

From:

Subject:

Date:

Strong Objection to Variance Request; Case No. C15-2025-0026; 1750 Channel Road

Tuesday, August 5, 2025 4:16:39 PM

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Re: Strong Objection to Variance Request; Case No. C15-2025-0026; 1750 Channel Road

Dear Members of the Board of Adjustments,

We, Bruce and Niloofar Slayden, representing the SLAYDEN BRUCE & NELLIE REVOCABLE TRUST at 1744 Channel Road, respectfully submit this letter to express our strong and unequivocal opposition to the variance request submitted by Red Bud Partners LP for the property located at 1750 Channel Road. The request seeks approval to construct a new dock extending 37 feet and 3 inches from the shoreline—substantially exceeding the 30-foot maximum length permitted under the Land Development Code (LDC 25-2-1176).

We urge the Board to deny this request. This request is not only excessive and unjustified, but also poses a threat to navigation safety, neighborhood consistency, and surrounding property values. Critically, this variance request is inconsistent with both the letter and the intent of the applicable regulations.

1. Undermining Code's Intent

The variance request proposes a dock length that is 124% of the maximum allowable by code—exceeding the 30-foot limit by a more than 7 feet. The applicant has not provided evidence demonstrating that this increased length is necessary for navigation safety, as required under LDC 25-2-1176. In the absence of such justification, approval would set a troubling precedent and undermine the intent and the integrity of the Code.

2. Navigation Hazard and Community Consistency

The proposed 37+ feet, multi-level dock would constitute a significant navigational hazard. It would be the only residential multi-level dock in the area extending nearly 125% of the standard shoreline distance. This outlier configuration deviates dramatically from the existing character of surrounding docks along Lake Austin, which are predominantly conform to code. A new multi-level dock of up to a 30' height and 37+' length would obstruct sight lines around the shoreline curve, increasing the risk of boating accidents. The Board must not approve any new structure that compromises boater safety on Lake Austin.

3. Adverse Impact on Neighboring Properties and the Lake Community

Approval of this variance would result in immediate and measurable harm to neighboring properties, including ours. A multi-level dock of this size (extending 25% further from the shoreline and potentially rising up to 30 feet in height) would obstruct previously unobstructed lake views and irreparably damage the character and value of surrounding homes. We recently invested in a dock that complies fully with code requirements, and we did so with the reasonable expectation that nearby developments would be held to the same standard.

Granting this variance would violate that the reasonable expectation and set a highly concerning precedent.

4. Lack of Justification

The applicant has not provided adequate justification for a variance of this magnitude. This is not a request for repair or modest modification of the existing dock—it is an attempt to construct an oversized, new multi-level dock with an excessive footprint that blatantly exceeds code limitations by nearly 25%. The applicant has failed to demonstrate any legitimate or compelling need for such an expansion. The Board has no reasonable basis to approve a variance of this magnitude.

Approval of such a variance would not only contradict the purpose of the code, but create a potential navigation hazard that also diminishes the value and enjoyment of neighboring properties and the entire lake community. For the reasons outlined above, we respectfully *request that the Board deny this variance* application in its entirety.

Thank you for your attention to this matter.

Sincerely,

Bruce and Niloofar Slayden

SLAYDEN BRUCE & NELLIE REVOCABLE TRUST

1744 Channel Road, Austin, TX 78746



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For any additional questions or concerns, contact CSIRT at "cybersecurity@austintexas.gov".

PUBLIC HEARING INFORMATION

Although applicants and/or their agent(s) are expected to attend a public hearing, **you are not required to attend**. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During a public hearing, the board or commission may postpone or continue an application's hearing to a later date, or recommend approval or denial of the application. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

A board or commission's decision may be appealed by a person with standing to appeal, or an interested party that is identified as a person who can appeal the decision. The body holding a public hearing on an appeal will determine whether a person has standing to appeal the decision.

An interested party is defined as a person who is the applicant or record owner of the subject property, or who communicates an interest to a board or commission by:

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (*it may be delivered to the contact person listed on a notice*); or
- appearing and speaking for the record at the public hearing;

and:

- occupies a primary residence that is within 500 feet of the subject property or proposed development;
- is the record owner of property within 500 feet of the subject property or proposed development; or
- is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

A notice of appeal must be filed with the director of the responsible department no later than 10 days after the decision. An appeal form may be available from the responsible department.

For additional information on the City of Austin's land development process, visit our web site: www.austintexas.gov/devservices.

Written comments must be submitted to the contact person listed on the notice before 9 a.m. the day of the public hearing to be added to the Late Back-up and viewed by the Board the night of the meeting. Your comments should include the name of the board or commission, or Council; the scheduled date of the public hearing; the Case Number; and the contact person listed on the notice. All comments received will become part of the public record of this case.

Case Number: C15-2025-0026

Contact: Elaine Ramirez; elaine.ramirez@austintexas.gov

Public Hearing: Board of Adjustment; August 11th, 2025

I am in favor
 I object

Your Name (please print)

KEYLA B TURRO

Your address(es) affected by this application

1746 CHANNEL RD

8-10-25

Signature

Date

Daytime Telephone: [REDACTED]

Comments: I do not agree with a variance. This will compromise my view and two beat docks with variance is unreasonable.

Trans: Keyla.

If you will be using this form to comment, please return it in PDF format via e-mail to:

Elaine Ramirez; 512-974-2202

Scan & Email to: Elaine.Ramirez@austintexas.gov

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Contact: Elaine Ramirez; elaine.ramirez@austintexas.gov

Public Hearing: Board of Adjustment; August 11th, 2025

JERALD PETERSON

Your Name (please print)

1748 CHANNEL Road

Your address(es) affected by this application

Jerald Peterson

Signature

I am in favor
 Object

8/10/2025

Date

Daytime Telephone: [REDACTED]

Comments: I do not agree with variances to construct 2 boat docks at 1750 + 1752 Channel Road. This is against code and will block our views of the 360 bridge.
DJP

If you will be using this form to comment, please return it in PDF format via e-mail to:

Elaine Ramirez; 512-974-2202

Scan & Email to: Elaine.Ramirez@austintexas.gov