

**THE VILLAGE OF SAN LEANNA  
AGENDA**

Regular Board of Aldermen Public Meeting & Public Hearing  
Thursday, October 15, 2020  
7:00 p.m. – Videoconference

**MEETING PARTICIPATION DETAILS:**

Topic: Regular Meeting – Board of Aldermen – October 2020  
Time: October 15, 2020 7:00 PM Central Time

**<https://zoom.us/join>**

**Meeting number (access code): 569 550 2741**

**Meeting password: 102020**

**Dial in by phone: 1-346-248-7799**

**Meeting number (access code): 569 550 2741**

**Meeting password: 102020**

**A. MEETING CALLED TO ORDER**

Roll call

Approval of minutes: Regular B of A Meeting & Public Hearing.....September 17, 2020

**B. CITIZENS' COMMUNICATION**

1. Citizen Communication

**C. PUBLIC HEARING**

1. Presentation of information concerning request for a variance to Zoning Ordinance No. 13-001 allowing the placement of a portable accessory structure within 10' of the property line at 605 River Oaks Dr.
2. Citizen Comments.

**\*\* NO ACTION MAY BE TAKEN AT A PUBLIC HEARING \*\***

**\*\* RESUME REGULAR MEETING \*\***

**D. ITEMS SCHEDULED FOR ACTION**

1. Consideration of information concerning request for a variance to Zoning Ordinance No. 13-001 allowing the placement of a portable accessory structure within 10' of the property line at 605 River Oaks Dr.
2. Discussion and possible consideration of the Financial Policy and Investment Policy for the Village of San Leanna.
3. Consideration to extend the Build Central Texas Interlocal Agreement between Capital Metro and the Village of San Leanna through September 30, 2021.
4. Consideration of placement of speedbump on Chapel Lane near Indian Tree Trail/Hunting Creek Dr/Ridge Dr.
5. Consideration to approve purchase of playscape for Jim Payne Park.
6. Designation, by Resolution, of official newspaper for publication of required notices.

7. Review and approve financial report for September 2020.

**E. ITEMS FOR DISCUSSION**

**F. REPORTS AND INFORMATION**

1. **Mayor's Report**..... Updates re: meeting/symposium attendance
2. **Zoning Report**..... Certificate of Occupancy:  
New building permits:  
Active Building permits:
3. **Administrative Report**... surveys/reports, administrative updates, complaint updates
4. **Roads**..... Current road maintenance needs, road improvement projects, street signs, speed humps
5. **Public Affairs**..... newsletter, Community events
6. **Public Safety**..... Neighborhood Watch, NNO, public safety information, street lights
7. **Water**..... Water system info, drought status, Burn Ban info
8. **Environmental**..... Tree Care Program, mowing/trimming, trash/recycling, burn piles, drainage info, flood prevention

**G. ADJOURNMENT**

**\*\* ALL ITEMS SPECIFICALLY MENTIONED SEPARATE FROM EXECUTIVE SESSION  
MAY HAVE ACTION TAKEN \*\***

The Board of Aldermen of the Village of San Leanna reserves the right to adjourn into executive session at any time to discuss any of the matters listed above, as authorized by Texas Government Code Sections 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices), and 551.086 (Economic Development).

Posted \_\_\_\_\_ October 12, 2020

---

Rebecca Howe, Village Administrator

**THE VILLAGE OF SAN LEANNA  
MINUTES**

Regular Board of Aldermen Public Meeting & Public Hearings  
Thursday, September 17, 2020  
7:00 p.m. – Videoconference

**A. MEETING CALLED TO ORDER**

Present: Molly Quirk, Helen Rockenbaugh, Becky Mullan, Charlie Burks, Danny Villarreal, Mary Wright

Danny Villarreal moved to approve minutes of Regular B of A Meeting on August 20, 2020 with a correction to a council member's name; Mary Wright seconded; motion carried with a vote of 5 in favor – 0 opposed.

**B. CITIZENS' COMMUNICATION**

1. Helen Rockenbaugh addressed the council and attending residents on the importance of community participation in local government and tolerance of evolving thought processes and procedures as new officials and staff come and go.

**C. PUBLIC HEARING**

1. Mayor Quirk opened the public hearing. Residents and council briefly reviewed and discussed the proposed budget for FY 2020-2021. Each council member presented plans for the upcoming year. City Administrator, Rebecca Howe, presented proposal for Village of San Leanna signs on FM 1626.
2. Mayor Quirk and Rebecca Howe reviewed the proposed tax rate. Mayor Quirk stated that the proposed property tax rate of \$0.2498 per \$100 valuation for FY 2019-2020 remains the same as last year but would increase the Village tax revenue due to increased property values and new properties in the Village.

Mayor Quirk closed the public hearing.

**D. ITEMS SCHEDULED FOR ACTION**

1. Charlie Burks moved to approve the August 2020 financial report; Danny Villarreal seconded; motion carried with a vote of 5 in favor – 0 opposed.
2. Charlie Burks moved to adopt budget for FY 2020-2021 as presented with a change in Road Improvements from \$184,000 to \$186,000 for Village of San Leanna signs; Helen Rockenbaugh seconded; motion carried with a vote of 5 in favor – 0 opposed.

3. Danny Villarreal moved by special motion to adopt the proposed property tax rate of \$0.2498 per \$100 valuation for FY 2020-2021; Charlie Burks seconded; motion carried with a record vote of 5 in favor – 0 opposed. The property tax rate was adopted by Ordinance No. R20-00.
4. Charlie Burks moved to approve the renewal of Franchise agreement with Pedernales Electric Cooperative; Danny Villarreal seconded; motion carried with a vote of 5 in favor – 0 opposed.
5. Helen Rockenbaugh moved to table action pertaining to unpermitted construction of carport within 10' of the rear lot line at 11903 Sleepy Hollow Ln as property owners were in the process of remedying the situation; Danny Villarreal seconded; motion carried with a vote of 5 in favor – 0 opposed.
6. Council discussed a complaint of Health and Sanitation Ordinance No. 01-005 violation at 11507 Sombrero. Helen Rockenbaugh moved to grant a 14-day extension on the clean-up at 11507 Sombrero Ln to be followed by an Austin Public Health Department review; Charlie Burks seconded; motion carried with a vote of 5 in favor – 0 opposed.
7. Council discussed additional trash and recycling services through Waste Connections. Charlie Burks moved to offer residents an optional additional recycling bin at the rate of \$5 per month, retaining the same pick-up schedule; Helen Rockenbaugh seconded; motion carried with a vote of 3 in favor – 2 opposed.

Charlie Burks moved to have a roll-off dumpster placed in the Village four times per year, for a week at a time, for resident use; Danny Villarreal seconded; motion carried with a vote of 5 in favor – 0 opposed

#### **E. ITEMS FOR DISCUSSION**

#### **F. REPORTS AND INFORMATION**

1. Mayor's Report: Mayor Quirk reported a quiet month in the Village on the mayoral front as most cities were busy with budget preparations.  
  
Linda Barrett reported on existing permits at 500 River Oaks Dr, 715 River Oaks Dr, 11515 Hunting Creek Dr, 11505 Sombrero, 405 San Leanna Dr, 609 Redbud Trail, and 901 Sleepy Hollow Ln.
2. Roads: Danny Villarreal reported that speed bumps had been installed successfully. Mr. Villarreal reported on increasing drainage and debris issues on River Oaks at Lake Dr and the general state of roads.
3. Public Affairs: Helen Rockenbaugh reported on the planned Halloween car parade and 50<sup>th</sup> Anniversary bags. A separate meeting would be held for planning.
4. Public Safety: Becky Mullan reported that National Night Out would be postponed until Spring 2021 and that she would be looking into the need for additional street lights. Mrs. Mullan touched on the need

5. Water: Mary Wright reported on the drought status and the status of the water system. The Aquifer District was in Stage 1/No Drought Status with a voluntary 10% conservation period in place. The City of Austin was in Conservation Stage. Mary Wright reported that the water system was running smoothly and that well levels had risen 8.9ft. since the previous month, to a level of 111.9 ft. The burn ban was not in effect and a service line had been repaired on Circle Dr.
6. Environmental: Charlie Burks requested that citizens report any sick or dying trees and that trash cans be set out away from large street trees. Mr. Burks had reported on his plans for playground installation at Jim Payne Park during budget discussion. .
7. Administrative: Rebecca Howe reported on her 2020-2021 goals including CARES Funding, Financial and Investment Policy updates, administration manual, filing systems, website updates, and ordinance codification.

Council discussed creating a Citizen's Committee for helping and checking on neighbors.

#### **G. ADJOURNMENT**

Becky Mullan moved to adjourn the meeting; Danny Villarreal seconded; meeting adjourned at 8:22 p.m.

**September 25, 2020**

**To: Zoning Commission**

Re: Variance Request for 605 River Oaks Drive, Austin TX 78748

**We are requesting a portable smoker shelter kit 100 square feet (10 x 10) with ground stakes that sustain wind up to 50 MPH be allowed at the back corner of our property at 605 River Oaks Drive (back lot 600 Redbud Trail & side lot 609 River Oaks Drive are adjacent properties).**

I am writing this letter on behalf of my husband and I, in response to a resident complaint and staff observation that an accessory building has been built on our property without a permit. We would first like to apologize for the misunderstanding of what is required to be permitted. Neither of considered that a grill shelter 10 x 10 kit out of a box that we put together ourselves (kit included Allen wrench and a Philips head screwdriver, labeled precut pieces, with ground stakes, and all screws and bolts, with instruction manual mass produced by an approved engineered design) would classify as an accessory building or need permitting or inspection. We specifically bought a “pop-up box kit”, as it’s not meant to stay permanently, and can be dismantled and stored as per instruction manual when not in use or if relocating, etc. I didn’t call just in case, regretfully, as I should’ve not made assumptions.

I am very sorry for that and would like to first provide history of our aspirations and process of improvements, as this is our forever home (within 10 miles of our childhood homes and grandparents where our families still reside since 1979, along with sisters, brother, aunts, uncles, and nephews are also in same distance). We take much pride in even being so lucky to get a house here, as we sought out this neighborhood for years to hopefully get to call one of very limited lots in this very unique Village ours. We are so happy to be in this community! I grew up in Hays Country Oaks down 1626 in Buda, and my husband in Shady Hollow. Manchaca Fire Hall at New Year’s is where I spent my time with my grandparents (Leroy & Janette Carlson) who were best of friends with Clarence and Betty Vogel, who are a few of many reputable old timers of this area. This is home. So it was extremely hard for me to read the letter and get the call from Linda (as I’ve worked with her over the years on permits) as I hate to be “in trouble or a nuisance”. I just hope I can provide some background so as not to appear this was an act of intentional disregard for the ordinances and community that is truly our past, present, and future.

We have always obtained permitting for our additions which consist of: a pool and surrounding areas in 2017: outdoor kitchen w/ pergola attached to home in 2018.

March 2020 we completed a installation of a very unique fence and reached out for guidance and permitting in dealing with the property rights, restrictions, etc. that that was in the easement of the utility line just inside our property adjoining 601 River Oaks Drive I was advised permitting

wasn't required by Rebecca Howe,. We also went so far as to add an access gate to the backside of the fence where a large utility pole sits behind the treehouse at 601 River Oaks Drive. We never received full clarification with regards to that addition and the neighboring lots responsibility for access to the pole and wanted to ensure accessibility to workers with ease in case of emergencies or critical services. We are very concerned with ensuring adherence to any regulations or ordinances, which I hope has been proved in all our contracted builds with all proposals and plans and stages, so considering the obvious safety precautions in that utility line and steel posts in concrete down the entirety of that easement not requiring permitting or inspection, it seemed there would be no issues or an existing ordinance requirement on our "shelter from the storms".

I am very concerned with moving forward with this as I am not one to be in violation of things, so I am submitting a letter per the advice of Linda Barrett. I am sorry if it is not in a specific format and can revise if deemed necessary.

**First**, our lot is not the same size as the  $\frac{3}{4}$  acre assumption identified as the basis for implementing the 10-foot setback in the Zoning Ordinance. That size was said to be the minimum acreage for properties for builds after the year 2000. I presume that as that was an assumption for a basis, to ensure equality relative to space that would be scaled to actual acreage multiplied by the conversion rate adjuster based on 10 feet for  $\frac{3}{4}$  acre = 13.33 (which would translate to .39 x 13.33 or 5.20 feet relative to assumed  $\frac{3}{4}$  zoning distance standard, which would deem this zoning variance request within conversion ratio boundaries if I position our shelter 5.2 feet from fence line (unsure if that is a practice in the consideration of relative comparison of lot deviations for actual lot size versus the assumed guidance in code and is what is used to validate approvals for the variance requests in this particular community, as I could not locate reference to it in code on the website).

**Second** and more importantly for ensuring welfare and safety, we have a buried 500-gallon tank of propane in the setback, which was above ground when the previous deed holder built the house, and we decided to permit the migration of it to an underground tank so we actually had space in our yard without the eyesore of a tank smack in the middle of our yard. A 10-foot setback in sides and back on .39 acres with a 30-foot setback in front really limited our footprint from the get go (**and even larger setback due to flood plain build restrictions – see deed survey attached**), **and our house is a rather large footprint (2650 square feet of living space not counting garage and outdoor patio built into home plan)**. **There is a 10-foot distance regulation established for 500-gallon propane tanks as specifications per code under OSHA regulations outside of the Village ordinances for the fence, home dwelling, gas line, A/C, and the smoker placement (shelter is not their concern as a canopy is built over tanks for protection of a lot of propane tanks at residents)**. **They confirmed that the smoker should remain 10 feet from tank, so if we**

are forced move the canopy, then our smoker would have to move, which basically tied our hands for a lot of area from the get go.

In converting assumption of Ordinance assumed lot to actual lot size using a convertor rate may be a valid approach to fairness in the variance adjustment to be approved.

To suggest we move the shelter kit to 10-foot setback to become compliant with Village zoning ordinances in the  $\frac{3}{4}$  acre assumption would force me to be in violation **with OSHA regulations and passed inspections of that placement on file with the permit associated with that project, since it would move the smoker inward and not within 10 feet of tank. This would create safety concerns and considering those existing permitted and compliant circumstances that support our necessary variance adjustment to comply with the layout of the lot.** I have taken pictures (attached of the area that the tank consumes and relativity to what remains our available space for a shelter to be set to ensure smoker is in compliant distance from tank. We placed it as far into the yard as possible so as not to interfere with the ground space dug out to place the tank and backfill to ensure that was not altered or tampered with. The measurements are slightly over 4 feet off of each fence line. Pictures of space are attached with measuring tape to show property limitations present. My husband and I can easily pick the canopy, and move it 5.2 feet to fall within compliance based on the conversion for actual lot size relative to assumed size in ordinance and still be 10 feet away from the tank to adhere to the distance requirement by OSHA for the smoker placement, as my husband and I considered that in our decision to put the shelter it in a spot to ensure permit inspection pass identifiers were not deterred from so as to jeopardize safety as a FIRST priority, but still serve a purpose to keep the smoker out of the rain.

I'd prefer to leave it at the approx. 4 feet though if possible, but understand and respect your decision for what is appropriate of that variation. **Moving it towards the waterfall would impede with underground approved pipes for the pool equipment to flow through the water feature, so that's also not a sound alternative either as deemed in the 2017 inspection phases. All other areas of the yard pose the same limitations of the propane tank underground.**

I'd like to mention that for peace of mind after willing to pay 100% cost to remove and replace existing fence with our current fence, we lost 2 feet of space on the side adjacent to 601 to ensure the fence we erected was truly inside our property line over 3 inches but still within the setback to pool structure or claims of ownership with the neighbor, as well as maintain the back with staining and general maintenance. That would also allow the utility company immediate access if necessary to the large pole on 601 River Oaks Drive (not our property) in event of emergency or servicing issues they may need to adhere to.

We offered to pay 100% for fence demolition of neighbor's existing fence and 100% of cost of installing the new fence, but our neighbor "only wanted that if we gave him the good side", which

was ridiculous considering we paid above and beyond a “normal fence” to construct a 9 foot average double sided cedar in steel post horizontal fence for the sake of both of our privacy (the existing fence is still there and functional and fine, but this one served a noise barrier, peace-making was our intent), and his response and very demanding requests for specs to adhere to at our full expense raised concerns of ensuring ownership as ours if we were to build it on the line or over the line in his property where dividing fence had been for what seems like a very long time (in the time his family has resided there in the 1990s at least). That side equates to 91 feet of fence (including gate) and 2 feet depth lost = 182 square feet of space we sacrificed

I hope that this can be taken into consideration and ensure that our shelter and variance request is not in attempts to impede or overstep spaces. I believe this helps to show our consideration and willingness to sacrifice in a peaceful manner a space larger than the square footage of the smoker shed that we are required to get variance approval on within our existing now 182 less footprint I hope opinions of adjacent lots that are to have a voice in variance and will be considered in approval/denial can be reasonable, as we have been trying to “keep the peace” in our own backyard with a “nuisance” for over 4 years now with resolution being us to sacrifice 182 square feet of space and pay for a barrier to mitigate contact or interaction without third-party interference. We aren’t asking to overtake another’s property for anyone to pay for anything, just to build in the only available spot left to put shelter to be able to cook in the rain.

Due to special conditions I mentioned, literal enforcement of setback requirements of the Ordinance without the variance approved will result in an unnecessary hardship for us to prepare meals in a sheltered space that others in the community are allowed to have (up to 2 even). Our goal is to keep it are away from our attached home cover, which is deemed unsafe for wood burning smokers and what we have to resort to in inclement weather. I appreciate your consideration to all matters related to our smoker shelter kit and ensuring compliance is allowed in form of approved variance requested and a decision is made for the classification of a kit and how it relates to a “building”. I look forward to working with you to resolve this matter.

My husband and I take much pride in our home and work continuously to improve and maintain a beautiful space for friends, family, and ourselves. We are saddened with the circumstances we are faced with in defending this matter as a result of a complaint and would hate to be seen as defiant or having intent to break a rule. We truly apologize for misunderstanding interpretations of ordinances and look forward to ensuring compliance and would love to discuss further concerns with anyone in person, on a call, etc.

Sincerely,

Chris & Lindsay Goldstein

605 River Oaks Drive, Austin, TX 78748

132/5 (AFFECTS)



Scale: 1" = 30"  
BEARINGS BASED ON:  
DEED RECORDED AS  
DOC. #2012075950



**POOL AREA IS IN AQUA**  
**PROPANE TANK IS IN RED**  
**PORTABLE GAZEBO/CANOPY IS IN GREEN**

Back of fence 10 feet in (basically center of yard and over propane and pool piping to grotto)



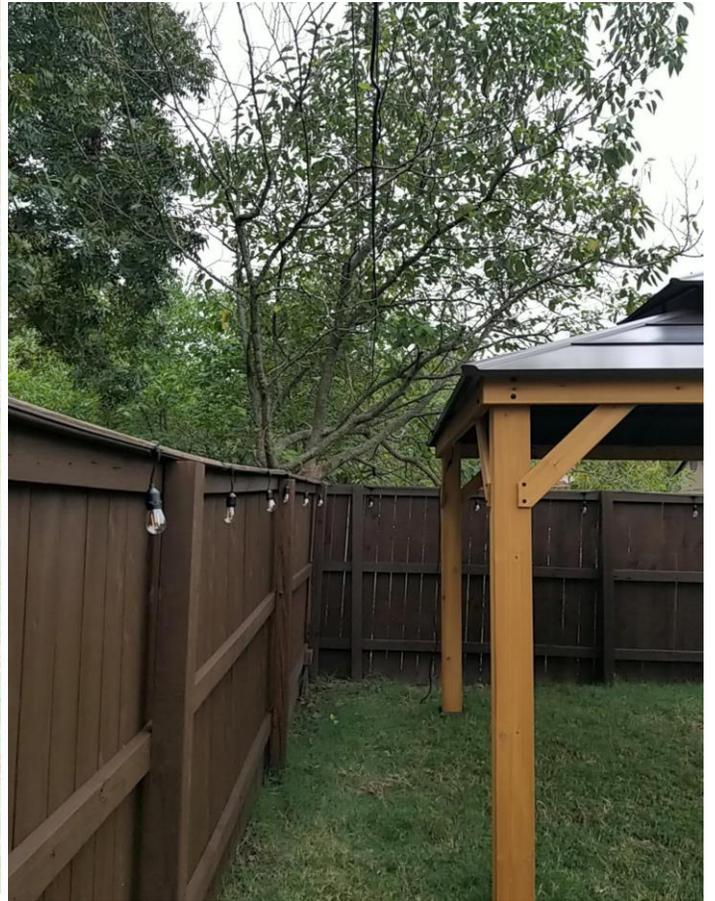
Back of fence to propane tank w kit shown to see limitation of space as smoker distance 10 feet



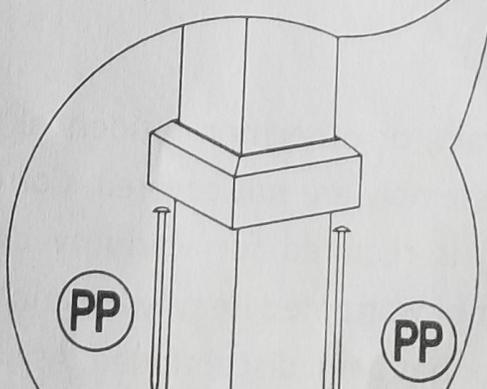
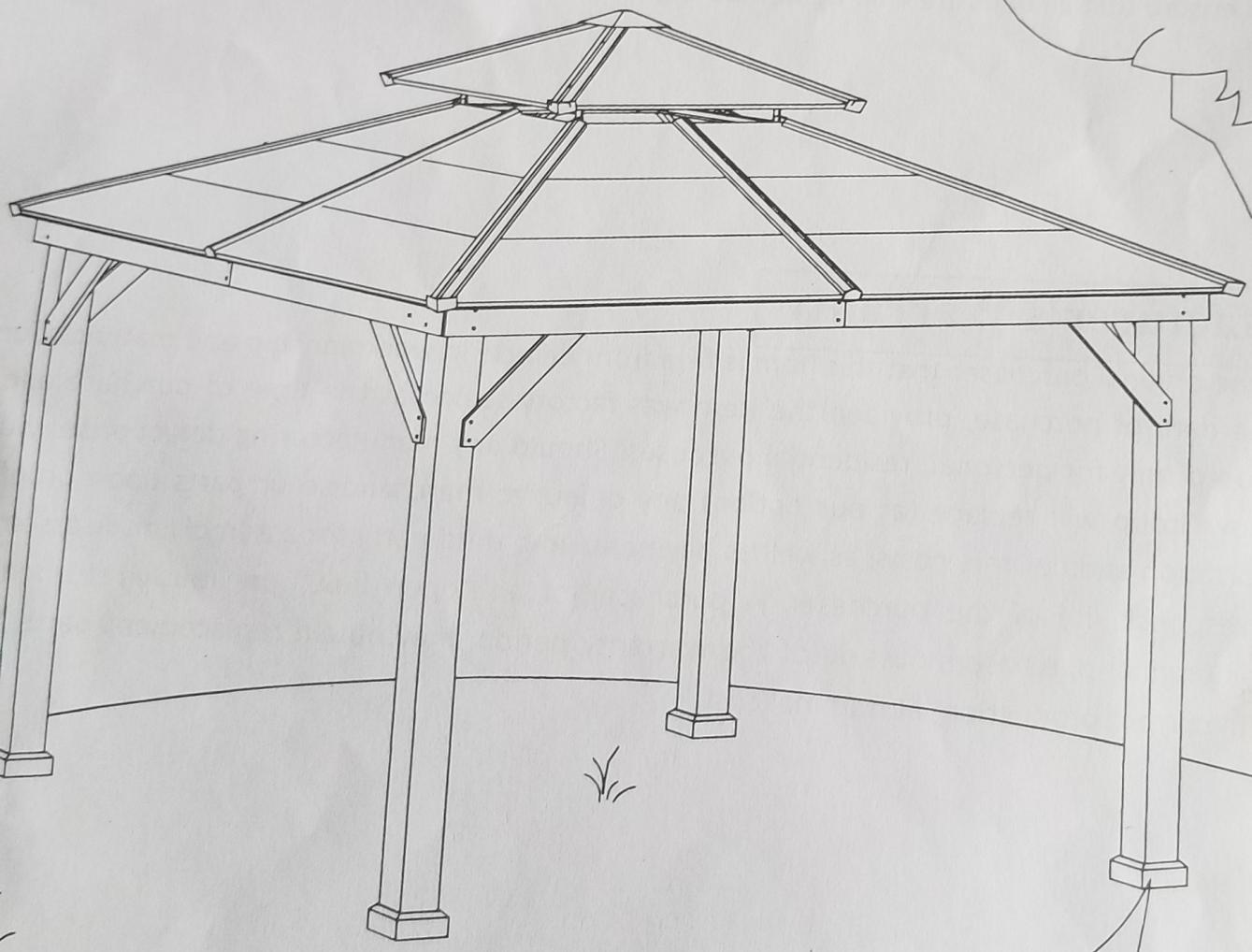
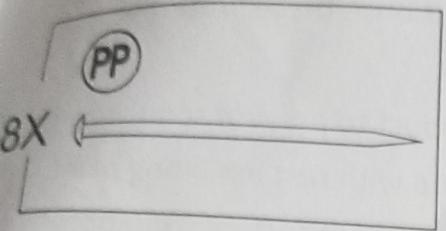
Back of fence to underground lid of propane tank (lid is in middle of tank) zoom to see 21 feet)\_



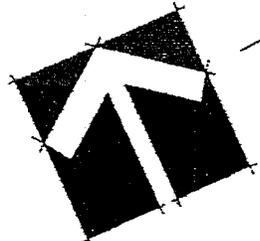
Back of fence to back leg of shelter



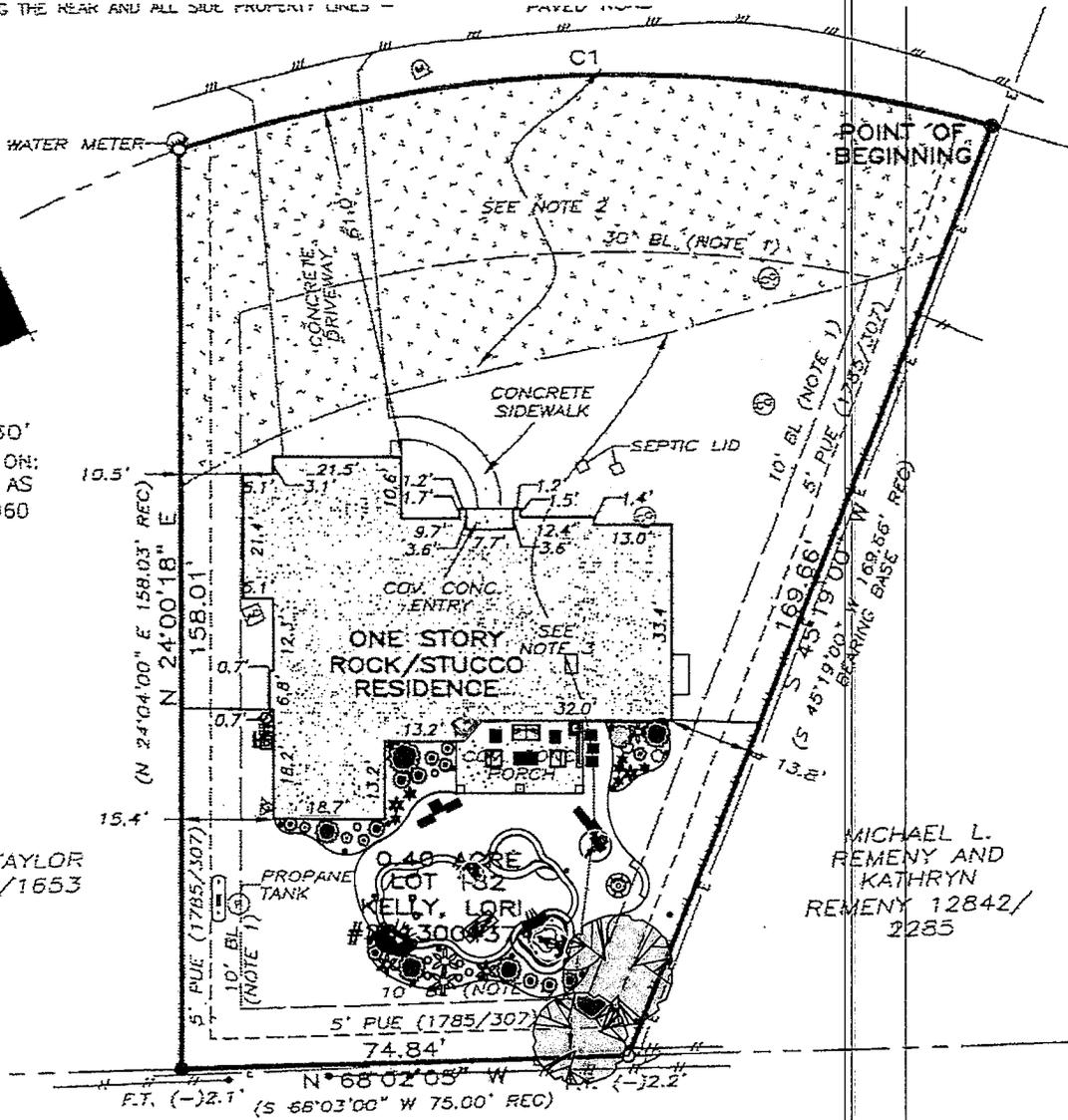
Back side of view of shelter



10b) 5' EASEMENT RESERVED ALONG THE REAR AND ALL OTHER PROPERTY LINES - 2132/5 (AFFECTS)



Scale: 1" = 30'  
BEARINGS BASED ON:  
DEED RECORDED AS  
DOC. #2012075960



F.E. TAYLOR  
3756/1653

MICHAEL L. REMENY AND KATHRYN REMENY 12842/2285

LESTER W. SCHILLER  
6628/1404

FENCE TIES (FT) WITH A PLUS (+) SIGN INDICATE FENCE INSIDE THE PROPERTY LINE. FENCE TIES WITH A MINUS (-) SIGN INDICATE FENCE OUTSIDE THE PROPERTY LINE.

- NOTE 1:**  
BULD LINES (BL) PER THE CITY OF SAN LEANNA
- NOTE 2:**  
APPROXIMATE LOCATION OF THE ZONE AE FLOOD AREA AS SCALED FROM FEMA'S FIRM MAP # 48453C0590H DATED SEPT. 26, 2008. AN APPROXIMATE BASE FLOOD ELEVATION OF 631' IS INDICATED BY SAID MAP. THIS AREA MUST BE KEPT FREE OF ENCROACHMENTS PER SAID MAP.
- NOTE 3:**  
APPROXIMATE LOCATION OF THE ZONE X FLOOD AREA AS SCALED FROM FEMA'S FIRM MAP # 48453C0590H DATED SEPT. 26, 2008. AREA OF DUCK CHANCE FLOODED. PER SAID MAP.

LEGEND	
●	1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
○	1/2" IRON ROD SET W/PLASTIC CAP STAMPED "CS, LTD"
■	FENCE POST
○	UTILITY POLE
—/—/—	WOOD FENCE
—E—	ELECTRIC LINES
—P—	PAVEMENT
( )	RECORD INFORMATION
(AC)	AIR CONDITIONER
(C)	CLEANOUT
(E)	ELECTRIC
(G)	GAS METER
(M)	MAILBOX

CURVE TABLE					
NUMBER	DELTA	RADIUS	ARC	CHORD	DIRECTION
C1	34°29'35"	230.00'	138.47'	135.38'	S 68°15'31" E

RECORD CURVE TABLE					
NUMBER	DELTA	RADIUS	ARC	CHORD	DIRECTION
C1	-	-	-	135.45'	S 67°08'00" E

PAGE 2 OF 2: FIELD NOTES ATTACHED

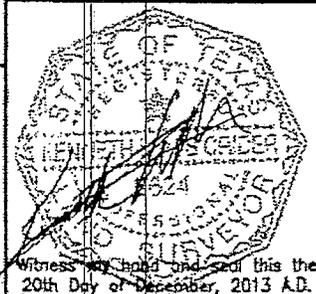
STATE OF TEXAS §  
COUNTY OF WILLIAMSON §  
I, KNOW ALL MEN BY THESE PRESENTS

THAT SURVEYOR FOR CASTLEBERRY SURVEYING, LTD., HAVE THIS DATE CAUSED TO BE PERFORMED AN ON-THE-GROUND SURVEY UNDER MY SUPERVISION OF THE FOREGOING PLATTED TRACT OF LAND AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THERE ARE NO DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, ENCROACHMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY, EXCEPT AS SHOWN HEREON.

THIS AREA DOES APPEAR TO BE IN SPECIAL FLOOD HAZARD AREAS PER FEMA'S FLOOD INSURANCE RATE MAP #48453C0590H, DATED SEPT. 26, 2008. THIS STATEMENT IS NOT MADE IN LIEU OF AN ELEVATION CERTIFICATE.



**Castleberry Surveying, Ltd.**  
3813 Williams Drive, Suite 903 - Georgetown, Texas 78628  
(512) 930-1600/(512) 930-9389 fax  
www.castleberrysurveying.com



IF THIS DOCUMENT DOES NOT CONTAIN THE RED STAMPED SEAL OF THE UNDERSIGNED SURVEYOR, IT IS AN UNAUTHORIZED/ILLEGAL COPY. CASTLEBERRY SURVEYING, LTD. ASSUMES NO LIABILITY FROM THE USE OF ANY UNAUTHORIZED/ILLEGAL DOCUMENT.

Witness my hand and seal this the 20th Day of December, 2013 A.D.

# TEXAS POOLS & PATIOS

"Creating Beautiful Backyards"  
 2105 Ranch Road 630 North, Lubbock, TX 79734 Office: 817-402-3175

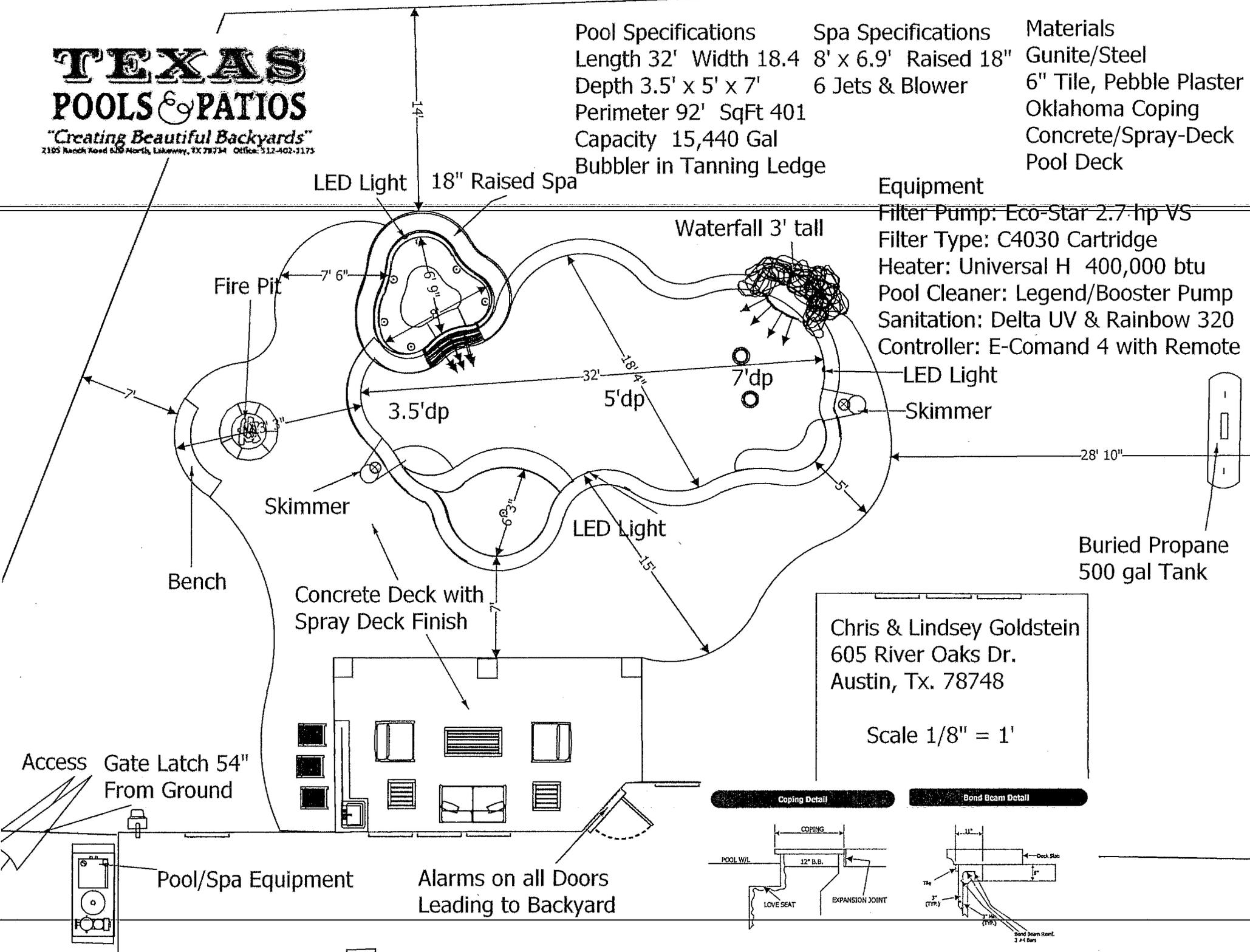
**Pool Specifications**  
 Length 32' Width 18.4'  
 Depth 3.5' x 5' x 7'  
 Perimeter 92' SqFt 401  
 Capacity 15,440 Gal  
 Bubbler in Tanning Ledge

**Spa Specifications**  
 8' x 6.9' Raised 18"  
 6 Jets & Blower

**Materials**  
 Gunite/Steel  
 6" Tile, Pebble Plaster  
 Oklahoma Coping  
 Concrete/Spray-Deck  
 Pool Deck

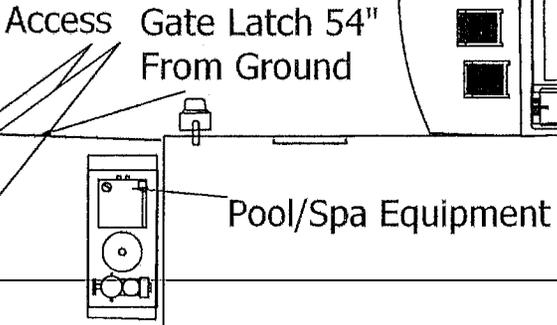
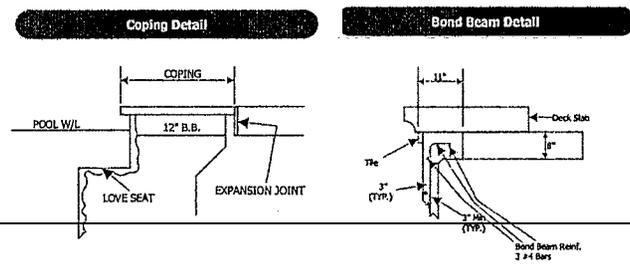
## Equipment

Filter Pump: Eco-Star 2.7-hp VS  
 Filter Type: C4030 Cartridge  
 Heater: Universal H 400,000 btu  
 Pool Cleaner: Legend/Booster Pump  
 Sanitation: Delta UV & Rainbow 320  
 Controller: E-Comand 4 with Remote



Chris & Lindsey Goldstein  
 605 River Oaks Dr.  
 Austin, Tx. 78748

Scale 1/8" = 1'



Alarms on all Doors  
 Leading to Backyard

- (2) A permanent accessory structure with residential plumbing may be used as an office, pool house, or a guest house, provided the habitation does not exceed two (2) consecutive weeks **EXCEPT** for immediate family, i.e., parents, in-laws, children, grandchildren, or siblings. Variances **MAY** be given for health care providers.
- (3) Any use other than the ones stated above must have approval from the Board of Aldermen, and may require a variance, with a recommendation from the Zoning Commission.
- (4) Accessory structures used as barns must comply with applicable Village animal regulations (see current Animal Ordinance).

## **SECTION 12. REQUIREMENTS FOR PORTABLE ACCESSORY STRUCTURES**

(A) **Size:** A portable accessory structure may not be more than 120 square feet in size and not more than sixteen (16) feet in height. Only two accessory buildings are allowed per Village lot.

(B) **Location:** A portable accessory structure must be:

- (1) located on the same lot as the main residence;
- (2) located in the backyard or behind the main residence;
- (3) at least ten (10) feet or more from any side or rear lot line; and
- (4) at least thirty (30) feet or more from the side lot line in the case of corner lots.

(C) **Construction:**

- (1) A portable accessory structure must:
  - (a) be of new construction or structurally sound construction, as determined by the inspection company;
  - (b) have a roof pitch of 1/12 or greater;
  - (c) be on skids and not have capabilities of axles;
  - (d) be painted or sealed, if wood or wood products; and
  - (e) be secured firmly to the ground.
- (2) The exterior construction of a portable accessory structure must be completed;
  - (a) within six (6) months of the issuance of the building permit (with a separate fee) if the structure is being built in conjunction with the construction of the main residence; or

**AMENDMENT NO. 2  
TO  
INTERLOCAL AGREEMENT BETWEEN  
CAPITAL METROPOLITAN TRANSPORTATION AUTHORITY  
AND  
SUBURBAN COMMUNITIES  
BUILD CENTRAL TEXAS  
(VILLAGE OF SAN LEANNA)**

This Amendment No. 2 (“**Amendment**”) is made and entered into by and between the Village of San Leanna, (“**the Suburban Community**”) and Capital Metropolitan Transportation Authority (“**Capital Metro**”), a transportation authority and political subdivision for the state of Texas organized under Chapter 451 of the Texas Transportation Code, collectively referred to as the “**Parties**”, upon the premises and for the consideration stated herein.

**RECITALS**

**WHEREAS**, Capital Metro and the Suburban Community entered into that one certain Interlocal Agreement, dated effective October 5, 2016 (“**Agreement**”) and,

**WHEREAS**, the initial term of the Agreement expires on September 30, 2019, and the Agreement provides that the term of the Agreement (“**Term**”) may be extended for up to two (2) additional one (1) year extension periods; and,

**WHEREAS**, pursuant to that certain Amendment No. 1 to the Interlocal Agreement, dated effective July 26, 2019, the Parties extended the Term through September 30, 2020; and,

**WHEREAS**, the Parties now desire to extend the Term for one (1) additional year.

**NOW THEREFORE**, in consideration for the mutual promises, covenants, obligations, and benefits contained herein and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree to the terms and conditions stated herein as evidenced by the signatures of their respective duly authorized representatives below.

**AGREEMENT**

- A. **AMENDMENT.** The Term is extended through September 30, 2021.
- B. **INCORPORATION BY REFERENCE.** All defined terms contained in the Agreement shall have the same meaning herein. All terms and conditions contained in the Agreement are incorporated herein for all purposes. All terms not herein defined have the same meaning as set forth in the Agreement. The Recitals contained in this Amendment are incorporated herein for all purposes.

- C. **ENTIRE AGREEMENT.** This Amendment represents the entire agreement between the Parties concerning the subject matter of this Amendment and supersedes any and all prior or contemporaneous oral or written statements, agreements, and negotiations.
- D. **RATIFICATION.** The Agreement, as modified and amended by this Amendment, is ratified and confirmed in all respects.
- E. **CONFLICT.** In the event of a conflict between the terms of this Amendment and the terms of the Agreement, the provisions of this Amendment shall control.

**IN WITNESS WHEREOF**, the Parties have caused this Amendment to be executed by their respective undersigned duly authorized representatives as of the date of the last party to sign.

**CAPITAL METROPOLITAN TRANSPORTATION AUTHORITY**

By: \_\_\_\_\_  
Reinet Marneweck  
Vice President, Finance/Chief Financial Officer

Date: \_\_\_\_\_

**VILLAGE OF SAN LEANNA**

By:

Name:

Title:

Date:



## WillyGoat Quote

Hi Rebecca,

Thanks for your interest in WillyGoat playground equipment. I did adjust your discount to account for the possibility of shipping this with your previous order. You can check out more information about play systems here: <https://willygoat.com/pages/commercial-playgrounds-and-playsets>. Please see below for your quote and don't hesitate to contact us if you have any further questions!

Thanks and have a great week!

Joel

Here is your quote. You can pay via credit card below. If you prefer to be invoiced and pay via wire or check, please contact us at [fun@willygoat.com](mailto:fun@willygoat.com)

---

## Quote summary



**Rose Creek Playground × 1**

Primary  
PKP018P

**\$11,490.00**

---

Discount GOOD THROUGH 11/15/20 **-\$600.00**

Subtotal **\$10,890.00**

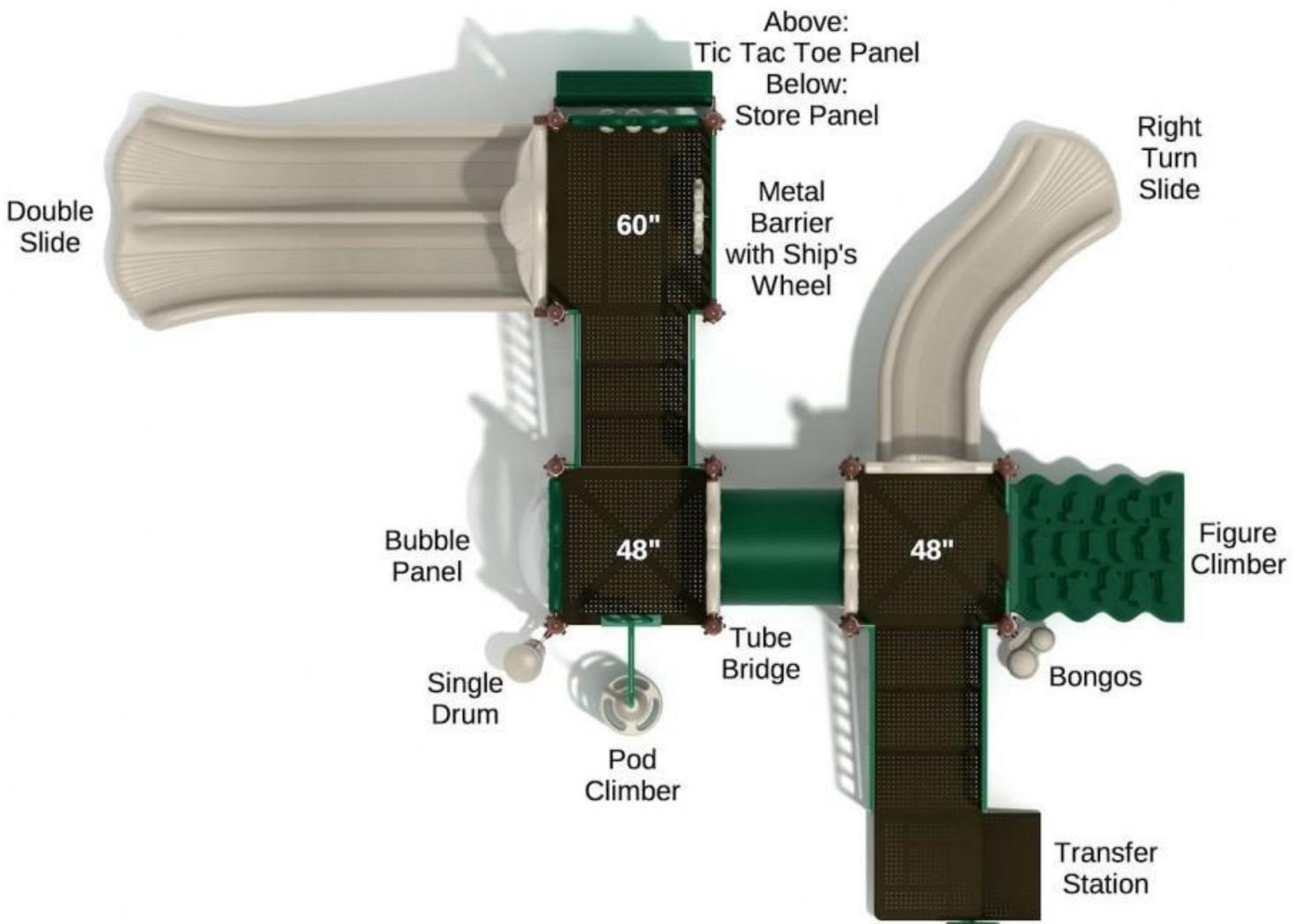
Shipping **\$1,105.00**

---

Total **\$11,995.00 USD**

You saved \$600.00

---



Above:  
Tic Tac Toe Panel  
Below:  
Store Panel

Double  
Slide

Right  
Turn  
Slide

Metal  
Barrier  
with Ship's  
Wheel

Bubble  
Panel

Figure  
Climber

Single  
Drum

Bongos

Pod  
Climber

Tube  
Bridge

Transfer  
Station

60"

48"

48"

**RESOLUTION NO. R20-005**

**A RESOLUTION OF THE VILLAGE OF SAN LEANNA, TEXAS,  
DESIGNATING AN OFFICIAL NEWSPAPER FOR FISCAL YEAR 2020-2021**

**WHEREAS**, the Village of San Leanna is required to adopt an official municipal newspaper at the beginning of each fiscal year, as per Chapter 52.004 of the Texas Local Government Code; and

**WHEREAS**, The Hays Free Press, a newspaper published in the City of Kyle, has a local circulation, is printed once per week, and meets the statutory requirements for official newspapers;

**NOW, THEREFORE, BE IT RESOLVED,**

**That the Board of Aldermen of the Village of San Leanna hereby designates the Hays Free Press as the official newspaper for publication of all notices required by Texas state law during FY 2020-2021.**

**PASSED AND APPROVED** on this 15<sup>TH</sup> day of October, 2020 by a vote of \_\_\_\_ in favor \_\_\_\_ opposed.

\_\_\_\_\_  
**Molly Quirk**  
Mayor, Village of San Leanna

**Attest:**

\_\_\_\_\_  
**Rebecca Howe**  
City Administrator

**VILLAGE OF SAN LEANNA  
GENERAL FUND REPORT  
9-1-2020 -- 9-30-2020**

**REVENUES:**

<u>ACCOUNT</u>	<u>ACCOUNT NAME</u>	<u>CURRENT MONTH</u>	<u>YTD. BEG. CURRENT MO</u>	<u>YTD. END OF CURRENT MO</u>	<u>DIFFERENCE</u>	<u>AMENDED BUDGET</u>
101	PROPERTY TAXES	\$96.78	\$174,747.72	\$174,844.50	(\$9,844.50)	\$165,000.00
102	FRANCHISE TAXES	\$54.03	\$16,283.13	\$16,337.16	(\$1,337.16)	\$15,000.00
103	INTEREST	\$84.28	\$5,772.55	\$5,856.83	\$143.17	\$6,000.00
104	BUILDING PERMITS	\$1,880.00	\$4,780.00	\$6,660.00	(\$3,660.00)	\$3,000.00
105	CAPITAL METRO	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
106	MISCELLANEOUS	\$0.00	\$500.00	\$500.00	\$0.00	\$500.00
109	TRANSFER FROM RESERVE	\$0.00	\$0.00	\$0.00	\$69,730.52	\$69,730.52
<b><u>TOTALS:</u></b>		\$2,115.09	\$202,083.40	\$204,198.49	\$55,032.03	\$259,230.52

**EXPENSES:**

<u>ACCOUNT</u>	<u>ACCOUNT NAME</u>	<u>CURRENT MONTH</u>	<u>YTD. BEG. CURRENT MO</u>	<u>YTD. END OF CURRENT MO</u>	<u>DIFFERENCE</u>	<u>AMENDED BUDGET</u>
112	ROAD MAINTENANCE	\$4,182.50	\$0.00	\$4,182.50	\$10,817.50	\$15,000.00
113	CITY ADMINISTRATOR	\$2,777.78	\$30,727.74	\$33,505.52	\$0.00	\$33,505.52
114	TML INSURANCE	\$0.00	\$2,780.00	\$2,780.00	\$20.00	\$2,800.00
115	LEGAL	\$0.00	\$1,462.83	\$1,462.83	\$2,537.17	\$4,000.00
116	TAXES	\$349.07	\$3,765.43	\$4,114.50	\$385.50	\$4,500.00
117	ENVIRONMENTAL MAINTENANCE	\$5,652.96	\$5,865.00	\$11,517.96	\$482.04	\$12,000.00
118	PUBLIC INFORMATION	\$373.00	\$1,968.02	\$2,341.02	(\$41.02)	\$2,300.00
119	AUDIT	\$0.00	\$5,000.00	\$5,000.00	\$0.00	\$5,000.00
120	SECURITY LIGHTS	\$255.20	\$2,815.07	\$3,070.27	\$429.73	\$3,500.00
121	OFFICE EXPENSES	\$278.44	\$3,993.92	\$4,272.36	\$27.64	\$4,300.00
122	ORG. MEMBERSHIP DUES	\$0.00	\$645.00	\$645.00	\$355.00	\$1,000.00
123	APPRAISALS	\$190.74	\$572.25	\$762.99	\$62.01	\$825.00
124	BUILDING INSPECTIONS	\$495.00	\$3,265.00	\$3,760.00	\$240.00	\$4,000.00
125	MISCELLANEOUS	\$107.00	\$634.69	\$741.69	\$258.31	\$1,000.00
126	ARBORIST	\$1,000.00	\$11,020.00	\$12,020.00	\$980.00	\$13,000.00
127	ROAD IMPROVEMENTS	\$0.00	\$0.00	\$0.00	\$5,000.00	\$5,000.00
128	COUNCIL EXPENSES	\$0.00	\$0.00	\$0.00	\$300.00	\$300.00
129	PUBLIC AFFAIRS	\$763.54	\$1,401.41	\$2,164.95	\$2,835.05	\$5,000.00
130	COMMUNITY CENTER	\$331.81	\$1,340.03	\$1,671.84	\$528.16	\$2,200.00
131	ENGINEER	\$0.00	\$1,500.00	\$1,500.00	\$0.00	\$1,500.00
132	FLOOD PREVENTION	\$8,017.27	\$2,400.00	\$10,417.27	\$119,582.73	\$130,000.00
133	EMPLOYEE REIMBURSEMENT	\$0.00	\$206.92	\$206.92	\$293.08	\$500.00
134	HEALTH DEPT. CONTRACT	\$0.00	\$1,500.00	\$1,500.00	\$0.00	\$1,500.00
135	PUBLIC SAFETY	\$0.00	\$232.86	\$232.86	\$267.14	\$500.00
136	ADVISOR	\$231.23	\$3,473.15	\$3,704.38	\$2,295.62	\$6,000.00
<b><u>TOTALS:</u></b>		\$25,005.54	\$86,569.32	\$111,574.86	\$147,655.66	\$259,230.52

**VILLAGE OF SAN LEANNA  
WATER FUND REPORT  
9-1-2020 -- 9-30-2020**

**REVENUES:**

<u>ACCOUNT</u>	<u>ACCOUNT NAME</u>	<u>CURRENT MONTH</u>	<u>YTD. BEG. CURRENT MO</u>	<u>YTD. END OF CURRENT MO</u>	<u>DIFFERENCE</u>	<u>AMENDED BUDGET</u>
201	WATER BILLING	\$18,906.27	\$130,747.24	\$149,653.51	(\$24,653.51)	\$125,000.00
202	WATER TAP FEES	\$0.00	\$0.00	\$0.00	\$4,800.00	\$4,800.00
203	METER DEP/CONNECT FEES	\$0.00	\$1,200.00	\$1,200.00	(\$200.00)	\$1,000.00
204	MISCELLANEOUS	\$0.00	\$0.00	\$0.00	\$100.00	\$100.00
205	TRANSFER FROM RESERVE	\$0.00	\$0.00	\$0.00	\$47,217.23	\$47,217.23
<b><u>TOTALS:</u></b>		\$18,906.27	\$131,947.24	\$150,853.51	\$27,263.72	\$178,117.23

**EXPENSES:**

<u>ACCOUNT</u>	<u>ACCOUNT NAME</u>	<u>CURRENT MONTH</u>	<u>YTD. BEG. CURRENT MO</u>	<u>YTD. END OF CURRENT MO</u>	<u>DIFFERENCE</u>	<u>AMENDED BUDGET</u>
210	WATER OPERATOR	\$2,138.49	\$23,522.51	\$25,661.00	\$0.00	\$25,661.00
211	DISTRICT FEES	\$0.00	\$5,874.96	\$5,874.96	\$125.04	\$6,000.00
212	MAINTENANCE/REPAIR	\$362.53	\$32,385.43	\$32,747.96	\$12,252.04	\$45,000.00
213	ELECTRICITY	\$1,017.81	\$6,742.48	\$7,760.29	(\$260.29)	\$7,500.00
214	BOOKKEEPER	\$1,388.89	\$15,363.84	\$16,752.73	\$0.00	\$16,752.73
215	BILLING SUPPLIES	\$70.00	\$1,392.50	\$1,462.50	\$137.50	\$1,600.00
216	METER READER	\$149.98	\$1,650.02	\$1,800.00	\$0.00	\$1,800.00
217	METER REFUNDS	\$0.00	\$400.00	\$400.00	\$300.00	\$700.00
218	MISCELLANEOUS	\$3.70	\$94.50	\$98.20	\$1.80	\$100.00
219	DEBT SERVICE	\$0.00	\$44,103.56	\$44,103.56	(\$0.06)	\$44,103.50
220	CITY OF AUSTIN CONTRACT	\$0.00	\$2,600.00	\$2,600.00	\$1,300.00	\$3,900.00
221	CITY OF AUSTIN WATER	\$1,653.77	\$19,073.39	\$20,727.16	\$4,272.84	\$25,000.00
222	LOAN PREPAYMENT FUND	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b><u>TOTALS:</u></b>		\$6,785.17	\$153,203.19	\$159,988.36	\$18,128.87	\$178,117.23

**CHECKING ACCOUNT BALANCE:**

BEGINNING BALANCE	<b>\$9,943.03</b>	\$40,964.39
TOTAL REVENUES	\$21,021.36	
TRANSFER-TEXPOOL	\$10,000.00	
TOTAL EXPENSES	\$31,790.71	
TRANSFER-TEXPOOL	\$0.00	
INTEREST RET-TEXPOOL	\$84.28	\$31,874.99

**ENDING BALANCE \$9,089.40**

**CHECKBOOK BALANCE \$9,089.40**

**TEXPOOL BALANCE:**

BEGINNING BALANCE	\$700,792.99
DEPOSITS	\$0.00
INTEREST	\$84.28
<b>TOTAL</b>	<b>\$700,877.27</b>
WITHDRAWALS	\$10,000.00

**ENDING BALANCE \$690,877.27**

**VILLAGE OF SAN LEANNA  
FINANCIAL REPORT  
9-1-2020 -- 9-30-2020**

**FUND BALANCES**

	PREVIOUS MONTH	CURRENT MONTH
<b><u>BOND DEBT BALANCE</u></b>	\$280,000	\$280,000
<b><u>WATER FUND:</u></b>		
LOAN PAYMENT RESERVE	\$45,000	\$45,000
LOAN PREPAYMENT RESERVE (payable in August 2020)	\$30,841	\$30,841
OPERATION/EMERGENCY RESERVE	<u>\$144,671</u>	<u>\$144,671</u>
<b>TOTAL WATER RESERVE</b>	<b>\$220,512</b>	<b>\$220,512</b>
<b><u>ROAD FUND:</u></b>		
RESTRICTED CAPITAL METRO	\$28,040	\$28,040
RESERVE FOR PROJECTS	<u>\$140,000</u>	<u>\$140,000</u>
<b>TOTAL ROAD RESERVE</b>	<b>\$168,040</b>	<b>\$168,040</b>
<b>GENERAL FUND CONTINGENCY</b>	<b>\$50,000</b>	<b>\$50,000</b>
<b>CURRENT BUDGET RESERVE</b>	<b><u>\$94,258</u></b>	<b><u>\$0</u></b>
<b><u>TOTAL ALL RESERVED FUNDS</u></b>	<b>\$532,811</b>	<b>\$438,552</b>
<b>TOTAL TEXPOOL AND CHECKBOOK</b>	\$710,736	\$699,967
<b>LESS TOTAL RESERVED</b>	<u>\$532,811</u>	<u>\$438,552</u>
<b><u>UNALLOCATED AVAILABLE FUNDS</u></b>	<b>\$177,925</b>	<b>\$261,414</b>

**VILLAGE OF SAN LEANNA  
FINANCIAL REPORT  
As of September 30 for FY 20-21**

**FUND BALANCES**

<b><u>TOTAL TEXPOOL &amp; CHECKING</u></b>	<b>\$ 699,966.67</b>
<b><u>GENERAL FUND CONTINGENCY</u></b>	<b>\$ (50,000.00)</b>
<b><u>WATER FUND CONTINGENCY</u></b>	<b>\$ (50,000.00)</b>
<b><u>OLD MANCHACA ROAD PROJECT</u></b>	<b>\$ (184,000.00)</b>
<b><u>CAPITAL METRO FUNDING</u></b>	<b>\$ 28,000.00</b>
<b><u>WATER SYSTEM LOAN PREPAYMENT</u></b>	<b>\$ (281,371.14)</b>
<b><u>TOTAL REMAINING UNALLOCATED FUNDS</u></b>	<b>\$ 162,595.53</b>



## **Zoning Report Sept , 2020**

### **Certificate of Occupancy/ Use**

**None**

### **Active Permits**

**500 River Oaks Dr. inground pool Oscar Juarez**

**elec added to acc. Bldg. 500 River Oaks Oscar Juarez**

**715 River Oaks Drive, private residence Larry Chibara**

**11515 Hunting Cr. Ln inground pool Kimble/Bertran**

**11505 Sombrero Accessory bldg. with plumbing and elec Alicia Smith**

**405 San Leanna Dr. remodel of Accessory bldg. with plumbing  
Mark/Jackie Hutson**

**609 Redbud Trail remodel with elec, plumbing Rolando Fernandez**

**901 Sleepy Hollow solar panels Ivan Zecena**

### **Pending**

**605 Redbud Trail conversion of garage to living space Bizek**

### **Demolition of Structure**

**Hunting Creek Dr. Hammack**

### **Driveway: none**

**None**