

**THE VILLAGE OF SAN LEANNA**  
**AGENDA**  
**PUBLIC HEARING OF THE ZONING COMMITTEE**  
Thursday, February 17, 2022  
6:00 pm – Community Center - 11906 Sleepy Hollow

**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 concessions to south (front) setback requirements for a new single-family dwelling at 722, 726, and 730 River Oaks Dr.
  
2. Citizen Comments.

**C. VOTE ON RECOMMENDATION**

**D. ADJOURNMENT**

Posted \_\_\_\_\_ Monday, February 14, 2022

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Rebecca Howe

Village Administrator

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

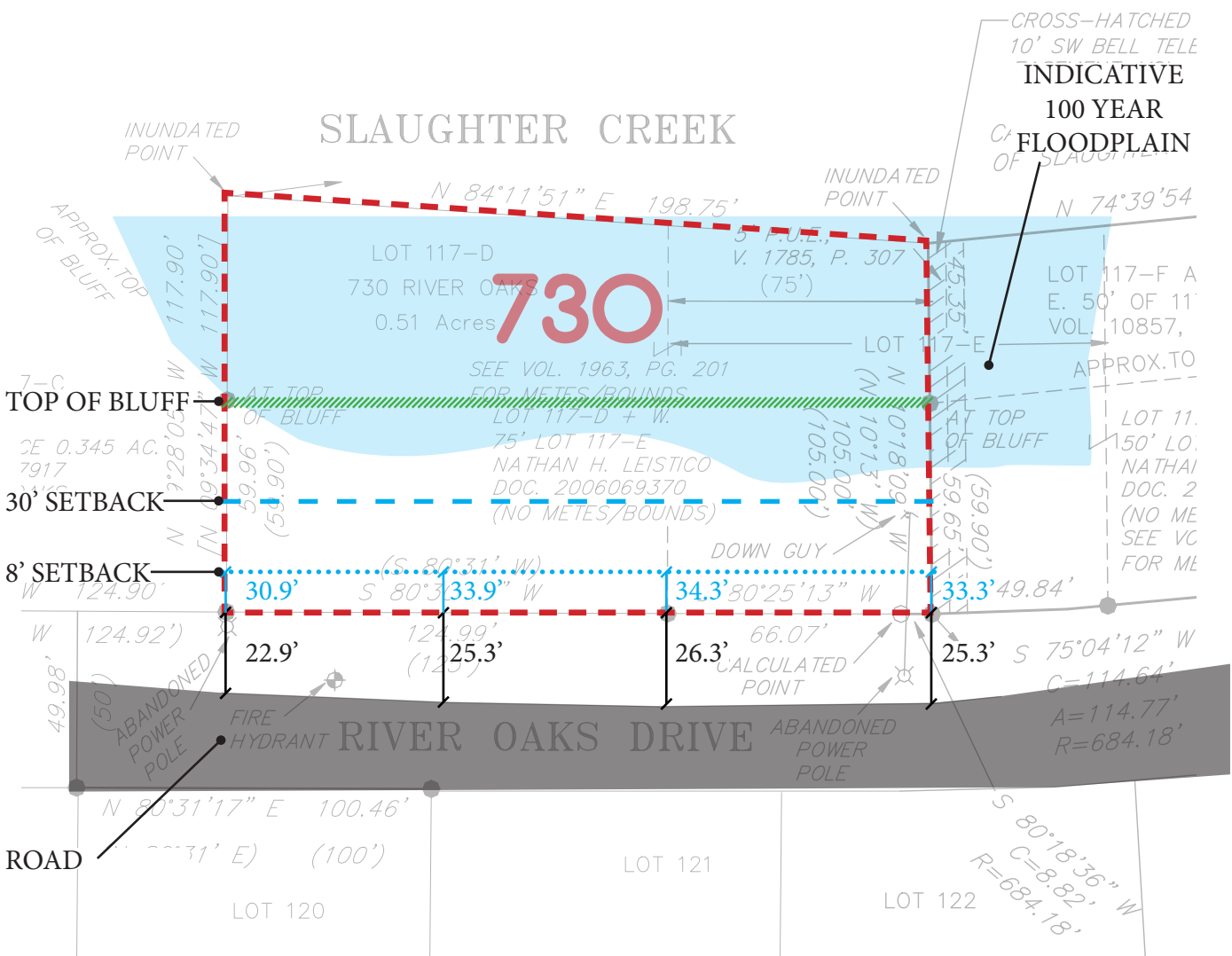
- an 8’ setback from our property lines on the 730 lot,
- a 10’ setback on the 726 lot,
- a 15’ setback on the 722 lot.

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

# SLAUGHTER CREEK



7-C  
TOP OF BLUFF

30' SETBACK

8' SETBACK

ROAD

**730**

CROSS-HATCHED  
10' SW BELL TELE  
INDICATIVE  
100 YEAR  
FLOODPLAIN  
OF SLAUGHTER CREEK

LOT 117-D  
730 RIVER OAKS  
0.51 Acres

5 F.U.E.,  
V. 1785, P. 307  
(75')

LOT 117-F A  
E. 50' OF 11'  
VOL. 10857,  
APPROX. TO

SEE VOL. 1963, PG. 201  
FOR METES/BOUNDS  
LOT 117-D + W.  
75' LOT 117-E  
NATHAN H. LEISTICO  
DOC. 2006069370  
(NO METES/BOUNDS)

LOT 11.  
50' LO.  
NATHAI  
DOC. 2  
(NO ME  
SEE VC  
FOR ME

RIVER OAKS DRIVE

LOT 120

LOT 121

LOT 122

49.98'  
(50)  
ABANDONED  
POWER  
POLE

FIRE  
HYDRANT

ABANDONED  
POWER  
POLE

W 124.92'  
N 72°28'05" W 117.90'  
N 79°34'43" W 117.90'  
N 19°34'43" W 117.90'  
N 72°28'05" W 117.90'  
N 19°34'43" W 117.90'  
N 72°28'05" W 117.90'  
N 19°34'43" W 117.90'  
N 72°28'05" W 117.90'  
N 19°34'43" W 117.90'  
N 72°28'05" W 117.90'  
N 19°34'43" W 117.90'

(S. 80°31' W)  
S 80°31' W  
124.99'  
(125)

DOWN GUY  
N 0°18'09" W  
105.00'  
N 10°13' W  
105.00'

66.07'  
CALCULATED  
POINT

S 75°04'12" W  
C=114.64'  
A=114.77'  
R=684.18'

S 80°18'36" W  
C=8.82'  
R=684.18'

N 80°31'17" E 100.46'

N 80°31' E (100')

N 74°39'54"

TOP  
OF  
BLUFF

INUNDATED  
POINT

INUNDATED  
POINT

APPROX. TOP  
OF BLUFF

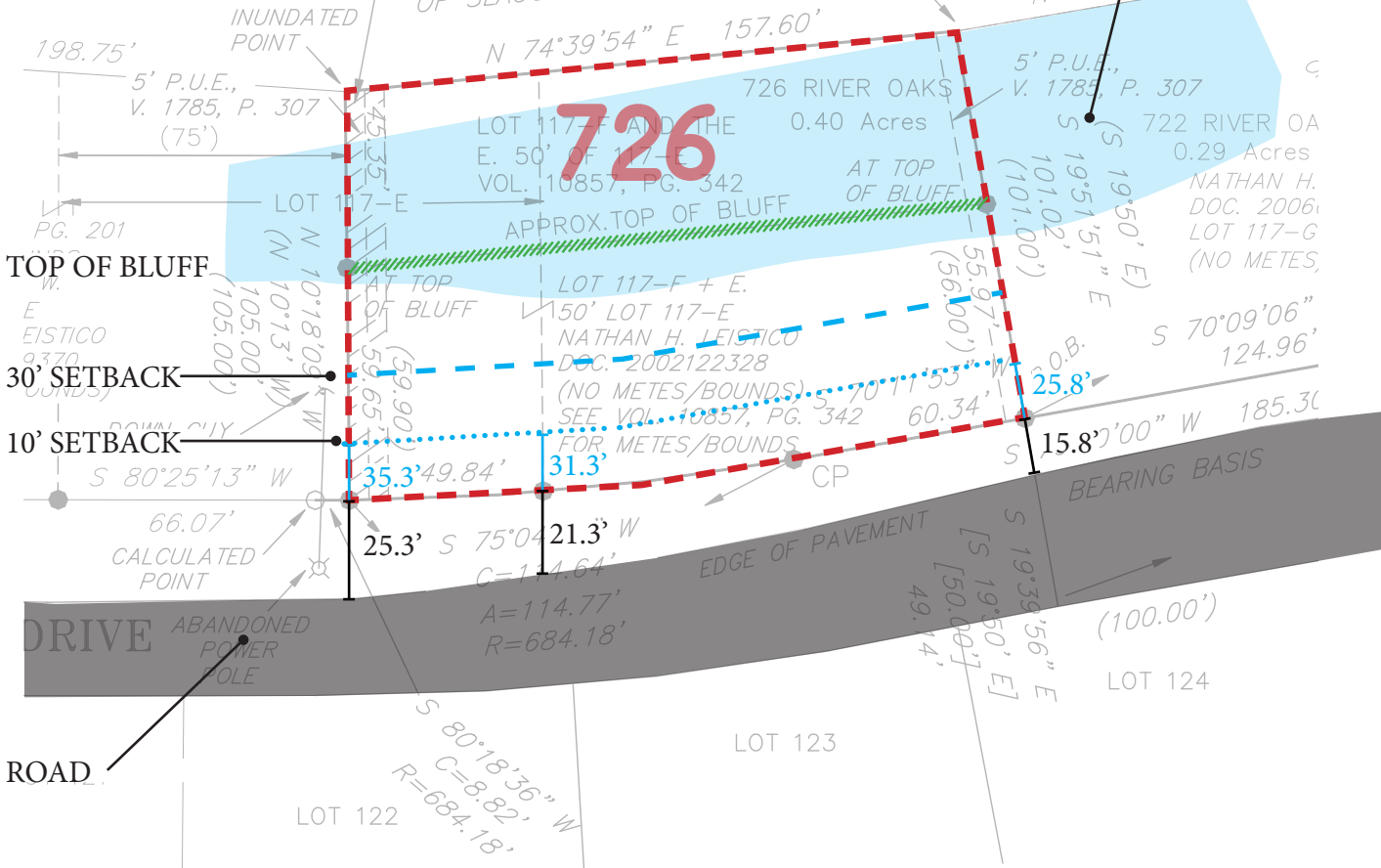
AT TOP  
OF BLUFF

TOP  
OF  
BLUFF

INDICATIVE  
100 YEAR  
FLOODPLAIN

CROSS-HATCHED AREA IS A  
10' SW BELL TELE. CO.  
EASEMENT-VOL. 3941, PG. 885  
CALLED "DOWN THE CENTER  
OF SLAUGHTER CREEK"

REEK



726

TOP OF BLUFF

30' SETBACK

10' SETBACK

ROAD

DRIVE

LOT 122

LOT 123

LOT 124

$C=114.64'$   
 $A=114.77'$   
 $R=684.18'$

$S 80^{\circ}18'36'' W$   
 $C=8.82'$   
 $R=684.18'$

$S 19^{\circ}39'56'' E$   
 $[S 19^{\circ}50' E]$   
 $[50.00']$   
 $49.14'$

$S 15.8^{\circ}00'' W 185.30'$   
BEARING BASIS

$S 19^{\circ}51'51'' E$   
 $(101.00')$   
 $(101.00')$

5' P.U.E.,  
V. 1785, P. 307

5' P.U.E.,  
V. 1785, P. 307

$S 19^{\circ}50' E$   
 $(101.00')$

$S 19^{\circ}50' E$   
 $(101.00')$

$S 70^{\circ}11'55'' W$   
 $60.34'$

$S 70^{\circ}09'06'' W$   
 $124.96'$

$S 70^{\circ}09'06'' W$   
 $124.96'$

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 $124.96'$

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$S 70^{\circ}09'06'' W$   
 $124.96'$

$S 70^{\circ}09'06'' W$   
 $124.96'$

**INDICATIVE  
100 YEAR  
FLOODPLAIN**

CHED AREA IS A  
TELE. CO.  
VOL. 3941, PG. 885

IN THE CENTER  
OF CREEK"

9'54" E 157.60'  
726 RIVER OAKS  
0.40 Acres  
AT TOP  
OF BLUFF

INUNDATED  
POINT

N 70°37'11" E 125.00'

**722**

5' P.U.E.,  
V. 1785, P. 307  
722 RIVER OAKS  
0.29 Acres  
AT TOP  
OF BLUFF

718 RIVER OAKS  
ALONSO CAMARA  
DOC. 2014124264  
LOT 117-H  
(NO METES/BOUNDS  
ATTACHED AND REFER  
VOL. 2448, PG. 418, W  
DOES NOT DESCRIBE L

TOP OF BLUFF

30' SETBACK

15' SETBACK

S 19°50'30" E 100.00'  
S 19°50'30" E 52.14'  
S 19°50'30" E 47.88'  
S 19°50'30" E 100.00'  
S 19°50'30" E 100.00'

ATHAN H. LEISTICO  
DOC. 2006011589  
LOT 117-G  
(NO METES/BOUNDS)

S 70°09'06" W 124.96'  
S 70°11'53" W 60.34'  
S 70°10' W 185.30'  
S 70°20'04" W 273.66'  
S 70°20'04" W 273.66'

EDGE OF PAVEMENT

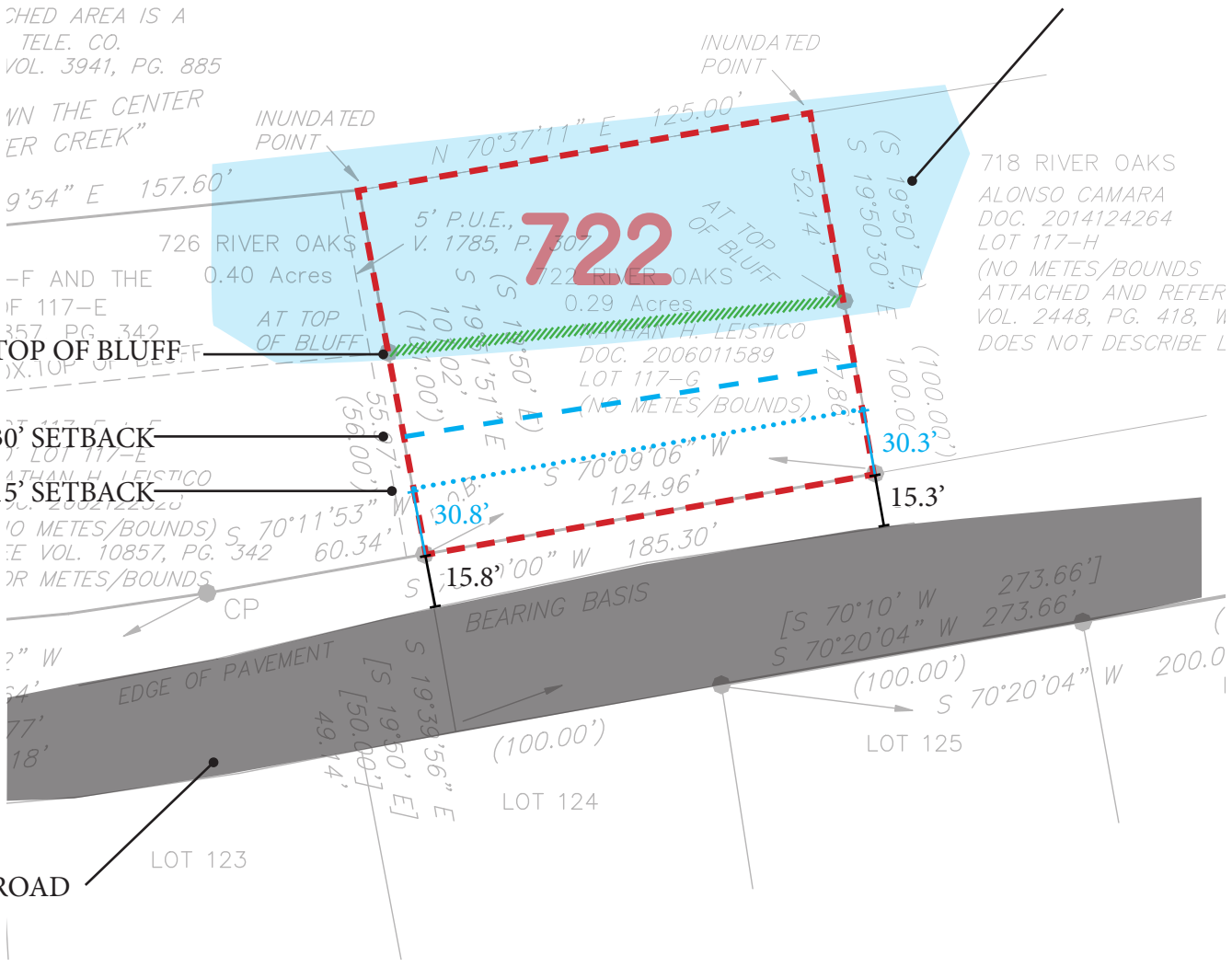
BEARING BASIS

ROAD

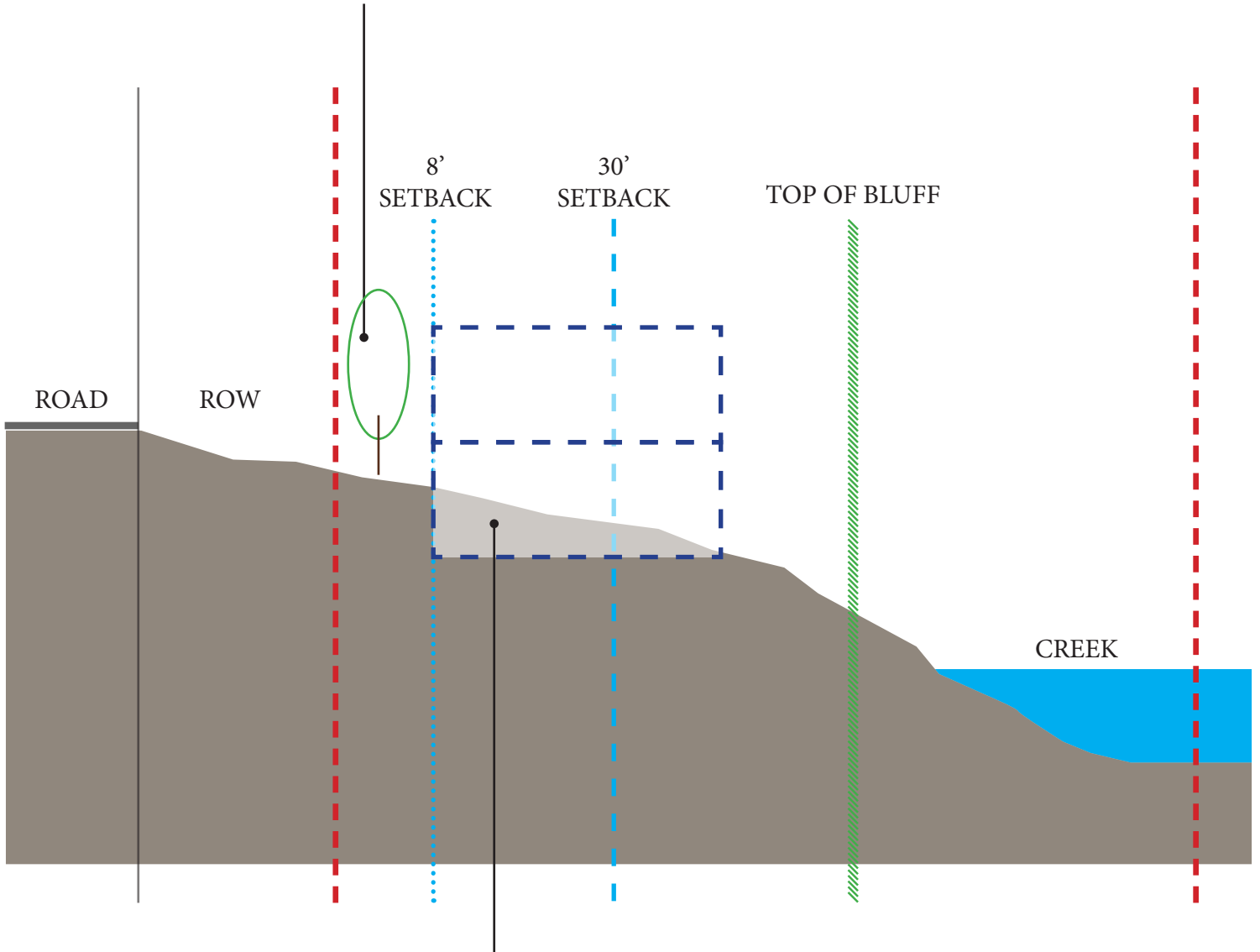
LOT 123

LOT 124

LOT 125



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.