CITY OF AUSTIN
Board of Adjustment
Decision Sheet
ITEM04

DATE: Monday October 12, 2026 **CASE NUMBER: C15-2026-0034**

_____Joseph El Habr (D1)
_____Bianca A Medina-Leal (D2)
_____Corry L Archer-McClellan (D3)
_____Yung-ju Kim (D4)
_____Melissa Hawthorne (D5)
_____Haseeb Abdullah (D6)
_____VACANT (D7)
_____Margaret Shahrestani-Vice Chair (D8)
_____Brian Poteet (D9)
_____Michael Von Ohlen (D10)
_____Jeffery L Bowen-Chair (M)
_____VACANT (Alternate) (M)
_____Suzanne Valentine (Alternate) (M)
_____VACANT (Alternate) (M)

APPLICANT: Ricca Keepers
OWNER: Trent Trawick
ADDRESS: 14200 FLAT TOP RANCH RD

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

- Section 25-2-551 *(Lake Austin (LA) District Regulations) (C)(2) (a)* from impervious requirements to increase the maximum impervious cover on a slope with a gradient of 25 percent or less from 20 percent (maximum allowed) to 26 percent (requested) and
- Section 25-2-551 *(Lake Austin (LA) District Regulations) (E)(2)* to decrease the impervious cover on a slope with a gradient of more than 35 percent from 2% to 0% (requested), in order to complete a remodel/addition in a "LA", Lake Austin zoning district.

Note:
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.
(C) This subsection specifies lot width and impervious cover restrictions in a Lake Austin (LA) district.
(2) For a lot included in a subdivision plat recorded after April 22, 1982, impervious cover may not exceed:

(a) 20 percent, on a slope with a gradient of 25 percent or less;
(b) 10 percent, on a slope with a gradient of more than 25 percent and not more than 35 percent; or
(c) if impervious cover is transferred under Subsection (D), 30 percent.

(E) This subsection specifies additional development standards based on a slope gradient in a Lake Austin (LA) district.
(1) On a slope with a gradient of more than 15 percent;
(a) vegetation must be restored with native vegetation, as prescribed by the Enviromental Criteria Manual, if it is disturbed or removed as a result of construction; and
(b) construction uphill or downhill from the slope must comply with the Enviromental Criteria Manual.
(2) on a slope with a gradient of more than 35 percent, development is prohibited except for the construction of a fence, driveway, road or utility that cannot be reasonably placed elsewhere, or a non-mechanized pedestrian facility, such as a foot path, sidewalks, or stairs.

For the above address the Subdivision Plat was recorded on June 9, 2003.

BOARD'S DECISION: September 14, 2026 Vice Chair's motion to postpone to October 12, 2026, Board member Melissa Hawthorne second on 7-0 votes; POSTPONED TO OCTOBER 12, 2026, NOT ENOUGH BOARD MEMBERS FOR VOTING PURPOSES. October 12, 2026, WITHDRAWN by Applicant

FINDING:

1. The Zoning regulations applicable to the property does not allow for a reasonable use because:

2. (a) The hardship for which the variance is requested is unique to the property in that:

   (b) The hardship is not general to the area in which the property is located because:

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:

Elaine Ramirez
Executive Liaison

Diana Ramirez for
Jeffery Bowen
Chair