



**BOARD OF ADJUSTMENT
REGULAR MEETING
MINUTES
Monday, December 8, 2025**

The **BOARD OF ADJUSTMENT** convened in a Regular meeting on **Monday, December 8, 2025**, at 301 West 2nd Street in Austin, Texas.

Madam Chair Jessica Cohen called the Board of Adjustment Meeting to order at 5:47 PM.

Board Members/Commissioners in Attendance in-Person:

Jessica Cohen-Chair, Melissa Hawthorne-Vice Chair, Haseeb Abdullah, Jeffery Bowen, Bianca A. Medina-Leal, Brian Poteet, Maggie Shahrestani, Michael Von Ohlen

Board Members/Commissioners in Attendance Remotely:

Thomas Ates, Yung-ju Kim, Sameer S Birring

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](#)
The minutes from the meeting on November 10, 2025, were approved on Vice Chair Melissa Hawthorne, Board member Brian Poteet second, on 11-0 Vote.

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.*

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

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.*

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.

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.

The public hearing was closed by Chair Jessica Cohen, Maggie Shahrestani's motion to uphold staff's decision and reject appeal; Vice Chair Melissa Hawthorne second on 7-4 votes (Chair Jessica Cohen, Board members Yung-ju Kim, Michael Von Ohlen, Jeffery Bowen nay); UPHOLD STAFF'S DECISION AND REJECT APPEAL.

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 DISCUSSED](#)

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

DISCUSSED; CREATED A WORKING GROUP TO DISCUSS HABITABLE ATTICS

FUTURE AGENDA ITEMS

ANNOUNCEMENTS

ADJOURNMENT 7:56 PM

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

The minutes were approved at the March 9, 2026 Board of Adjustment meeting on Board member Jeffery Bowen's motion, Board Member Haseeb Abdullah second on a 10-0 vote.