side yard setback from 5 feet (required) to .5 feet (requested, existing) in order to maintain a patio cover constructed at least 10 years ago in an "SF-2", 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 9-0 vote; GRANTED.

**J-3 C15-2015-0142 Victoria Flores
6508 Sandshof Drive**