



REGULAR MEETING of the BOARD OF ADJUSTMENT
August 14, 2023 AT 5:30PM
Austin City Hall, Council Chambers, Room 1001
301 West 2nd 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 or call 512-974-2202.

CURRENT BOARD MEMBERS:

___ <i>Thomas Ates</i>	___ <i>Richard Smith</i>
___ <i>Jessica Cohen (Chair)</i>	___ <i>Janel Venzant</i>
___ <i>Melissa Hawthorne (Vice-Chair)</i>	___ <i>Michael Von Ohlen</i>
___ <i>Brian Poteet</i>	___ <i>Yung-ju Kim</i>
___ <i>Marcel Gutierrez-Garza</i>	___ <i>Kelly Blume (Alternate)</i>
___ <i>Margaret Shahrestani</i>	___ <i>Suzanne Valentine (Alternate)</i>

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 July 10, 2023.

On-Line Link: [DRAFT MINUTES JULY 10, 2023](#); [DRAFT MINUTES ADDENDUM FOR JULY 10, 2023](#)

PUBLIC HEARINGS

2. Discussion of staff and applicant requests for postponement and withdrawal of public hearing cases posted on the agenda.

New Sign Variance case

3. C16-2023-0003 Shana Gardner for Marco Veneziano
2270 Guadalupe Street

On-Line Link: [Item03 ADV PACKET](#); [PRESENTATION](#)

The applicant is requesting a sign variance(s) from the Land Development Code, Section 25-10-133 (*University Neighborhood Overlay Zoning District Signs*) (H) to allow for illumination of one (1) Neon Wall Sign and one (1) internally lit blade sign, in order to provide signage for Foxtrot Market in a “CS-CO-NP”, General Commercial Services – Conditional Overlay - Neighborhood Plan zoning district. (West University Neighborhood Plan) (UNO sign district)

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

New Variance cases:

4. C15-2023-0029 Stephen Hawkins for Austin Rowing Club
74 Trinity Street

On-Line Link: [Item04 ADV PACKET PART1](#); [PART2](#); [PART3](#); [PART4](#); [PART5](#); [PRESENTATION](#)

The applicant has requested variance(s) from the Land Development Code, Section 25-2-1176 (*Site Development Regulations for Docks, Marinas, and Other Lakefront Uses*) (A) (1) to increase the dock length from 30 feet (required) to 120 feet (requested), in order to remodel and the expansion of a floating boat dock and storage racks in a “DMU-P” Downtown Mixed Use-Public zoning district.

5. C15-2023-0033 George Ducas for Chuong Thai-Lazaro & Christian David Lazaro
828 Falkland Trace

On-Line Link: [Item05 ADV PACKET PART1](#); [PART2](#); [PRESENTATION](#)

The applicant is requesting a variance(s) from the Land Development Code, Section 25-2-899 (*Fences as Accessory Uses*) (E) (1) & (2) to increase the height permitted from 6 feet

(required) to 8 feet 4 inches (requested), in order to maintain a masonry-wood fence west and north of the property in an “SF-4A”, Single-Family Residence zoning district.

Note: The Land Development Code 25-2-899 Fences as Accessory Uses

(E) a solid fence along a property line may be constructed to a maximum height of eight feet if each owner of property that adjoins a section of the fence that exceeds a height of six feet files written consent to the construction of the fence with the building official; and

(1) there is a change in grade of at least two feet within 50 feet of the boundary between adjoining properties; or

(2) a structure, including a telephone junction box, exists that is reasonably likely to enable a child to climb over a six foot fence and gain access to a hazardous situation, including a swimming pool.

6. C15-2023-0034 M Renee Suaste
5111 Lansing Drive

On-Line Link: [Item06 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 front yard setback from 25 feet (required) to 20 feet (requested), in order to erect a Carport in a “SF-3-NP”, Single-Family - Neighborhood Plan zoning district (South Manchaca Neighborhood Plan)

7. C15-2023-0035 Tisha Ritta for Melissa Maynard
8003 Parkdale Drive

On-Line Link: [Item07 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 front yard setback from 25 feet (required) to 17 feet (requested), in order to maintain a Carport in a “SF-2”, Single-Family zoning district.

Previous Postponement Variance cases

8. C15-2023-0027 JP Sullivan for Mayo C. Cuellar
1305 S 6th Street

On-Line Link: [Item08 ADV PACKET PART1](#); [PART2](#); [PART3](#); **NO PRESENTATION**

The applicant is requesting a variance(s) from the Land Development Code, Section 25-2-492 (*Site Development Regulations*) to decrease the minimum lot width from 50 feet (required) to 47 feet (requested), in order to subdivide a residential lot in a SF-3-NP”, Single-Family-Neighborhood Plan zoning district (Bouldin Creek Neighborhood Plan).

DISCUSSION ITEMS

9. Discussion of the July 10, 2023 BOA activity report
On-Line Link: [Item09 July 10-MONTHLY REPORT](#)
10. Discussion regarding future training for board members
11. Discussion regarding the Self Service Password & 90 Day Expiration

DISCUSSION AND ACTION ITEMS

12. Discussion and possible action regarding bylaws changes, rules of procedure changes, and resolutions regarding board terms, vacancies, and use of alternates
13. Discussion and possible action regarding the Board's Annual Internal Review Report (July 1, 2022-June 30, 2023) to Council
On-Line Link: [Item13 BOA Annual Internal Report](#)

FUTURE AGENDA ITEMS

14. Discussion of future agenda items, staff requests and potential special called meeting and/or workshop requests

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 or the Board Secretary Diana Ramirez, Development Services Department at 512-974-2241 or email 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/elaine.ramirez@austintexas.gov