CITY OF AUSTIN
Board of Adjustment
Decision Sheet
ITEM02

DATE: Monday, October 12, 2026 **CASE NUMBER: C15-2026-0029**

____Y____Joseph El Habr (D1)
____Y____Bianca A Medina-Leal (D2)
____Y____Corry L Archer-McClellan (D3)
____Y____Yung-ju Kim (D4)
____Y____Melissa Hawthorne (D5)
____Y____Haseeb Abdullah (D6)
____-____VACANT (D7)
____Y____Margaret Shahrestani-Vice Chair (D8)
____Y____Brian Poteet (D9)
____Y____Michael Von Ohlen (D10)
____Y____Jeffery L Bowen-Chair (M)
____-____VACANT (Alternate) (M)
____-____Suzanne Valentine (Alternate) (M)
____-____VACANT (Alternate) (M)

APPLICANT: Stephen Hawkins

OWNER: Agustin Gonzalez

ADDRESS: 3011 WESTLAKE DR

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 fifty feet (50') (requested), in order to erect a boat dock in a "LA" Lake Austin 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: AUGUST 10, 2026 The public hearing was closed by Chair Jeffery Bowen, Board Member Michael Von Ohlen's motion to postpone to September 14,

2026, Board member Melissa Hawthorne second on 10-0 votes; POSTPONED TO SEPTEMBER 14, 2026.
September 14, 2026 Vice Chair's motion to postpone to October 12, 2026, Board member Melissa Hawthorne second on 7-0 votes; POSTPONED TO OCTOBER 12, 2026, NOT ENOUGH BOARD MEMBERS FOR VOTING PURPOSES.
October 12, 2026 The public hearing was closed by Chair Jeffery Bowen, Vice Chair Maggie Shahrestani's motion to approve, Board member Melissa Hawthorne second on 10-0 votes; GRANTED.

FINDING:

1. The Zoning regulations applicable to the property do not allow for reasonable use because: there is a very shallow drop from the shore down to the riverbed which would create the need for more dredging than is allowed under code.

2. (a) The hardship for which the variance is requested is unique to the property in that: there is a very shallow drop from the shore down to the riverbed which would create the need for more dredging than is allowed under code.

   (b) The hardship is not general to the area in which the property is located because: this is a unique aspect of this area.

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: there are already some properties nearby that have docks extending even farther, this change reduces the length of the dock, the river is wide enough at this point that we don't need to be concerned about navigability issues.

Elaine Ramirez
Executive Liaison

Diana Ramirez for
Jeffery Bowen
Chair