

**CITY OF AUSTIN**  
**Board of Adjustment**  
**Decision Sheet**  
**E-3**

**DATE: Monday March 14, 2022**

**CASE NUMBER: C15-2022-0022**

\_\_\_Y\_\_\_ Thomas Ates  
\_\_\_Y\_\_\_ Brooke Bailey  
\_\_\_Y\_\_\_ Jessica Cohen  
\_\_\_Y\_\_\_ Melissa Hawthorne  
\_\_\_-\_\_\_ Barbara McArthur OUT  
\_\_\_-\_\_\_ Rahm McDaniel OUT  
\_\_\_Y\_\_\_ Darryl Pruett  
\_\_\_Y\_\_\_ Agustina Rodriguez  
\_\_\_A\_\_\_ Richard Smith ABSTAINED  
\_\_\_-\_\_\_ Michael Von Ohlen OUT  
\_\_\_Y\_\_\_ Nicholl Wade  
\_\_\_Y\_\_\_ Kelly Blume (Alternate)  
\_\_\_-\_\_\_ Carrie Waller (Alternate)  
\_\_\_Y\_\_\_ Marcel Gutierrez-Garza (Alternate)  
)

**APPLICANT: Claudia De La Vega**

**OWNER: Luis Jauregui**

**ADDRESS: 4901 MIRADOR DR**

**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 front yard setback from 40 feet (required) to 30 feet (requested) in order to erect a Single-Family residence in a “RR”, Rural Residence.

**BOARD’S DECISION:** March 14, 2022, The public hearing was closed by Madam Chair Jessica Cohen, Board Member Melissa Hawthorne motions to approve as per site plan E-3/11; Board Member Brooke Bailey seconds on a 9-0-1 vote (Board members Richard Smith abstained); **GRANTED AS PER SITE PLAN E-3/11.**

**FINDING:**

1. The Zoning regulations applicable to the property do not allow for a reasonable use because: lot is split between Austin jurisdictions full purpose and ETJ Travis county, as well as homeowners association guidelines, align with rest of houses in the subdivision.
2. (a) The hardship for which the variance is requested is unique to the property in that: all other houses don’t have the jurisdictional split between them.

(b) The hardship is not general to the area in which the property is located because: because of the jurisdictional split gives that conflicting rules

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: surrounding homes all follow the homeowner association and guidelines and have same setbacks.

  
Elaine Ramirez  
Executive Liaison

Diana Ramirez for \_\_\_\_\_  
Jessica Cohen  
Madam Chair