REGULAR MEETING of the BOARD OF ADJUSTMENT
August 11, 2025 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:

___*Jessica Cohen (Chair)*
___*Melissa Hawthorne (Vice-Chair)*
___*Thomas Ates*
___*Jeffery Bowen*
___*Sameer S Birring*
___*Bianca A Medina-Leal*
___*Yung-ju Kim*
___*Brian Poteet*
___*Niccolo A Sacco*
___*Margaret Shahrestani*
___*Michael Von Ohlen*
___*Corry L Archer-Mcclellan (Alternate)*
___*Suzanne Valentine (Alternate)*

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 meetings on July 14, 2025.
   On-Line Link: **Draft Minutes for July 14, 2025**

PUBLIC HEARINGS

Discussion and action on the following cases.

New Variance cases:

2. C15-2025-0025 George McQueen
   506 Terrace Drive

   On-Line Link: **ITEM02 ADV PACKET**, **PRESENTATION**
   The applicant is requesting the following 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 5 feet (required) to 1 foot (requested) in order to maintain a detached garage & carport for a Single-Family Residence in a "SF-3-NP", Single-Family - Neighborhood Plan zoning district (South River City Neighborhood Plan).

3. C15-2025-0026 Stephen Hawkins for Red Bud Partners, LP
   1750 Channel Road

   On-Line Link: **ITEM03 ADV PACKET**, **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 thirty-seven feet and three inches (37' 3") (requested), in order to erect a boat dock in a "SF-2" Single-Family zoning district.

   Note: *Land Development Code,* ***25-2-1176 Site Development Regulations for Docks, Marinas, and Other Lakefront Uses***
   (A) A dock or similar structure must comply with the requirements of this subsection.
   (1) A dock may extend up to 30 feet from the shoreline, except that the director may require a dock to extend a lesser or greater distance from the shoreline if deemed necessary to ensure navigation safety.

4. C15-2025-0027 Stephen Hawkins for Tom Davis Jr.
1752 Channel Road

On-Line Link: ITEM04 ADV PACKET, 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 forty-six feet and one inch (46' 1") (requested), in order to erect a boat dock in a "SF-2" Single-Family zoning district.

Note: *Land Development Code,* ***25-2-1176 Site Development Regulations for Docks, Marinas, and Other Lakefront Uses***
(A) A dock or similar structure must comply with the requirements of this subsection.
(1) A dock may extend up to 30 feet from the shoreline, except that the director may require a dock to extend a lesser or greater distance from the shoreline if deemed necessary to ensure navigation safety.

DISCUSSION ITEMS

5. Discussion of the July 14, 2025, Board of Adjustment activity report
On-Line Link: ITEM05 JULY 14, 2025-MONTHLY REPORT

DISCUSSION AND ACTION ITEMS

6. Discussion and possible action regarding the Board's Annual Internal Review Report (July 1, 2024-June 30, 2025) to Council

FUTURE AGENDA ITEMS AND ANNOUNCEMENTS

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