

CITY OF AUSTIN
Board of Adjustment
Decision Sheet
ITEM08

DATE: Monday November 10, 2025

CASE NUMBER: C15-2025-0038

Y ___ Thomas Ates (D1)
 Y ___ Bianca A Medina-Leal (D2)
 Y ___ Jessica Cohen (D3)
 Y ___ Yung-ju Kim (D4)
 Y ___ Melissa Hawthorne (D5)
 Y ___ Haseeb Abdullah (D6)
 Y ___ Sameer S Biring (D7)
 Y ___ Margaret Shahrestani (D8)
 Y ___ Brian Poteet (D9)
 Y ___ Michael Von Ohlen (D10)
 Y ___ Jeffery L Bowen (M)
 - ___ Corry L Archer-mcclellan (Alternate) (M)
 - ___ Suzanne Valentine (Alternate) (M)
 - ___ VACANT (Alternate) (M)

OWNER/APPLICANT: William T. Fox

ADDRESS: 9730 ANCHUSA TRL

VARIANCE REQUESTED: 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 10 feet (required) to 5 feet (requested) and
- setback requirements to decrease the minimum rear yard setback from 20 feet (required) to 10 feet (requested)

in order to erect a detached one-story garage/home workshop to a Single-Family residence in a "RR-NP", Rural Residential-Neighborhood Plan zoning district (West Oak Hill Neighborhood Plan).

BOARD'S DECISION: The public hearing was closed by Chair Jessica Cohen, Board member Michael Von Ohlen's motion to Approve; Vice Chair Melissa Hawthorne second on 11-0 votes; GRANTED.

FINDING:

1. The Zoning regulations applicable to the property do not allow for a reasonable use because: the zoning regulations along with the HOA limit the areas on which the building could be built.

2. (a) The hardship for which the variance is requested is unique to the property in that: there are several mature trees, live oak included.

(b) The hardship is not general to the area in which the property is located because: the property is the headwater collection point for a wet-weather creek that forms only during significant rainfall, the slope of the property is such that the location of the proposed building will not interfere with said water collection point.

3. The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because: the proposed building area is at the very rear of the property and the unused green area there offers no significant visibility to the adjoining commercial properties that front Hwy 71.



Elaine Ramirez
Executive Liaison

 for

Jessica Cohen
Madam Chair