REGULAR MEETING OF THE BOARD OF ADJUSTMENT
MONDAY, July 13, 2026 AT 5:30 P.M.
AUSTIN CITY HALL, COUNCIL CHAMBERS, ROOM 1001
301 WEST 2ND STREET
AUSTIN, TEXAS

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, contact Elaine Ramirez at 512-974-2202 or email elaine.ramirez@austintexas.gov.

CURRENT BOARD MEMBERS:

___Jeffery Bowen (Chair)
___Margaret Shahrestani (Vice-Chair)
___Haseeb Abdullah
___Thomas Ates
___Sameer S Birring
___ Jessica Cohen
___ Melissa Hawthorne
___Yung-ju Kim
___Bianca A Medina-Leal
___Brian Poteet
___Michael Von Ohlen
___Corry L Archer-McClellan (Alternate)
___Suzanne Valentine (Alternate)

AGENDA

CALL TO ORDER

PUBLIC COMMUNICATION: GENERAL

The first 4 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 June 8, 2026
   On-Line Link: June 8, 2026 draft minutes

PUBLIC HEARINGS

Discussion and action on the following cases

New variance cases:

2. C15-2026-0023 Samantha Riddell for John L Lohr
2205 Quarry Road

On-Line Link: ITEM02 ADV PACKET; PRESENTATION
The applicant is requesting a variance(s) from the Land Development Code, Section 25-2-515 *(Rear Yard of a Through Lot)* from setback requirements to decrease the minimum rear yard setback (adjacent to W 12th St) from 25 feet (required) to 20 feet (requested) in order to rebuild a detached garage in an "SF-3-NP", Single-Family Residence-Neighborhood Plan zoning district. (West Austin Neighborhood Group)

Note: Per LDC 25-2-515 Rear Yard of Through Lot for a Through Lot, a rear yard must comply with the minimum requirements applicable to a front yard.

3. C15-2026-0024 Linda Sullivan for Bennett Leventhal & Young Shin Kim
3408 Mount Bonnell Road

On-Line Link: ITEM03 ADV PACKET; NO PRESENTATION
The applicant is requesting a variance(s) from the Land Development Code, Section 25-2-492 *(Site Development Regulations)* from impervious coverage requirements to increase I.C. from 45% (maximum allowed) to 51% (requested), existing (56.25%), in order to complete a remodel/addition in an "SF-3", Single-Family Residence zoning district.

4. C15-2026-0027 Jacob Rogers for Paul & Heather Fink
6302 Shadow Valley Drive

On-Line Link: ITEM04 ADV PACKE PART1, PART2 ; PRESENTATION
The applicant is requesting a variance(s) from the Land Development Code, Section 25-2-492 *(Site Development Regulations)* from impervious coverage requirements to increase I.C. from 45% & 6,008 square feet (maximum allowed) to 54.5% & 7,280 square feet (requested), in order to complete a remodel/addition of a pool and decking in an "SF-3", Single-Family Residence zoning district.

Previous Postponed cases:

5. C15-2026-0021 George Siddall
2101 Arpdale Street

On-Line Link: ITEM05 ADV PACKET; PRESENTATION
The applicant is requesting a variance(s) from the Land Development Code, Section 25-2-492 *(Site Development Regulations) (D)* from setback requirements for a street side setback of 15 feet (required) to 0 feet (requested) in order to maintain a Carport in a "SF-3", Single-Family zoning district

DISCUSSION ITEMS

6. June 8, 2026, Board of Adjustment activity report
On-Line Link: ITEM06 June 8, 2026-MONTHLY REPORT

7. Report from working group on outcomes of BOA decision on Case No. C15-2025-0035 (made during BOA Meeting on November 10), specifically with respect to guidance given to staff regarding habitable attic space and how it figures into calculation of FAR.

8. Discussion on executive session approval process and the need to be posted on the agenda in advance with specifics

DISCUSSION AND ACTION ITEMS

9. Approval of changes to BOA rules and procedures to limit time for registered speakers

10. Discussion and possible action regarding the Board's Annual Internal Review Report (July 1, 2025-June 30, 2026) to Council

FUTURE AGENDA ITEMS

ANNOUNCEMENTS

ADJOURNMENT

The City of Austin is committed to compliance with the Americans with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. For assistance, please contact the Liaison or TTY users' route through 711. A person may request language access accommodations no later than 48 hours before the scheduled meeting. Please call the Board Liaison Elaine Ramirez, Austin Development Services Department at 512-974-2202 or email elaine.ramirez@austintexas.gov or call the Board Secretary Diana Ramirez at 512-974-2241 or email diana.ramirez@austintexas.gov to request service or for additional information.

For more information on the Board of Adjustment, please contact Board Liaison's Elaine Ramirez at 512-974-2202 or elaine.ramirez@austintexas.gov