



**Special Meeting of the Board of Adjustment  
Monday, June 8, 2020**

**Board of Adjustment to be held June 8, 2020 with Social Distancing  
Modifications**

Public comment will be allowed via telephone; no in-person input will be allowed. **All speakers must register in advance (June 7 before Noon).** All public comment will occur at the beginning of the meeting.

To speak remotely at the **June 8, 2020 Board of Adjustment Meeting**, residents must:

- Call or email the board liaison at **Elaine Ramirez @ [elaine.ramirez@austintexas.gov](mailto:elaine.ramirez@austintexas.gov) or (512) 974-2202** no later than noon, (June 7, 2020). The information required is the speaker name, item number(s) they wish to speak on, whether they are for/against/neutral, and a telephone number or email address.
- Once a request to speak has been called in or emailed to the board liaison, residents will receive either an email or phone call providing the telephone number to call on the day of the scheduled meeting.
- Speakers must call in at least 15 minutes prior to meeting start in order to speak, late callers will not be accepted and will not be able to speak.
- Speakers will be placed in a queue until their time to speak.
- If this meeting is broadcast live, residents may watch the meeting here: <http://www.austintexas.gov/page/watch-atxn-live>



**BOARD OF ADJUSTMENT  
AGENDA**

**Monday, June 8, 2020**

**The Board of Adjustment meeting will convene at 5:30 PM on  
Monday, June 8, 2020 via Videoconference  
<http://www.austintexas.gov/page/watch-atxn-live>**

___ 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	___ VACANT (Alternate)

**A. DISCUSSION AND REQUESTED ACTION ITEM**

**A-1** Staff requests approval of May 11, 2020 draft minutes

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

**B. DISCUSSION AND REQUESTED ACTION ITEM**

**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**

**D-1 C16-2020-0001 Jason Thumlert for Capital Metro Transportation Authority (Julie Barr)  
901, 1011, 1109, 1211 E. 5<sup>th</sup> Street and 1300, 1304 E. 4<sup>th</sup> Street**

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

The applicant is requesting a sign variance(s) from Section 25-10-133 (*University Neighborhood Overlay Zoning District Signs*) (G) to allow for up to eighteen (18) illuminated wall signs in order to provide signage for a Mixed Use buildings in a “TOD-CURE-NP”, Transit Oriented District/Plaza Saltillo – Central Urban Redevelopment – Neighborhood Plan zoning district. (East Cesar Chavez)

*Note: The Land Development Code sign regulations 25-10-133 University Neighborhood Overlay Zoning Districts Signs (G) states a sign may not be illuminated or contain electronic images or moving parts.*

**D-2 C16-2020-0002 Alkesh Patel for Lion Veldt  
2600 Brockton Drive**

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

The applicant is requesting a sign variance(s) from the Land Development Code:

a) Section 25-10-133 (University Neighborhood Overlay Zoning District Signs) (C) to exceed sign area from one (1) 150 sq. ft. (maximum allowed) to two (2) 217 sq. ft. each (requested) wall signs on South and West sides.

b) Section 25-10-133 (University Neighborhood Overlay Zoning District Signs) (G) illuminate both signs in order to provide signage for the new Hilton Garden Inn in a “NBG-NP”, North Burnet/Gateway – Neighborhood Plan zoning district. (North Burnet)

*Note: The Land Development Code sign regulations 25-10-133 University Neighborhood Overlay Zoning Districts Signs (G) states a sign may not be illuminated or contain electronic images or moving parts. Applicant is proposing face-lit signs illuminated by LEDs.*

**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 C15-2020-0022 Michael Synowiec  
305 West 45<sup>th</sup> Street**

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

The applicant is requesting a variance(s) from the Land Development Code:

- a) Section 25-2-492 (Site Development Regulation and NCCD requirements) to decrease the minimum lot size of 5,750 sq. ft. (required) to 1,985 sq. ft. (requested)
- b) Section 25-2-492 (Site Development Regulations and NCCD requirements) to decrease the minimum Lot Width from 50 ft. to 39 ft.
- c) Section 25-6 (Parking Requirements Appendix A) to decrease required parking spaces of 2 spaces (Required) to 1 space (requested) in order to remodel and add a 2nd FL addition to a Single-Family residence in an “SF-3-HD-NCCD-NP”, Single-Family Residence-Neighborhood Conservation Combining District Neighborhood Plan zoning district. (Hyde Park NCCD Neighborhood Plan)

*Note: NCCD Ordinance No.’s 20020131-20 and 20120112-086. Increase in parking requirements is triggered by 2nd FL. Addition.*

**J. INTERPRETATIONS PREVIOUS POSTPONEMENTS**

**NONE**

**K. INTERPRETATIONS RECONSIDERATIONS**

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

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

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)

**P-2 C15-2020-0010 Travis Young for Daniel & Amy Coops  
71 Julius Street**

**On-Line Link: [Item P-2 Part1, Part2, Part3](#)**

The applicant is requesting a variance(s) from Section 25-2-721 (*Waterfront Overlay (WO) Combining District Regulations*) to (C) (1) and (2) from secondary setback area to allow construction of a home and increase the maximum allowable impervious cover from 30% (allowed) to 36.8% (requested) in order to erect a single-family residence with a detached garage and guest house in a SF-3-NP”, Single-Family Residence – Neighborhood Plan zoning district (Holly Neighborhood Plan).

*Note: Per LDC 25-2-721 Waterfront Overlay (WO) Combining District Regulations (C) In a secondary setback area:*

*(1) fountains, patios, terraces, outdoor restaurants, and similar uses are permitted; and (2) impervious cover may not exceed 30 percent.*

**P-3 C15-2020-0016 Chris Paladino  
4013 Clawson Road**

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

The applicant has requested variance(s) to Section 25-2 492 (D) (Site Development Regulations) to decrease the minimum lot width from 50 feet (required) to 34.8 feet (requested) for front lot and 49.82 feet (requested) for rear lot in order to subdivide the current lot into 2 lots and build 2 new single family homes and 2 new second dwelling units on each lot in a “SF-3”, Single-Family Residence zoning district.

**P-4 C15-2020-0020 Jennifer Hanlen for Durham Trading Partners XII  
1401 E. 3<sup>rd</sup> Street**

**On-Line Link: [Item P-4 Part1, Part2, Part3 PRESENTATION](#)**

The applicant is requesting a variance(s) from Section 25-2-492 (*Site Development Regulations*) from setback requirements to decrease the minimum interior side setback from 5 feet (required) to 2.77 feet (requested) in order to complete a Single-Family residence in an “SF-3-NP”, Single-Family Residence-Neighborhood Plan zoning district. (East Cesar Chavez Neighborhood Plan)

*Note: currently under construction, layout error*

**Q. VARIANCE RECONSIDERATIONS  
NONE**

**R. VARIANCES RECONSIDERATION PREVIOUS POSTPONEMENTS  
NONE**

**S. NEW BUSINESS**

**S-1 Discussion of the May 11, 2020 Board activity report  
[On-Line Link: Item S-1](#)**

- S-2 Discussion and possible action on the draft LDC; BOA LDC Workgroup Report (Workgroup Members: Leighton-Burwell, Hawthorne, Cohen, Hodge and Smith)
- S-3 Discussion and possible action on the FY 2020-21 Budget Calendar -postponed workshop/training for BOA
- S-4 Discussion and possible action on the Number of Allowed Postponements; BOA Workgroup (Workgroup Members: Leighton-Burwell, Cohen and Bailey)
- S-5 Discussion and possible action regarding Workgroups Update: Transportation Criteria/Code Recommendations Workgroup (Smith, Hodge & Corral)
  - o Resolution re: DSD Representation (No response from City Staff)
  - o Transportation Criteria Manual (e.g. Gas Islands)
  - o Regular BOA Issues that might trigger Code Revision
- S-6 Discussion and possible action regarding alternative meeting dates and locations
- S-7 Discussion and possible action regarding Election of Officers
- S-8 Discussion and possible action regarding UNO Sign regulations  
**On Line Link: [Item S-8](#)**
- 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](tel:512-974-2202)/[elaine.ramirez@austintexas.gov](mailto:elaine.ramirez@austintexas.gov) or Board Secretary Diana Ramirez, Development Services, at [512-974-2241](tel:512-974-2241)/[diana.ramirez@austintexas.gov](mailto:diana.ramirez@austintexas.gov) , for additional information; *TTY users route through Relay Texas at 711.*

For more information on the Board of Adjustment, please contact Board Liaison, Elaine Ramirez, Development Services, at [512-974-2202](tel:512-974-2202)/[elaine.ramirez@austintexas.gov](mailto:elaine.ramirez@austintexas.gov).