

**THE VILLAGE OF SAN LEANNA**  
**AGENDA**  
**PUBLIC HEARING OF THE ZONING COMMITTEE**  
**Monday, January 21, 2021**  
**6:30 pm – Video Conference Call**

**MEETING PARTICIPATION DETAILS:**

Topic: Public Hearing – Zoning Committee– January 2021  
Time: January 14, 2021 6:30 PM Central Time

<https://zoom.us/join>

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

**Meeting password: 012021**

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

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

**Meeting password: 012021**

**A. MEETING CALLED TO ORDER**

Roll call

**B. PUBLIC HEARING**

1. Consideration of information concerning request for a variance to Zoning Ordinance No. 13-001 allowing the construction of an accessory building greater than 16 feet in height at 512 River Oaks Dr.
2. Citizen Comments.

**C. VOTE ON RECOMMENDATION**

**D. ADJOURNMENT**

Posted \_\_\_\_\_ Monday, January 18, 2021

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Rebecca Howe  
Village Administrator

*Height Variance Request, 512 River Oaks Drive*

To: Linda Barrett, Village of San Leanna Zoning Administrator  
Delivered via email to [mlinbarrett@yahoo.com](mailto:mlinbarrett@yahoo.com)

January 10, 2021

***Re: Height Variance Request, 512 River Oaks Drive***

To Whom It May Concern:

We are requesting a height variance on our property. Included with this letter are the required supporting documents for our height variance request:

1. Reason for height variance request
2. Complete description of the project
3. Plot plan of our property, with project noted
4. Photos of area, with project noted
5. Architectural schematics of proposed structure
6. Signed notes from adjoining neighbors regarding this height variance request

If you would like us to deliver the originals of any of these supporting documents, please let us know and we'd be happy to do so. Also please don't hesitate to reach out if you need further documentation, or if you have any questions.

Thank you in advance for your consideration!

Kindly,

A handwritten signature in purple ink, appearing to read "Scott Paxton & Makenna Hatter-Paxton", written over a horizontal line.

Scott Paxton & Makenna Hatter-Paxton  
Homeowners 512 River Oaks Drive

## 1. Reason for Height Variance Request

Our first variance request, in which we requested permission to build our proposed structure in front of the home structure, was granted by the zoning committee in December 2020. We are now submitting a height variance request, (which was unintentionally left out of our variance request in December) as our proposed structure will be two stories, and will exceed the allowed maximum height of 16 feet.

## 2. Complete Description of the Project

We have employed Austin-based architect Jeff Krolicki to design our proposed structure. You can view his CV and portfolio on his website: <http://makerarchitects.com/about>

Our proposed structure is two stories. The ground level of the structure would contain three, completely enclosed garage bays for vehicles, and a storage closet for lawn care equipment and tools.

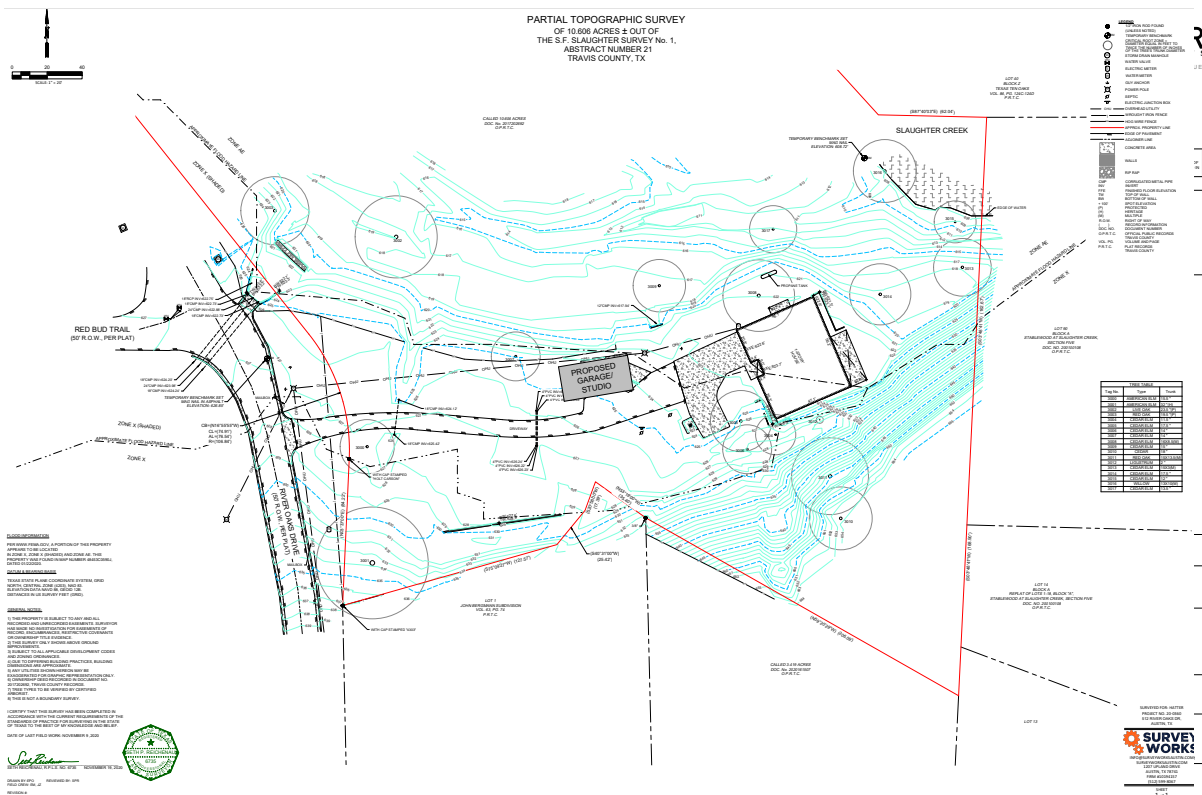
The second floor of the structure would contain our climate-controlled, shared studio workspace. This space would be accessed by an exterior staircase, located on the east side of the structure, (facing the house, away from the street.) At the top of the staircase there would be an exterior landing. This landing would lead to an interior studio space. The interior studio space would house a bathroom and a storage space for Scott's photography equipment. (Travis County is guiding us in ensuring that our current septic system is capable of supporting the bathroom.)

The roof of our proposed structure would be angled 15 to 17 degrees to the south. We plan to install Tesla solar roof tiles on this structure; these particular solar roof tiles mimic the appearance of traditional roof shingles.

The dimensions of the proposed structure are 40 feet wide, 23 feet deep, and under 30 feet tall at the highest point.

### 3. Plot Plan of Property

Please let us know if you'd like the Plot Plan to be sent to you via email as a PDF



4. Photos of Area, With Project Noted

*Please let us know if you'd like the Photos of Area to be sent to you via email as jpegs*



*Above: photo of area facing southeast*



*Above: photo of area facing northeast*



*Height Variance Request, 512 River Oaks Drive*

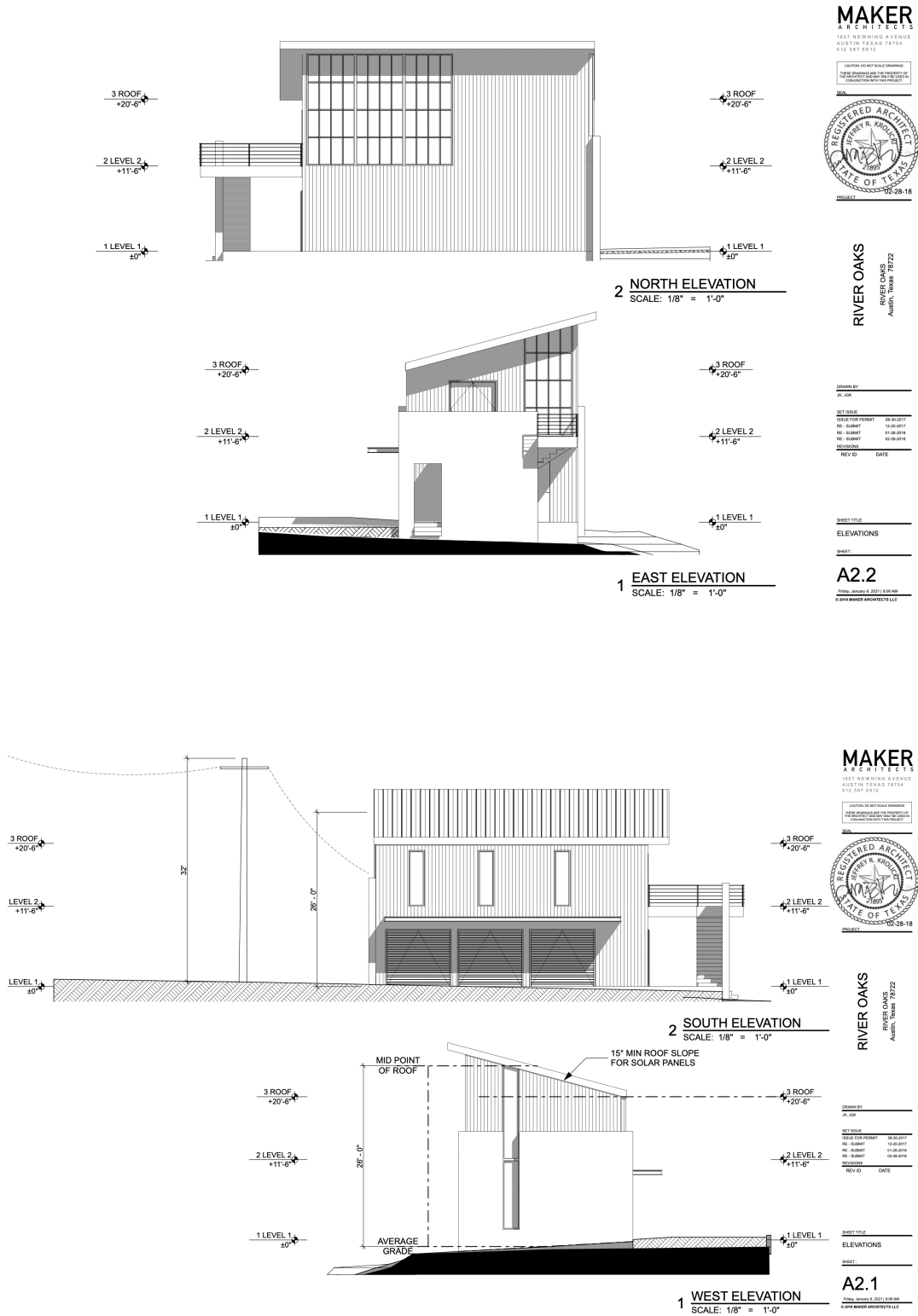


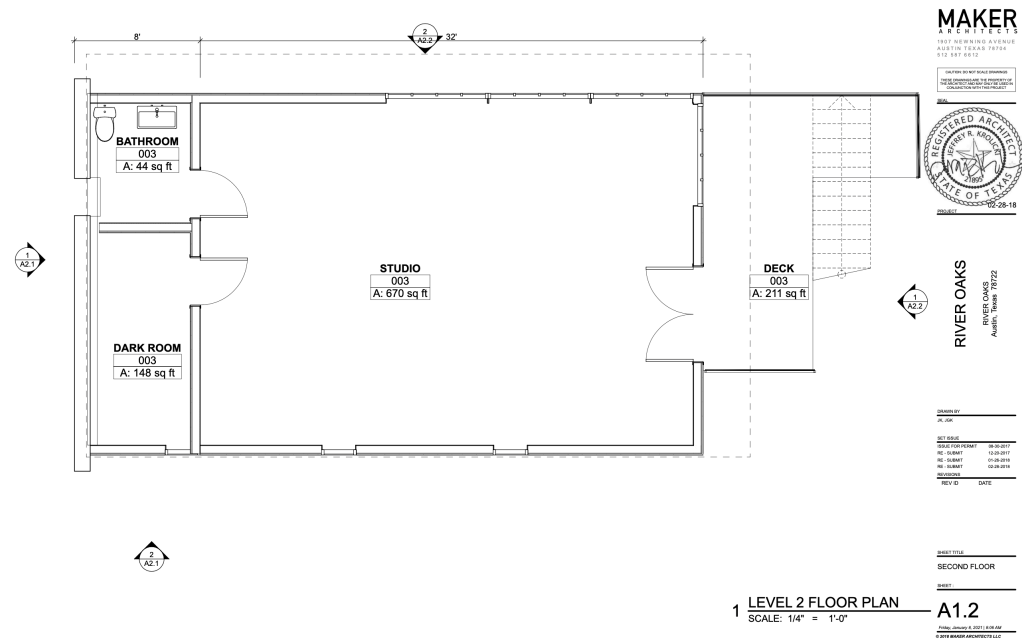
*Above: photo of area facing north*



*Above: photo of area facing east*

5. Architectural Schematics of Proposed Structure



[illegible]



6. Signed Notes From Adjoining Neighbors Re: Height Variance Proposal

**Letter to Neighbors**

We, Scott & Makenna Paxton, have informed our neighbors regarding a request for a variance to San Leanna's Zoning Ordinances. The previous request for variance was for locating the garage studio in front of the home. This request for variance is for the height of the two level building being in excess of 16'. The building will be less than 30' at the highest point.

Name	Address	Response
Edward Vidaurri	505 River Oaks	Yes
BILL STEVANSON	610 RIVER OAKS	YES
Jay K...	508 River Oaks	Yes
Mark D...	517 R. V...	Yes
Neel C...	402 San Leanna Ave	YES
Chris Dub...	501 REDBUD TRL	YES

## **SECTION 11. REQUIREMENTS FOR PERMANENT ACCESSORY STRUCTURES**

(A) Size: A permanent accessory structure must:

- (1) be more than one hundred and twenty (120) square feet in size, and not more than sixteen (16) feet in height; and
- (2) be of less square footage than the main residence.
- (3) No more than two (2) accessory buildings are allowed on any one lot in the Village.

## **SECTION 19. VARIANCES**

(A) The Board, upon receiving a recommendation from the Zoning Commission, may in a specific case authorize a variance to the requirements in this Ordinance by:

- (1) permitting the reconstruction of a structure which was being used in nonconformance with this Ordinance at the time of its passage; or
- (2) permitting the extension of a non-conforming use of a structure upon the lot occupied by the structure at the time of the passage of this Ordinance; or
- (3) authorizing in special cases variances from the requirements of this Ordinance that:
  - (a) will not be contrary to the public interest; and
  - (b) due to special conditions, literal enforcement of requirements of this
  - (4) Ordinance will result in unnecessary hardship; and
  - (c) the spirit of this Ordinance shall be observed and substantial justice done.

(B) The Board may not grant a variance authorizing a use other than those permitted in the district for which the variance is sought. The Board is not authorized to grant use variances other than those required for specific compliance with applicable state law.

(C) The Board will not authorize a variance unless there is:

- (1) public notice posted on the three bulletin boards designated by the Village and a hearing with the Zoning Commission who recommend a course of action at the next regularly scheduled meeting of the Board of Aldermen, who make the final decision; and
- (2) all adjacent neighbors have the opportunity to voice their opinion, if possible, in writing to the Zoning Commission; and
- (3) appropriate conditions and safeguards; and  
in the Board's judgment, no substantial or permanent injury to the public convenience, safety and welfare.

(D) A request for a variance must be submitted by the property owner in writing, and the Board's approval or rejection of a variance must be in writing.