



**REGULAR MEETING of the BOARD OF ADJUSTMENT**  
**November 13, 2023 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:**

___ <i>Thomas Ates</i>	___ <i>Jeffrey Bowen</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 October 9, 2023.  
**On-Line Link:** [DRAFT MINUTES October 9, 2023](#)

## **PUBLIC HEARINGS**

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

### **New Variance cases:**

3. C15-2023-0041 Rodney Bennett for Exten LLC -Rahim K. Marediya  
1701 E. Howard Lane

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

The applicant is requesting a variance(s) from the Land Development Code, Section 25-2-814 (*Service Station Use*) (3) to increase the maximum number of vehicle queue lanes from 8 (required) to 12 (requested), in order to erect a gas service station in a “GR-MU” Community Commercial-Mixed Use zoning district.

4. C15-2023-0043 Thrower Design-Ron Thrower for 1904 Chicon St, LLC  
1904 Chicon Street

**On-Line Link:** [Item04 ADV PACKET PART1 AND PART2; 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 49 feet (requested), in order to construct a surface parking lot in a CS-NP”, General Commercial Services-Neighborhood Plan zoning district (Upper Boggy Creek Neighborhood Plan).

5. C15-2023-0044 Bruce David Johnson, Jr  
1904 Eva Street

**On-Line Link:** [Item05 ADV PACKET; NO PRESENTATION](#)

The applicant is requesting Special Exception variance(s) from the Land Development Code Section 25-2-492 (*Site Development Regulations*) from two setback requirements: to decrease the front yard setback from 25 feet (required) to 0 feet (requested) in order to maintain a covered concrete patio and to decrease the minimum interior side yards setbacks from 5 feet (required) to 0 feet (requested – north and south sides) in order to maintain a storage shed, art studio, & garage (south side) and storage sheds (north side) that have existed for over 31 years in an “SF-3-NP”, Single-Family Residence-Neighborhood Plan Zoning District (Bouldin Creek Neighborhood Plan).

## **DISCUSSION ITEMS**

6. Discussion of the October 9, 2023 BOA activity report  
**On-Line Link:** [Item06 October 9, 2023-MONTHLY REPORT](#)

## **DISCUSSION AND ACTION ITEMS**

7. Discussion and possible action regarding bylaws changes, rules of procedure changes, and resolutions regarding board terms, vacancies, and use of alternates

## **FUTURE AGENDA ITEMS**

8. 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](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)