

THE VILLAGE OF SAN LEANNA
AGENDA
PUBLIC HEARING OF THE ZONING COMMITTEE
Thursday, August 19, 2021
6:00 pm – Video Conference Call

MEETING PARTICIPATION DETAILS:

Topic: Public Hearing – Zoning Committee– August 2021
Time: August 19, 2021 6:00 PM Central Time

<https://zoom.us/join>

Meeting number (access code): 569 550 2741

Meeting password: 082021

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

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Meeting password: 082021

A. MEETING CALLED TO ORDER

Roll call

B. PUBLIC HEARING

1. Presentation of information concerning request for a variance to Zoning Ordinance No. 13-001 allowing the placement of an accessory structure prior to the construction of the main residence at 732 and 736 River Oaks Dr.
2. Citizen comments

C. VOTE ON RECOMMENDATION

D. ADJOURNMENT

Posted _____ Monday, August 16, 2021

Rebecca Howe
Village Administrator

18 August 2021

San Leanna Village Variance Request

This variance concerns Zoning Ordinance No. 13-001 Sections 10, 11, and 12 which discuss the definition and requirements of accessory structures. Section 10(A)(2) states that an accessory structure “is not authorized unless there is a main residence.”

I am currently designing a single-family dwelling (main residence) on a combination of 732 and 736 River Oaks Drive and am working with Travis County to get a Septic system designed and approved for these lots. Accounting for delays with Travis County permitting and any required engineering and/or other work, the design and approval process has taken months and could take many more.

I am seeking a variance to allow an accessory structure(s) to be built before a main residence is constructed. The accessory structure I plan to build is a small A-Frame structure to be used as an office and/or storage. The structure will be approximately 115sq feet with additional deck space surrounding it. It will be toward the rear of the properties, within the lot lines, abiding by the minimum required setback of 10 feet from the side and rear lot lines, and be directly or indirectly anchored to the ground. I am requesting this variance because the order deadline for this particular A-Frame structure is August 31, 2021 and I would like to have the variance before I purchase the structure. The septic system will not be designed and/or approved by the purchase deadline and I would like to be able to purchase and install the unit without being reliant on Travis County’s timeline. This variance prevents unnecessary hardship and allows me to continue improving the properties by moving forward prior to addressing the entirety of the single-family dwelling challenges and approval process described above.

This variance from the requirements of the Zoning Ordinance adheres to all three items in Section 19(3) which are:

- (a) will not be contrary to the public interest; and
- (b) due to special conditions, literal enforcement of requirements of this Ordinance will result in unnecessary hardship; and
- (c) the spirit of this Ordinance shall be observed and substantial justice done

Thank you for your consideration,
J. Cooper Rounds