

THE VILLAGE OF SAN LEANNA
AGENDA
PUBLIC HEARING OF THE ZONING COMMITTEE
Monday, January 24, 2022
6:00 pm – Community Center - 11906 Sleepy Hollow

A. MEETING CALLED TO ORDER

Roll call

B. PUBLIC HEARING I

1. Presentation of information concerning request for a variance to Zoning Ordinance No. 13-001 allowing the placement of a third accessory structure at 11505 Sombrero Dr.
2. Presentation of information concerning request for a variance to Zoning Ordinance No. 13-001 allowing the placement of a carport in front of the main residence at 11505 Sombrero Dr.
3. Presentation of information concerning request for a variance to Zoning Ordinance No. 13-001 allowing the placement of a carport within the 10-foot utility easement at 11505 Sombrero Dr.
4. Citizen Comments

C. PUBLIC HEARING II

1. Presentation of information concerning request for a variance to Zoning Ordinance No. 13-001 allowing concessions to south (front) setback requirements for a new single-family dwelling at 722, 726, and 730 River Oaks Dr.
2. Citizen Comments.

D. VOTE ON RECOMMENDATION

E. ADJOURNMENT

Posted_____ Friday, January 21, 2022

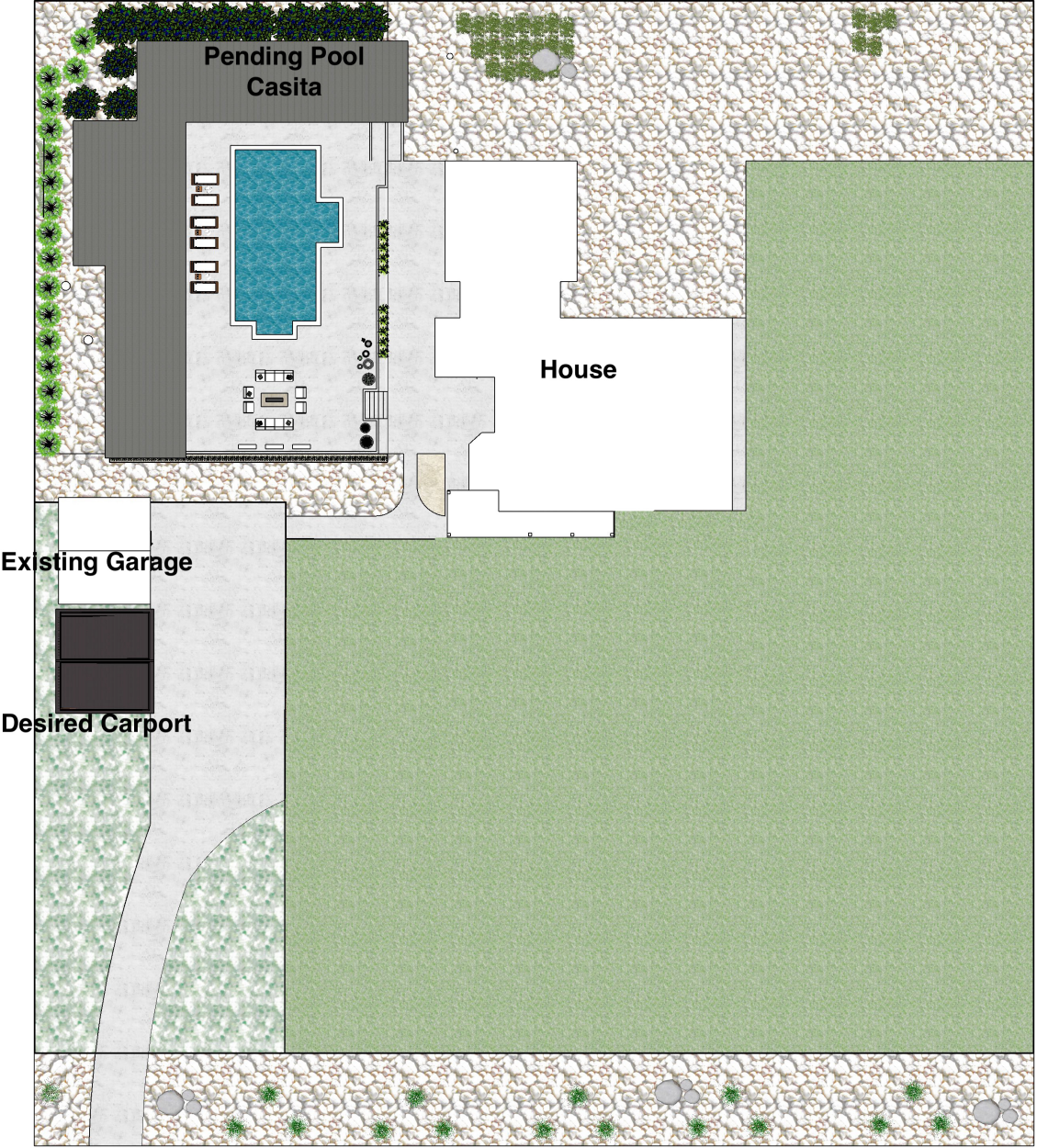
Rebecca Howe
Village Administrator

Dear City of San Leanna,

I am writing a letter to request a variance to build an attractive carport. We have three vehicles and do not have an adequate garage to store them. The carport will be built beautifully, structurally sound and will accomplish what we need in order to preserve our cars. I have asked our surrounding neighbors and they all said it is absolutely fine with them. Thank you kindly for your time and consideration.

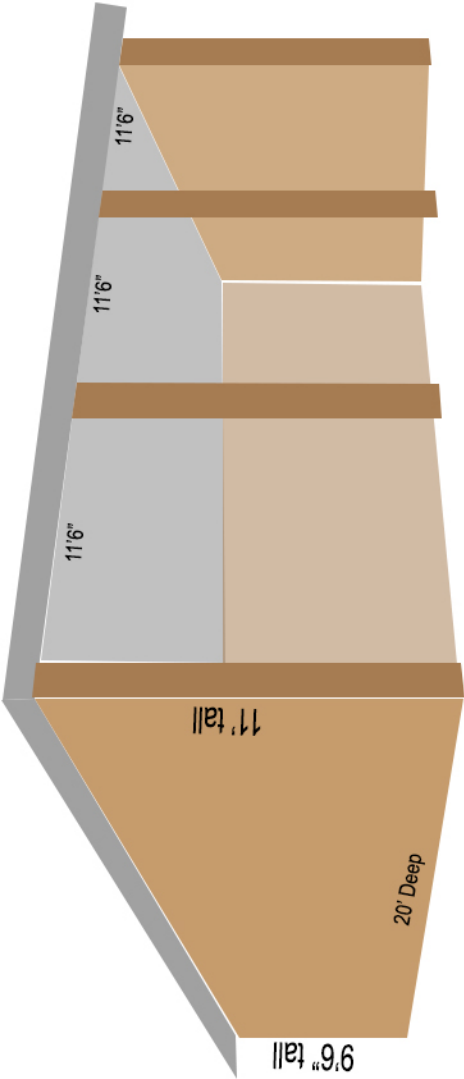
Warm Regards,
Alicia and Jill Smith

MASTER PLAN



11505 Sombrero Drive

Carport Rendering:
11505 Sombbrero Dr.





Alicia Smith <

Carport Installation

1 message

Christopher Dawson

Thu, Nov 4, 2021 at 9:53 AM

To:

Cc: Taunya , Elaine Kenna

Hey Jill and Alicia!

We're perfectly fine if you want to build a carport.
Good luck with the build!

Goodnight and have a pleasant tomorrow,
Taunya & Christopher Dawson; Elaine Kenna
[11500 Sombrero Dr. San Leanna Tx 78748](#)

10:12 ↗



Jackie Neighbor >

Mark and I are fine with you building a carport onto your garage.

Thank you Jackie. What's your last name?

I didn't know you had a garage - lol

Hutson

Could you tell me your address one more time please?

405 San Leanna Dr., Austin, TX
78748



iMessage



Letter to Neighbors

I/We Alicia & Jill Smith **have**
informed our neighbors regarding a request for a
variance to San Leanna's Zoning Ordinances.

Name	Address	Response
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Pat & Kevin	11401 Sombbrero Dr.	YES
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Chris & Taunya Dawson	11500 Sombbrero Dr.	YES
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Jackie & Mark Hutson	405 San Leanna Dr.	YES
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Carlie Pratt
Yorgo Kapourniotis
730,726,722 River Oaks Dr
San Leanna, 78748, TX

To: Village of San Leanna

This variance concerns Zoning Ordinance No. 13-001 Section 7(B)(1) which discusses setbacks from property lines. It requires “not less than thirty (30) feet from the front of the lot line to the single-family dwelling foundation.”

The distance between the front property line of our lots and the street pavement varies, as per the diagram below, anything from 26’ to 15’.

If we were to follow the ordinance of a 30’ setback from the property line, considering the bluff of slaughter creek and the 100-year flood zone, the buildable portion of our lots would be significantly narrow, practically impossible to build on.

We understand that this is significant and we are taking the following precautions on our end to minimize the impact on the road frontage.

- Lowering any structures, building within the hill, and following the natural geometry of the lot, to minimize visual impact.
- we are not planning on building on lot 726 and therefore we will be keeping it as “natural” as possible, therefore preserving the creek edge and preserving the green aspect of the road.
- We are planning on planting trees in the front of our new house in addition to the trees present at the moment, to further minimize the visual impact.

Please see below additional graphics to substantiate our comments above

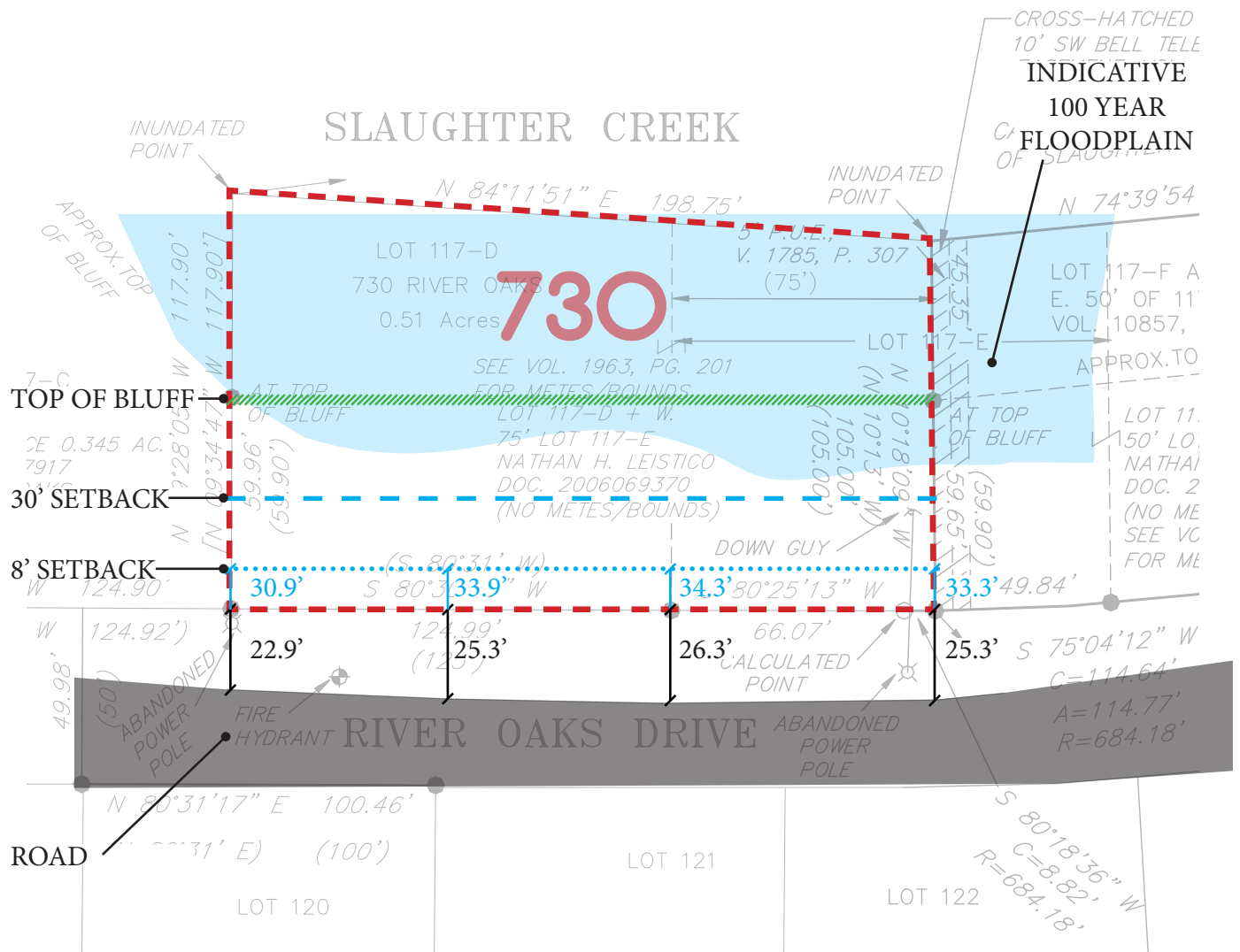
We are seeking a variance to allow any potential structures to be built with

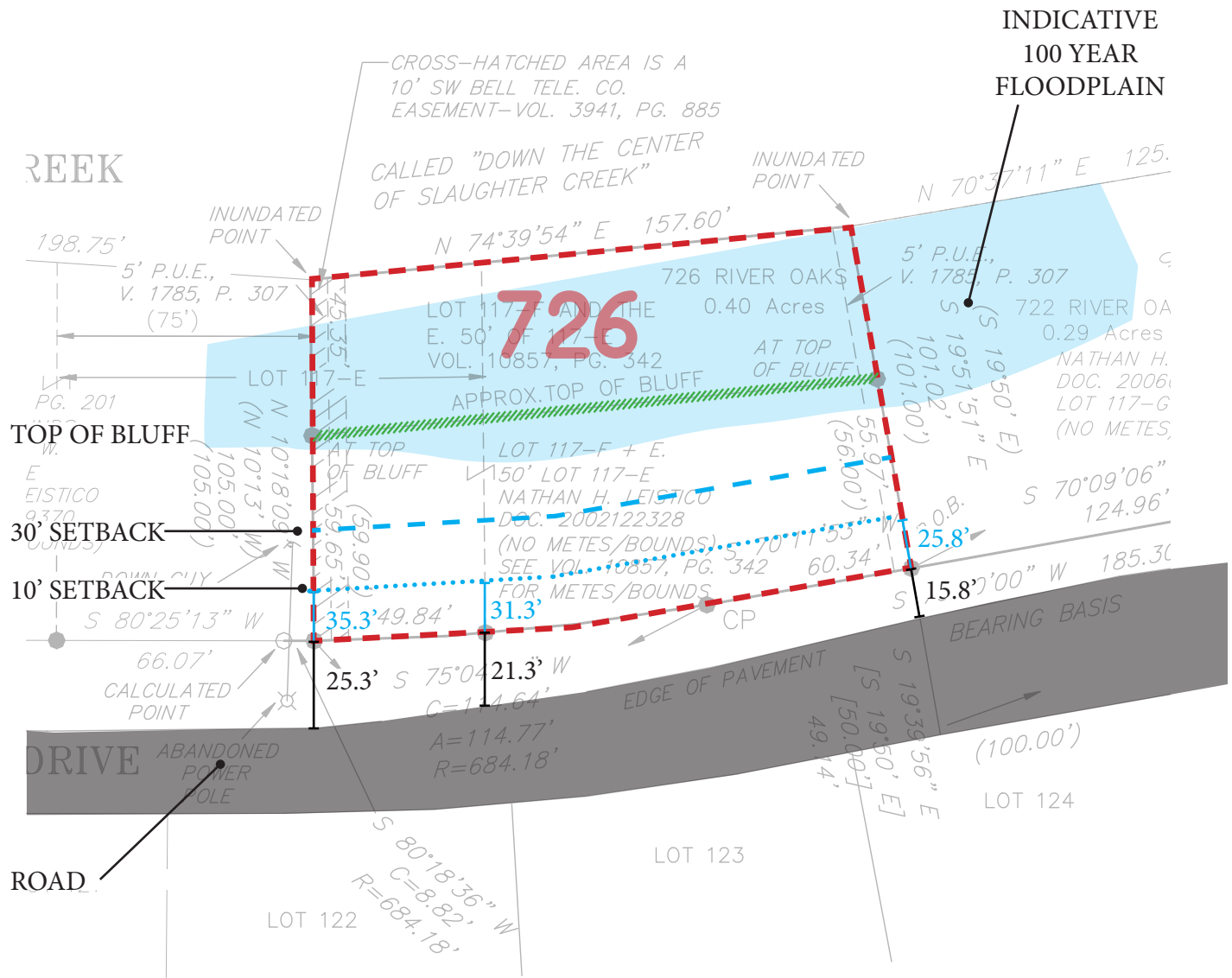
- an 8’ setback from our property lines on the 730 lot,
- a 10’ setback on the 726 lot,
- a 15’ setback on the 722 lot.

This will average a 30 foot + setback from the edge of the pavement and will leave us enough space to build. At the same time, anything built along the creek, following the variance granted on the 732 and 736 lots, will maintain a constant building setback along River Oaks Dr.

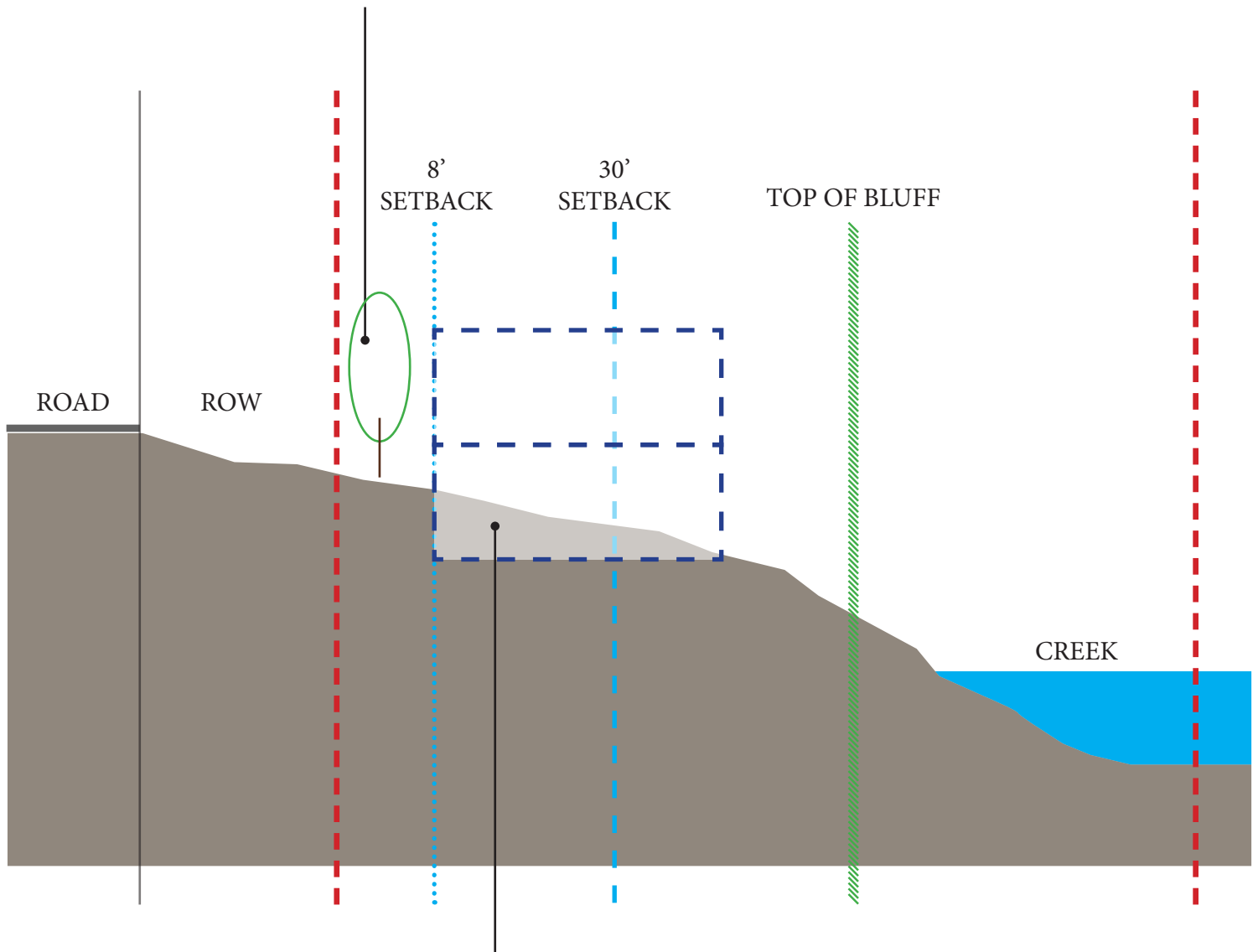
This variance from the requirements of the Zoning Ordinance adheres to all three items in Section 19(3) which are:

- (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





WE ARE PLANNING ON
PLANTING TREES IN THE
FRONT OF OUR NEW HOUSE
IN ADDITION TO THE TREES
PRESENT AT THE MOMENT, TO
FURTHER MINIMIZE THE VISUAL
IMPACT



LOWERING ANY
STRUCTURES, BUILDING
WITHIN THE HILL, AND
FOLLOWING THE NATURAL
GEOMETRY OF THE LOT, TO
MINIMIZE VISUAL IMPACT

Variance Request – 722, 726, 730 River Oaks Dr

To:sanleanna2@yahoo.com

Tue, Jan 18 at 6:01 AM

Thanks, Rebecca. No other questions come to mind. I'm sure the zoning committee will vote in the best interest of the village so as a neighbor, we have no objections at this time.

Elaine Voeltz

cooper@

[REDACTED]

To:Village of San Leanna

Cc:Linda Barret Zoning Village Of San Leanna

Fri, Jan 14 at 12:42 PM

I am in support.

Thanks, Cooper

Andi Smith called the office and verbally gave approval to Rebecca Howe.