



**REGULAR MEETING of the BOARD OF ADJUSTMENT**  
**September 8, 2025 AT 5:30PM**  
**Austin City Hall, Council Chambers, Room 1001**  
**301 West 2<sup>nd</sup> 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](mailto: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 August 11, 2025.  
**On-Line Link:** [Draft Minutes for August 11, 2025](#)

## **PUBLIC HEARINGS**

Discussion and action on the following cases.

### **New Sign cases:**

2. C16-2025-0005 Jonathan Perlstein for Elizabeth McFarland  
4700 Weidemar Lane

**On-Line Link:** [ITEM02 ADV PACKET PART1, PART2, PART3, PRESENTATION](#)

The applicant is requesting a sign variance(s) from the Land Development Code, Section 25-10-127 (*Multi-Family Residential Sign District Regulations*):

- (E) (2) (a) to exceed total sign area of 35 square feet (maximum allowed) to 192 square feet (requested) (facing south on building extension, not directly facing Weidemar Ln)
- (E) (2) (a) to exceed total sign area of 35 feet (maximum allowed) to 96 square feet (requested)

for Halo signs in order to provide signage for Alexian St. Elmo in a “MF-6-CO-NP”, Multi-Family – Conditional Overlay - Neighborhood Plan zoning district. (East Congress Neighborhood Plan), Multi-Family Residential Sign District.

***Land Development Code Section 25-10-127 Multi-Family Residential Sign District Regulations***

(A) This subsection applies to a multifamily residential sign district:

(E) For signs other than freestanding signs, the total sign area for a lot may not exceed the lesser of:

(1) 0.5 square feet for each linear foot of street frontage; or

(2) 35 square feet.

Source: Section 13-2-867; Ord. 990225-70; Ord. 031211-11; Ord. No. [20170817-072](#), Pt. 11, 8-28-17.

### **New Variance cases:**

3. C15-2025-0018 Gary Cooley  
3123 Edgewater Drive

**On-Line Link: [ITEM03 ADV PACKET PART1](#), [PART2](#), [PART3](#), [PART4](#), [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 rear yard setback (south side) from 20 feet (required) to 10 feet (requested)
- Section 25-2-492 (*Site Development Regulations*) from setback requirements to decrease the minimum interior side yard setback (west side) from 10 feet (required) to 5 feet (requested)
- Section 25-2-551 (*Lake Austin (LA) District Regulations*) (C) (3) (a) from impervious coverage requirements to increase from 35% (maximum allowed) to 45 % (requested)

in order to erect an attached 2-car garage and expand existing kitchen of an existing legal non-complying Single-Family residence in a “LA”, Lake Austin zoning district.

**Note:** This section of the Land Development Code applies to lots that are included in a subdivision plat recorded before April 22, 1982 or is a legal tract exempt from the requirement to plat.

For the above address the Subdivision Plat was recorded on December 9, 1958

**Land Development Code Section 25-2-551 Lake Austin (LA) District Regulations**

- (C) This subsection specifies lot width and impervious cover restrictions in a Lake Austin (LA) district:
- (3) For a lot included in a subdivision plat recorded before April 22, 1982, or a tract that is not required to be platted, impervious cover may not exceed:
- (a) 35 percent, on a slope with a gradient of 15 percent or less;
  - (b) 10 percent, on a slope with a gradient of more than 15 percent and not more than 25 percent;
  - (c) 5 percent, on a slope with a gradient of more than 25 percent and not more than 35 percent; or
  - (d) 40 percent, if impervious cover is transferred under Subsection (D).

**Previous Postponed cases:**

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

**On-Line Link: [ITEM04 ADV PACKET PART1](#), [PART2](#), [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.

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

**On-Line Link: [ITEM05 ADV PACKET PART1, PART2, 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**

6. Discussion of the August 11, 2025, Board of Adjustment activity report  
**On-Line Link: [ITEM06 August 11, 2025-MONTHLY REPORT](#)**

## **DISCUSSION AND ACTION ITEMS**

## **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](mailto:elaine.ramirez@austintexas.gov) or the Board Secretary Diana Ramirez, Development Services Department at 512-974-2241 or email [diana.ramirez@austintexas.gov](mailto: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](mailto:512-974-2202/elaine.ramirez@austintexas.gov)