



## **REGULAR MEETING of the BOARD OF ADJUSTMENT**

**May 13, 2024 AT 5:30PM**

**Austin City Hall, Council Chambers, Room 1001**

**301 West 2<sup>nd</sup> Street, Austin, Texas 78701**

Some members of the BOARD OF ADJUSTMENT may be participating by videoconference. The meeting may be viewed online at: <http://www.austintexas.gov/page/watch-atxn-live>

Public comment will be allowed in-person or remotely via telephone. Speakers may only register to speak on an item once either in-person or remotely and will be allowed up to three minutes to provide their comments. Registration no later than noon the day before the meeting is required for remote participation by telephone. To register to speak remotely, email [elaine.ramirez@austintexas.gov](mailto:elaine.ramirez@austintexas.gov) or call 512-974-2202.

### **CURRENT BOARD MEMBERS:**

\_\_\_ *Jessica Cohen (Chair)*

\_\_\_ *Melissa Hawthorne (Vice-Chair))*

\_\_\_ *Thomas Ates*

\_\_\_ *Jeffery Bowen*

\_\_\_ *Marcel Gutierrez-Garza*

\_\_\_ *Yung-ju Kim*

\_\_\_ *Bianca A Medina-Leal*

\_\_\_ *Brian Poteet*

\_\_\_ *Margaret Shahrestani*

\_\_\_ *Janel Venzant*

\_\_\_ *Michael Von Ohlen*

\_\_\_ *Suzanne Valentine (Alternate)*

**The Board of Adjustment may go into closed session to receive advice from legal counsel regarding any item on this agenda (Private consultation with legal counsel – Section 551.071 of the Texas Government Code).**

## **AGENDA**

### **CALL TO ORDER**

### **PUBLIC COMMUNICATION: GENERAL**

The first (4) four speakers signed up/register prior **(no later than noon the day before the meeting)** 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.

## **APPROVAL OF MINUTES**

1. Approve the minutes of the Board of Adjustment Regular meeting on March 11, 2024 and Special called meeting on February 22, 2024.

**On-Line Link:** [DRAFT MINUTES March 11, 2024, and DRAFT MINUTES February 22, 2024](#)

## **PUBLIC HEARINGS**

Discussion and action on the following cases.

### **New Variance cases:**

2. C15-2024-0013      Bhavani Singal for Veronica Lew  
3701 Robbins Road

**On-Line Link:** [ITEM02 ADV PACKET PART1, PART2, PART3; PRESENTATION](#)

The applicant is requesting variance(s) from the Land Development Code, **Section 25-2-1176** (*Site Development Regulations for Docks, Marinas, and Other Lakefront Uses*) (A) (3) from side property line & interior side yard setback requirements of 10 feet (required) to 0 feet (requested), in order to erect a Boat Dock in a “LA”, Lake Austin zoning district.

*Note: Land Development Code, 25-2-1176 Site Development Regulations for Docks, Marinas, and other Lakefront Uses*

*(A) A dock or similar structure must comply with the requirements of this subsection.*

*(3) A dock may not be constructed closer than 10 feet to the side property line, regardless of the side-yard setback generally applicable within the base zoning district.*

3. C15-2024-0015      David Chace for Chris and Shannon Renner  
1306 Rockcliff Road

**On-Line Link:** [ITEM03 ADV PACKET PART1, PART2; PRESENTATION](#)

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

- **Section 25-2-492** (*Site Development Regulations*) from setback requirements to decrease the minimum front yard setback from 40 feet (required) to 20 feet (requested)
- **Section 25-2-492** (*Site Development Regulations*) from setback requirements to decrease the minimum interior side yard setback (east side) from 10 feet (required) to 5 feet (requested)

- **Section 25-2-551** (*Lake Austin (LA) District Regulations*) (B) (1) (b) from shoreline setback requirements to decrease from 25 feet (required) to 0 feet (requested)

in order to demolish and construct a new 2 story single-family residence attached to existing legal non-complying Boat House in a “LA”, Lake Austin zoning district.

***Note:** This section of the Land Development Code applies to lots that are included in a subdivision plat recorded before April 22, 1982 or is a legal tract exempt from the requirement to plat. For the above address the Subdivision Plat was recorded on December 1, 1976*

**Land Development Code**

**Section 25-2-551 Lake Austin (LA) District Regulations**

(A) In this section:

- (1) *SHORELINE* means the 492.8 topographic contour line along the shores of Lake Austin.
- (2) *SHORELINE SETBACK* means a line parallel to the shoreline and at a distance from the shoreline that is prescribed in this section.
- (3) *SHORELINE SETBACK AREA* means an area between the shoreline and the shoreline setback.

(B) This subsection specifies shoreline setbacks in a Lake Austin (LA) district.

(1) The shoreline setback is:

- (a) 75 feet; or
- (b) 25 feet, if:
  - (i) the lot is located in a subdivision plat recorded before April 22, 1982, or is a legal tract exempt from the requirement to plat; and
  - (ii) the distance between the shoreline and the front lot line, or the property line of a legal tract, is 200 feet or less.

- 4. C15-2024-0017 Ada Corral for Isle Frank  
1422 Corona Drive

**On-Line Link:** [ITEM04 ADV PACKET](#); [PRESENTATION](#)

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

**Section 25-2-492** (*Site Development Regulations*) from setback requirements to decrease the minimum interior side yard setback from 5 feet (required) to 0 feet (requested) to allow an existing non-complying Carport to extend to the property line of an existing 1 story Single-Family residence in a “SF-3-NP”, Single-Family-Neighborhood Plan zoning district (Windsor Park Neighborhood Plan).

**Previous Postponed cases:**

- 5. C15-2024-0007 Hector Avila for Joel Beder and Joe Yu  
1503 Robert Weaver Avenue

**On-Line Link:** [ITEM05 ADV PACKET](#); **NO PRESENTATION**

The applicant is requesting the following variance(s) from the Land Development Code, **Section 25-2-492** (*Site Development Regulations*) from setback requirements to decrease the minimum front yard setback from 25 feet (required) to 14 feet (requested) in order to erect an attached garage in a “SF-3-NP”, Single-Family - Neighborhood Plan zoning district (East Cesar Chavez Neighborhood Plan)

### **DISCUSSION ITEMS**

6. Discussion of the March 11, 2024, Board of Adjustment activity report  
**On-Line Link:** [ITEM06 March 11, 2024-MONTHLY REPORT](#)

### **DISCUSSION AND ACTION ITEMS**

7. Discussion and approval of Board of Adjustment FY25 Budget recommendations.
8. Discussion and approval of Election of Officers

### **FUTURE AGENDA ITEMS AND ANNOUNCEMENTS**

### **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 business days before the meeting date. Please call the Board Liaison Elaine Ramirez, Development Services Department at 512-974-2202 or email [elaine.ramirez@austintexas.gov](mailto:elaine.ramirez@austintexas.gov) or the Board Secretary Diana Ramirez, Development Services Department at 512-974-2241 or email [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’s Elaine Ramirez, Development Services Department at [512-974-2202](tel:512-974-2202)/[elaine.ramirez@austintexas.gov](mailto:elaine.ramirez@austintexas.gov)