



**BOARD OF ADJUSTMENT**  
**November 14, 2016**  
**5:30PM**  
**CITY COUNCIL CHAMBERS**  
**301 WEST 2<sup>ND</sup> STREET**  
**AUSTIN, TEXAS**

<u>      </u> Brooke Bailey	<u>      </u> Don Leighton-Burwell
<u>      </u> Michael Benaglio	<u>      </u> Rahm McDaniel
<u>      </u> William Burkhardt (Chair)	<u>      </u> Melissa Neslund
<u>      </u> Eric Goff	<u>      </u> James Valadez
<u>      </u> Melissa Hawthorne (Vice Chair)	<u>      </u> Michael Von Ohlen
<u>      </u> Bryan King	<u>      </u> Kelly Blume (Alternate)

**AGENDA**

**EXECUTIVE SESSION (No public discussion)**

The Board of Adjustment/Sign Review Board 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/Sign Review Board 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 – October 10, 2016**

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

**B-1 C15-2016-0104 Andres and Melinda Trevino  
2117 Gaston Place 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 front yard setback from 25 feet (required) to 0 feet (requested, existing); and to

decrease the side yard setback from 5 feet (required) to 2 feet (requested, existing)

in order to maintain a carport and greenhouse erected at least 10 years ago in an "SF-3-NP",  
Family Residence – Neighborhood Plan zoning district. (Windsor Park)

**REQUESTING POSTPONEMENT TO DECEMBER 12, 2016 BY APPLICANT**

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

**C-1 C15-2016-0118 Robert Zirkel for Amanda Walker**  
**2006 Jesse E. Segovia**

The applicant has requested a Special Exception under Section 25-2-476 (Special Exception)  
from Section 25-2-492 (D) (Site Development Regulations) to:

A. decrease the front yard setback from 25 feet (required) to 16.7 feet (requested, existing); and  
to

B. decrease the side yard setback from 5 feet (required) to 4.8 feet (requested, existing)

in order to maintain a covered brick paver porch and single family home expansion erected at  
least 10 years ago in an, SF-3 – Family Residence, NP – Neighborhood Plan district. (Holly)

**D. SIGN REVIEW BOARD RECONSIDERATIONS**

**D-1 C16-2016-0006 Rodney Bennett for Sam Kumar**  
**901 Neches**

The applicant has requested a variance(s) to Section 25-10-129 (Downtown Sign District  
Regulations) (D):

A. (2) to increase the maximum square footage allowed from 35 square feet (required/permitted)  
to 198.33 square feet (requested); and to

B. (3) (a) to increase the maximum distance a sign may project from the building facade from 6  
feet (required/permitted) to 6 feet 8 and 3/8 inches (requested)

in order to install a projecting sign within a "CBD-CO" Central Business – Conditional Overlay  
zoning district.

Note: A sign may project the lesser of 6 feet or up to 2/3's the width of the abutting sidewalk, in  
this case the abutting sidewalk will be 18 feet wide so variance request would be the same using  
either method of measuring.

**E. SIGN REVIEW BOARD PREVIOUS POSTPONEMENTS**

**NONE**

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

**F-1 C16-2016-0010 Mitchell Whiddon for Whiddon Development  
1005 East St. Elmo**

The applicant has requested a variance to Section 25-10-191 (F) (1) (*Sign Setback Requirements*) to increase the maximum height of a sign located within 12 feet of a street right of way from 30 inches tall (required/permitted) to 60 inches tall (requested) in order to permit a freestanding monument sign that does not have a clearance of 9 feet within a "LI-NP" Limited Industrial Services – Neighborhood Plan zoning district. (East Congress)

## **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)

**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)

**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**

NONE

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

NONE

#### **K BOARD OF ADJUSTMENT RECONSIDERATIONS**

**K-1 C15-2016-0087 William Faust for Greg Smith  
2001 & 2003 South Lamar Boulevard**

The applicant has requested variance(s) from Section 25-2-1063 (Height Limitations and Setbacks for Large Sites) of Article 10, Compatibility Standards to:

1. (B) decrease the distance that a structure can be constructed from property on which a use permitted in an SF-5 or more restrictive zoning district is located from 25 feet (required) to 0 feet (requested); and to
2. (C) (1) increase the height limitation from two stories and 30 feet, if the structure is 50 feet or less from property in an SF-5 or more restrictive district (required/permitted) to 6 stories and 60 feet (requested); and to
3. (C) (2) increase the height limitation from three stories and 40 feet, if the structure is more than 50 feet and not more than 100 feet from property in an SF-5 or more restrictive zoning district (required/permitted) to 6 stories and 60 feet (requested)

in order to erect an apartment building in an "CS-V", General Commercial Services – Vertical Mixed Use and "CS-MU-V-CO", General Commercial Services – Mixed Use – Vertical Mixed Use - Conditional Overlay zoning district.

**K-2 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.

## **L. BOARD OF ADJUSTMENT PREVIOUS POSTPONEMENTS**

### **L-1 C15-2015-0172 John A. Latham 502 West Longspur Boulevard**

A. The applicant has requested variance(s) to Section 25-6, Appendix A (Tables of Off-Street parking and Loading Requirements) to reduce the number of required parking spaces from 294 spaces (required) to 265 spaces (requested, existing) in order to provide additional dumpsters, security fence and a playground on this multi-family site in a “MF-2, MF-3 – NP” Multifamily Residence Low Density – Multifamily Medium Density - Neighborhood Plan zoning district. (North Lamar) **(GRANTED Item A on December 14, 2015)**

B. The applicant has requested variance(s) to Section 25-2-1067 (F) (Design Regulations) of Article 10, Compatibility Standards to reduce the distance an intensive recreational use including swimming pool, tennis court, ball court or playground may not be constructed from 50 feet or less from an adjoining property (required) to 0 feet (requested) in order to construct a playground on this multi-family site in a “MF-2, MF-3 – NP” Multifamily Residence Low Density – Multifamily Medium Density - Neighborhood Plan zoning district. (North Lamar)

### **L-2 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.

**REQUESTING WITHDRAWAL BY APPLICANT**

**L-3    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)

**REQUESTING POSTPONEMENT TO DECEMBER 12, 2016 BY APPLICANT**

**L-4    C15-2016-0091        Miranda Wylie for Patricia Newman  
                                     2005 Matthews Drive**

The applicant has requested a variance(s) from Section 25-2-899 (D) and (E) (*Fences as Accessory Uses*) to increase the fence height permitted from an average of 6 feet or a maximum of seven feet (required/permitted) to 10 feet 10 inches (requested) in order to maintain a recently constructed solid privacy fence along the property line in an "SF-3-NP", Family Residence - Neighborhood Plan zoning district. (West Austin Neighborhood Group)

Note: An 8 foot fence is permitted on a lot with a hazardous situation (swimming pool) if there is also a climbable feature on the neighboring property that would permit access to the hazardous situation (swimming pool) if the fence were only 6 feet tall. However, because this is a corner lot, The City of Austin is one of the neighboring property owners a signature could not be obtained. Variance would still be necessary for portions of the fence over 8 feet.

**L-5    C15-2016-0100        Jay Otto for Shawn Breedlove  
                                     3312 Robinson Avenue**

The applicant has requested variance(s) to Section 25-2-492 (D) (*Site Development Regulations*) to decrease the minimum front setback from 25 feet (required/permitted) to 20 feet (requested) in order to complete construction of a new single family home in a "SF-3-NP", Family Residence - Neighborhood Plan zoning district. (Upper Boggy Creek)

**REQUESTING WITHDRAWAL BY APPLICANT**

**L-6    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/permited) to 65% (requested)
- in order to erect a new single family residence in a “SF-3”, Family Residence zoning district.

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

**M-1 C15-2016-0121 Brian Moore for Tina Kemmerer  
1505 Preston Avenue**

The applicant has requested variance(s) from Section 25-2-492 (D) (*Site Development Regulations*) to increase the maximum impervious cover from 45% (required/permited) to 57% (requested, existing) in order to final a permit for reconstruction of a new one car garage in a “SF-3”, Family Residence zoning district.

**M-2 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)

**M-3 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/permited) 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/permited) 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/permited) 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)

#### **N. BOARD OF ADJUSTMENT NEW BUSINESS**

- N-1** Review revised Board of Adjustment Rules (Approved at 7/11/16 meeting)
- N-2** Review suggested Board of Adjustment Bylaws revision
- N-3** Discussion of fees charged for Interpretation cases and all other cases; Potential resolution to Council
- N-4** Discussion of meeting start time
- N-5** Move up Special Exception cases to the beginning of the agenda
- N-6** Discussion of voting (if vote is denied, can a board member make a substitute motion)
- N-7** Adopt a meeting schedule for the upcoming calendar year (2017)

#### **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.