**REGULAR MEETING OF THE BOARD OF ADJUSTMENT**
**MONDAY, December 8, 2025 AT 5:30 P.M.**
**AUSTIN CITY HALL, COUNCIL CHAMBERS, ROOM 1001**
**301 WEST 2ND STREET**
**AUSTIN, TEXAS**

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, contact Elaine Ramirez at 512-974-2202 or email elaine.ramirez@austintexas.gov.

**CURRENT BOARD MEMBERS:**

___Jessica Cohen (Chair)
___Melissa Hawthorne (Vice-Chair)
___Haseeb Abdullah
___Thomas Ates
___Sameer S Birring
___ Jeffery Bowen
___ Yung-ju Kim
___Bianca A Medina-Leal
___Brian Poteet
___Margaret Shahrestani
___Michael Von Ohlen
___Corry L Archer-Mcclellan (Alternate)
___Suzanne Valentine (Alternate)

**AGENDA**

**CALL TO ORDER**

**PUBLIC COMMUNICATION: GENERAL**

The first 4 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 November 10, 2025
   **On-Line Link: November 10, 2025 draft minutes**

**PUBLIC HEARINGS**

Discussion and action on the following cases

**Previous Postponed cases:**

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

**On-Line Link: ITEM02 ADV PACKET PART1, PART2**
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.*

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

**On-Line Link: ITEM03 ADV PACKET PART1, PART2, PART3**
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.*

**Previous Postponed Interpretation case:**

4. C15-2025-0041 Christ May (Appellant)
Warren Konkel (Owner)
6706 Bridge Hill Cove

**On-Line Link: ITEM04 ADV PACKET APPELLANT; ADV PACKET PERMIT HOLDER; ADV PACKET STAFF REPORT, NEW INFO PART1 APPELLANT, NEW INFO PART2 APPELLANT, NEW INFO PART3 APPELLANT, NEW INFO PART4 APPELLANT, NEW INFO PERMIT HOLDER, PRESENTATION APPELLANT; PRESENTATION PERMIT HOLDER**
Appellant challenges approval of administrative revisions to Plan Review No. 2022-0060407PR and revisions to the following associated permits:

- Building Permit No. 2022-093202BP (house remodel/additions)
- Building Permit no. 2022-093203BP (pool)

on the grounds that the approved work violates the applicable regulations of the Lake Austin (LA) zoning district established under City Code Chapter 25-2 (*Zoning*), including limitations on the modification or expansion of a legally noncomplying structure under City Code Sec. 25-2-963 (*Modification and Maintenance of Noncomplying Structures*) and other applicable site development standards.

**DISCUSSION AND ACTION ITEMS**

5. Discussion of the November 10, 2025, Board of Adjustment activity report
**On-Line Link: ITEM05 November 10, 2025-MONTHLY REPORT**

6. Discussion and possible action regarding a working group for NCCD and Habitable Attic

**FUTURE AGENDA ITEMS**

**ANNOUNCEMENTS**

**ADJOURNMENT**

The City of Austin is committed to compliance with the Americans with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. For assistance, please contact the Liaison or TTY users' route through 711. A person may request language access accommodations no later than 48 hours before the scheduled meeting. Please call the Board Liaison Elaine Ramirez, Austin Development Services Department at 512-974-2202 or email elaine.ramirez@austintexas.gov or call the Board Secretary Diana Ramirez at 512-974-2241 or email diana.ramirez@austintexas.gov to request service or for additional information.

For more information on the Board of Adjustment, please contact Board Liaison's Elaine Ramirez at 512-974-2202 or elaine.ramirez@austintexas.gov