



BOARD OF ADJUSTMENT
September 18, 2017
5:30PM
CITY COUNCIL CHAMBERS
301 WEST 2ND STREET
AUSTIN, TEXAS

___ Brooke Bailey	___ Rahm McDaniel
___ William Burkhardt (Chair)	___ Veronica Rivera
___ Christopher Covo	___ James Valadez
___ Eric Goff	___ Michael Von Ohlen
___ Melissa Hawthorne (Vice Chair)	___ Kelly Blume (Alternate)
___ Bryan King	___ Martha Gonzalez (Alternate)
___ Don Leighton-Burwell	___ Pim Mayo (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 August 14, 2017

B. SPECIAL EXCEPTION PREVIOUS POSTPONEMENTS

NONE

C. NEW SPECIAL EXCEPTIONS

NONE

D. SIGN REVIEW BOARD RECONSIDERATIONS

NONE

E. SIGN REVIEW BOARD PREVIOUS POSTPONEMENTS

NONE

F. SIGN REVIEW BOARD NEW PUBLIC HEARINGS

NONE

G. INTERPRETATION RECONSIDERATIONS PREVIOUS POSTPONEMENT

NONE

H. INTERPRETATION PREVIOUS POSTPONEMENTS

NONE

I. INTERPRETATION NEW PUBLIC HEARINGS

**I-1 C15-2017-0043 Rick Rasberry for Gail Findlay
2005 Manana Street**

The appellant has filed an appeal challenging staff decision that the retaining walls, bulkhead, and other erosion protection devices at this location were not constructed prior to January 1, 1984. The appellant disagrees and argues that these structures and features were built prior to that date at this location in an “LA”, Lake Austin zoning district.

J. RECONSIDERATION PREVIOUS POSTPONEMENTS

NONE

K. BOARD OF ADJUSTMENT RECONSIDERATIONS

**K-1 C15-2017-0042 Richard Suttle Jr. for Washoe Company
414 W MLK Jr. Blvd. & 1901, 1903 San Antonio Street**

The applicant has requested variance(s) to Section 25-6, Appendix A (Tables of Off-Street Parking and Loading Requirements), Schedule C – Off-Street Loading Requirement, to reduce the number of required loading spaces from 3 loading spaces (required) to 1 loading space (requested) in order to erect a hotel with accessory uses in a “GR-NP”, Community Commercial -Neighborhood Plan and “CS-NP”, General Commercial Services – Neighborhood Plan zoning district. (West University, Inner West Campus Sub-District)

L. PREVIOUS POSTPONEMENTS

**L-1 C15-2017-0025 Phil Moncada for John Sanchez
916 Jewell Street**

The applicant has requested variance(s) to Section 25-2-492 (D) (Site Development Regulations) to decrease the street side yard setback from 15 feet (required) to 5 feet (requested, existing home) in order to permit a new single family home in a “SF-3-NP”, Family Residence – Neighborhood Plan zoning district. (Bouldin)

**L-2 C15-2017-0034 Casey Giles for Ryan Diepenbrock
1600 and 1606 South 1st Street**

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

- A. (B) to allow a concrete or equivalent pedestrian walkway structure up to the south property line within the 25 foot setback from property in an urban family residence 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
- B. (C) (1) to increase the allowed height of a structure that is 50 feet or less from property along the south property line that is either 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 4 stories and 55’ (requested); and to
- C. (C) (2) to increase the allowed height of a structure that is more than 50 feet and not more than 100 feet or less from property along the south property line that is either 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 4 stories and 55’ (requested); and to
- D. (C) (3) to increase the allowed height of a structure that is more than 100 feet but not more than 300 feet from property along the south and west property lines that is zoned SF-5 or more restrictive, from 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 from 3 stories and 40 feet (required, permitted) to 4 stories and 55 feet (requested)

in order to construct a 4-story mixed use structure in a “CS-MU-V-CO-NP”, General Commercial Services – Mixed Use – Vertical Mixed Use - Conditional Overlay - Neighborhood Plan zoning district. (Bouldin)

**L-3 C15-2017-0037 Henry Juarez for Sal Martinez
3012 & 3014 East 14th 1/2 Street**

The applicant has requested variance(s) to Section 25-2-943 (D) (Substandard Lot) to permit a substandard lot that is aggregated with other property to form a site may not be disaggregated after August 6, 2007 to form a site that is smaller than the minimum lot area requirements (required) to be disaggregated (requested) in order to permit a new single family home on each lot and one additional dwelling unit on one lot in a “SF-3-NP”, Family Residence – Neighborhood Plan zoning district. (Rosewood)

**L-4 C15-2017-0040 A. Ron Thrower for Aaron Levy
7513 Cooper Lane**

The applicant has requested variance(s) from Article 10, Compatibility Standards Section 25-2-1063 (Height Limitations and Setbacks for Large Sites) (B) to decrease 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) to 2 feet (requested) in order to erect a private drive for 30 unit condominium use in a “SF-6-CO”, Townhouse and Condominium Residence – Conditional Overlay zoning district.

M. NEW PUBLIC HEARINGS

**M-1 C15-2017-0045 Guillermo Sach Sanchez
2017 East 11th Street**

The applicant has requested variance(s) to Section 25-2-774 (*Two-Family Residential Use*) (B) to decrease the minimum lot area from 5,750 square feet (required) to 5,622 square feet (requested/existing) in order to permit a second dwelling unit in a “SF-3-NP”, Family Residence – Neighborhood Plan zoning district. (Central East Austin)

**M-2 C15-2017-0046 Richard Weiss
1303 East Cesar Chavez Street**

The applicant has requested variance(s) from Article 10, Compatibility Standards Section 25-2-1062 (Height Limitations and Setbacks for Small Sites) (B) to:

- A. decrease 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 18 feet (required) to 5 feet (requested) along the rear property line; and to
- B. decrease 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 18 feet (required) to 5 feet (requested) along the rear and east property lines

in order to erect a new 2 story residence and reconstruct and existing 2 story residence in a “CS-MU-CO-NP”, General Commercial Services – Mixed Use – Conditional Overlay –

Neighborhood Plan zoning district. (East Cesar Chavez)

**M-3 C15-2017-0047 Phil Moncada for Ryan Dumont and Hank Coleman
3602 & 3604 Rivercrest Drive**

The applicant has requested variance(s) from Section 25-2-1176 (Site Development Regulations for Docks, Marinas, and Other Lakefront Uses) (A) (1) to increase the distance a dock may extend from the shoreline from 30 feet (required/permitted) to 60 feet (requested) in order to construct a new dock in an “LA”, Lake Austin zoning district.

**M-4 C15-2017-0049 Janis J. Smith for Taylor Kitsch
8818 Big View Drive #1**

The applicant has requested variance(s) from Section 25-2-1176 (Site Development Regulations for Docks, Marinas, and Other Lakefront Uses) (A) (1) to increase the distance a dock may extend from the shoreline from 30 feet (required, permitted) to 45 feet (requested) in order to construct a new dock in an “LA”, Lake Austin zoning district.

**M-5 C15-2017-0050 Margaret Saunders for David Rudick
4008 Avenue C**

The applicant has requested variance(s) to Ordinance 20120112-086 Part 8, (Residential District) (7) to decrease the minimum lot size for a two-family residential use that is permitted in the Residential District from 7,000 square feet (required) to 5,964 square feet (requested) in order to erect a new two-story 850 square foot accessory dwelling unit in an “MF-4–HD-NCCD-NP”, Multi-Family Residence Moderate - High Density – Historic Area – Neighborhood Conservation Combining District - Neighborhood Plan zoning district. (Hyde Park)

N. NEW BUSINESS

N-1 Discussion and possible action of AE review process to added to the BOA Rules of Procedures

N-2 Discussion and possible action to rearrange order of cases on the agenda

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.

