



**BOARD OF ADJUSTMENT**  
**January 13, 2020**  
**5:30 PM**  
**City Council Chambers**  
**301 West 2<sup>nd</sup> Street**  
**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.

**B. DISCUSSION AND REQUESTED ACTION ITEMS**

**B-1** Staff requests approval of November 7, 2019 draft minutes

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

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

**C. SIGNS NEW PUBLIC HEARINGS**

**NONE**

**D. SIGNS PREVIOUS POSTPONEMENTS**

**NONE**

**E. SIGNS RECONSIDERATIONS**

**NONE**

**F. SIGNS RECONSIDERATION PREVIOUS POSTPONEMENTS**

**NONE**

**G. INTERPRETATION NEW PUBLIC HEARINGS**

**NONE**

**H. SPECIAL EXCEPTION NEW PUBLIC HEARINGS**

**NONE**

**I. VARIANCES NEW PUBLIC HEARINGS**

**I-1 C15-2019-0059 Janice Srivathanakul  
101 and 102 Lago Verde Road**

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

The applicant is requesting a variance(s) from LDC Section 25-2-492 (D) (Site Development Regulations) in order to:

- a) Decrease the minimum lot width requirement (required) from 100 feet to 50 feet (requested), and
- b) Decrease the minimum interior side yard setback requirement from 10 feet (required) to 5 feet (requested) in order to remodel a single family residence and add an accessory apartment in a “LA”, zoning district.

*Note: Applicant is trying to legally plat these lots.*

**I-2 C15-2019-0063 Stephen H. Rison  
1507 Fairfield Drive**

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

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)

**I-3 C15-2019-0068 Rodney K. Bennett for Carl Frank  
1213 Taylor Street**



**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 C15-2019-0046 Lila Nelson for Benjamin S. Wu  
4320 James Casey Street**

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

The applicant is requesting a variance(s) from Section 25-2-1067 (H) (Design Regulations) Compatibility Height requirements of Article 10, Compatibility Standards, Division 2 –Development Standards to

- a) decrease the minimum parking setback from 25 feet (required) on the southern and western boundaries to 0 feet (requested) and;
- b) decrease the minimum driveway setback from 20 feet (required) to 0 feet (requested),

in order to construct an accessory parking lot in a “LO-V-NP”, Limited Office – Vertical Mixed Use – Neighborhood Plan zoning district. (South Manchaca Neighborhood Plan)

*Note: The subject property is 110 ft. wide*

**REQUESTING POSTPONEMENT TO MARCH 9, 2020 BY APPLICANT**

**P-2 C15-2019-0055 David Cancialosi for Mark Odom  
2803 Edgewater Drive**

**On-Line Link: [Item P-2 Part1](#), [Part2](#), [Part3](#), [Part4](#), [Part5](#), [Part6](#), [Part7](#), [Part8](#)**

The applicant is requesting a variance(s) from Section 25-2-551 (Lake Austin (LA) District Regulations)

- 1. (C) (3) (c) increase Impervious Cover from 5 percent, on a slope with a gradient of more than 25 percent and not more than 35 percent (required) to 66% (requested); 0% (existing)

2. (E) (2) to increase Impervious Cover to 29% for a driveway in order to erect a Single-Family Residential use in an “LA” zoning district.

*NOTE: (for item (E) (2) The Land Development Code states on a slope with a gradient of more than 35 percent, development is prohibited except for the construction of a fence, driveway, road or utility that cannot be reasonably placed elsewhere, or a non-mechanized pedestrian facility, such as a foot path, sidewalk, or stairs.*

**P-3 C15-2019-0057 Jennifer Conroy  
1304 & 1310 Willow Street**

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

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.*

**P-4 C15-2019-0061 Jarred Corbell for PSW-Springdale, LLC  
735 Springdale Road**

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

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-5 C15-2019-0062 Igor Dimitrijevi for Enable Capital, LLC  
1707 Astor Place**

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



aggrieved by the decision, or any officer, department, board, or bureau affected by the decision may appeal.

**S-3** 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-3](#)

**S-4** Discussion and possible action on the FY 2020-21 Budget Calendar

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

**S-5** Discussion and possible action on the Number of Allowed Postponements

**S-6** 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-7** Discussion in regards to hardships (workshop):

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

**S-8** BOA Response to Neighborhood Inquiry re: Pre-Clearance Policy and approvals by other Boards and Commissions (Presentation by City Legal)

**S-9** Announcements

**S-10** 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*.