

**CITY OF AUSTIN  
Board of Adjustment  
Decision Sheet  
ITEM03**

**DATE: Monday December 8, 2025**

**CASE NUMBER: C15-2025-0027**

Y \_\_\_\_\_ Thomas Ates (D1)  
 Y \_\_\_\_\_ Bianca A Medina-Leal (D2)  
 Y \_\_\_\_\_ Jessica Cohen (D3)  
 Y \_\_\_\_\_ Yung-ju Kim (D4)  
 Y \_\_\_\_\_ Melissa Hawthorne (D5)  
 Y \_\_\_\_\_ Haseeb Abdullah (D6)  
 Y \_\_\_\_\_ Sameer S Birring (D7)  
 Y \_\_\_\_\_ Margaret Shahrestani (D8)  
 Y \_\_\_\_\_ Brian Poteet (D9)  
 Y \_\_\_\_\_ Michael Von Ohlen (D10)  
 Y \_\_\_\_\_ Jeffery L Bowen (M)  
\_\_\_\_\_ Corry L Archer-mcclellan (Alternate) (M)  
\_\_\_\_\_ Suzanne Valentine (Alternate) (M)  
\_\_\_\_\_ VACANT (Alternate) (M)

**APPLICANT: Stephen Hawkins**

**OWNER: Tom Davis Jr.**

**ADDRESS: 1752 CHANNEL RD**

**VARIANCE REQUESTED:** 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.*


**BOARD'S DECISION:** **The public hearing was closed by Chair Jessica Cohen, Board member Michael Von Ohlen's motion to Postpone to September 8, 2025; Vice-Chair Melissa Hawthorne second on 9-0 votes; POSTPONED TO September 8, 2025; September 8, 2025 Applicant requested postponement to October 13, 2025; Madam Chair Jessica Cohen's motion to Postpone to October 13, 2025; Board member Corry Archer-McClellan second on 10-0 votes; POSTPONED TO October 13, 2025. October 13, 2025 APPLICANT REQUESTED POSTPONEMENT TO NOVEMBER 10, 2025; BOARD MEMBERS APPROVED POSTPONEMENT TO November 10, 2025, NO OBJECTIONS, November 10, 2025 The public hearing was closed by Chair Jessica Cohen, Board member Michael Von Ohlen's motion to postpone to December 8, 2025; Vice Chair Melissa Hawthorne second on 11-0 votes; POSTPONED TO December 8, 2025. December**

**8, 2025 The public hearing was closed by Chair Jessica Cohen, Chair Jessica Cohen's motion to postpone to February 9, 2026; Vice Chair Melissa Hawthorne second on 11-0 votes; POSTPONED TO February 9, 2026.**

**FINDING:**

1. The Zoning regulations applicable to the property do not allow for a reasonable use because:
2. (a) The hardship for which the variance is requested is unique to the property in that:  
  
(b) The hardship is not general to the area in which the property is located because:
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:

  
\_\_\_\_\_  
Elaine Ramirez  
Executive Liaison

 for  
\_\_\_\_\_  
Jessica Cohen  
Madam Chair