

**THE VILLAGE OF SAN LEANNA  
MINUTES**

Regular Board of Aldermen Public Meeting & Public Hearing  
Thursday, November 1, 2018  
7:15 p.m. – Community Center – 11906 Sleepy Hollow

**A. MEETING CALLED TO ORDER**

Present: Charlie Burks, Helen Rockenbaugh, Elaine Voeltz, Danny Villarreal, Barbara Quarles

Mayor Molly Quirk was absent. Charlie Burks presided over the meeting as Mayor Pro Tem.

**B. PUBLIC HEARING I**

1. Charlie Burks opened the Public Hearing. The Zoning Committee presented information regarding the request for a variance to Zoning Ordinance No. 13-001 to allow concessions to north (front) and east (side) setback requirements for a new single-family dwelling at 713 River Oaks Dr. The property owner requested a 5-foot concession on the west side of his property, facing Lake Dr, that would place the edge of his home's foundation 5 feet from the property line rather than 10 feet from the property line. It was noted that, even with this concession, there would still be over 30 feet between the foundation and the edge of the road due to an exceptionally wide right-of-way. The property owner withdrew his request for any setback concession on the north side of his property.

The Zoning Committee recommended that council approve the request for a variance allowing a 5-foot concession to the setback requirement on the west side of the property at 713 River Oaks Dr.

2. There were no citizen comments.

**C. PUBLIC HEARING II**

Public Hearing II was cancelled due to a typographical error on the posted agenda which listed the address incorrectly.

**D. PUBLIC HEARING III**

1. The Zoning Committee presented information regarding the request for a variance to Zoning Ordinance No. 13-001 to allow placement of a permanent accessory building within 10 feet of a property line at 504 W. FM 1626. Citing concerns regarding the utility easement along the back property line, the Zoning Committee recommended that the council not approve the variance request to allow the placement of an accessory building within 10 feet of a property line. The Zoning Committee reported that in discussing the matter with the property owner, the property owner agreed to move the storage building away from the property line and join it with the two other planned structures, making one larger structure which adhered to utility setback requirements.

2. The Zoning Committee reported that the property owner at 504 FM 1626 withdrew his request for a variance to allow a third permanent accessory building on his property due to new plans to join the building into one larger building.
3. There were no citizen comments. Charlie Burks resumed the regular meeting.

#### **E. ITEMS SCHEDULED FOR ACTION**

1. Danny Villarreal moved to approve the request for a variance allowing a 5-foot concession to the setback requirement on the west side of the property at 713 River Oaks Dr; Barbara Quarles seconded; motion carried with a vote of 4 in favor – 0 opposed.
2. Danny Villarreal moved to deny the request for a variance to Zoning Ordinance No. 13-001 to allow placement of a permanent accessory building within 10 feet of a property line at 504 W. FM 1626; Helen Rockenbaugh seconded; motion carried with a vote of 4 in favor – 0 opposed.
3. Property owner withdrew request for a variance to Zoning Ordinance No. 13-001 to permit construction of a third permanent accessory building at 504 W. FM 1626.
4. No action was taken regarding the request for a variance to Zoning Ordinance No. 13-001 to allow the placement of a deck within 10 feet of a property line at 504 Leanna Woods Cove.
5. Elaine Voeltz moved to change the Zoning Committee's governing body size to five members; Helen Rockenbaugh seconded; motion carried with a vote of 4 in favor – 0 opposed.
6. Helen Rockenbaugh moved to appoint Donald Nyland as the Zoning Committee Chairperson; Danny Villarreal seconded; motion carried with a vote of 4 in favor – 0 opposed.
7. Helen Rockenbaugh moved to appoint Elizabeth Hinson as the Zoning Committee Vice Chairperson; Elaine Voeltz seconded; motion carried with a vote of 4 in favor – 0 opposed.

#### **F. ADJOURNMENT**

Elaine Voeltz moved to adjourn the meeting; Danny Villarreal seconded; meeting adjourned at 7:39 p.m.