

THE VILLAGE OF SAN LEANNA
AGENDA
PUBLIC HEARING OF THE ZONING COMMITTEE
Thursday, January 16, 2025
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 construction of a garage/storage building to the west side of the main residence at 500 San Leanna Drive.
2. Citizen Comments.

C. PUBLIC HEARING II

1. Presentation of information concerning request for a variance to Zoning Ordinance No. 13-001 allowing the construction of a lean-to shed to the east side of the main residence at 600 Redbud Trail.
2. Citizen Comments.

D. VOTE ON RECOMMENDATION

E. ADJOURNMENT

Posted _____ Monday, January 13, 2025

Rebecca Howe
Village Administrator

January 13, 2025

The Nelsons, of 500 San Leanna Dr, initially reached out to the Village in 2023 for a variance to place a garage structure to west side of their main residence, providing plans and neighbor signatures.

More information was requested of the Nelsons at that time and after updating plans and addressing the Board in May and June 2023, about their request, the Nelson's chose to postpone the project.

Plans from 2023 called for a variance to place the structure slightly in front of the front foundation line of the main residence. Updated plans for the 2025 call for a variance to place the structure to the west side of the residence, in-line with or ~5 feet back from the front foundation line of the main residence. Mr. Nelson has submitted the following updated request:

I have attached the latest information that I have, the details have changed slightly but there are no major changes to the original plans. The builder believes he can fit the foundation in the place I've chosen and still leave the largest elm (out of those to be cleared) in that area. This is why the building is rotated more than the original plan showed.

If that proves to be unworkable, I will have them place it exactly in-line with the house, a few feet behind the line extending along the front edge of the house. As to the dimensions shown in the plan, the only dimension that I did not include was the distance to the western edge of the property, as it is considerably more than 10 feet away. Let me know if this information is something that will be required.

*If you have any questions or need further information, I am always at your disposal.
Thanks, John*

Please note: Updated plans follow this request and the original request and plans are included thereafter.

Thank you for your time and consideration!

May 15, 2023

Re: Request for a variance to Zoning Ordinance No. 13001 allowing the construction of a garage/storage building with no electricity or plumbing to the side and slightly to the front of the main residence at 500 San Leanna Dr

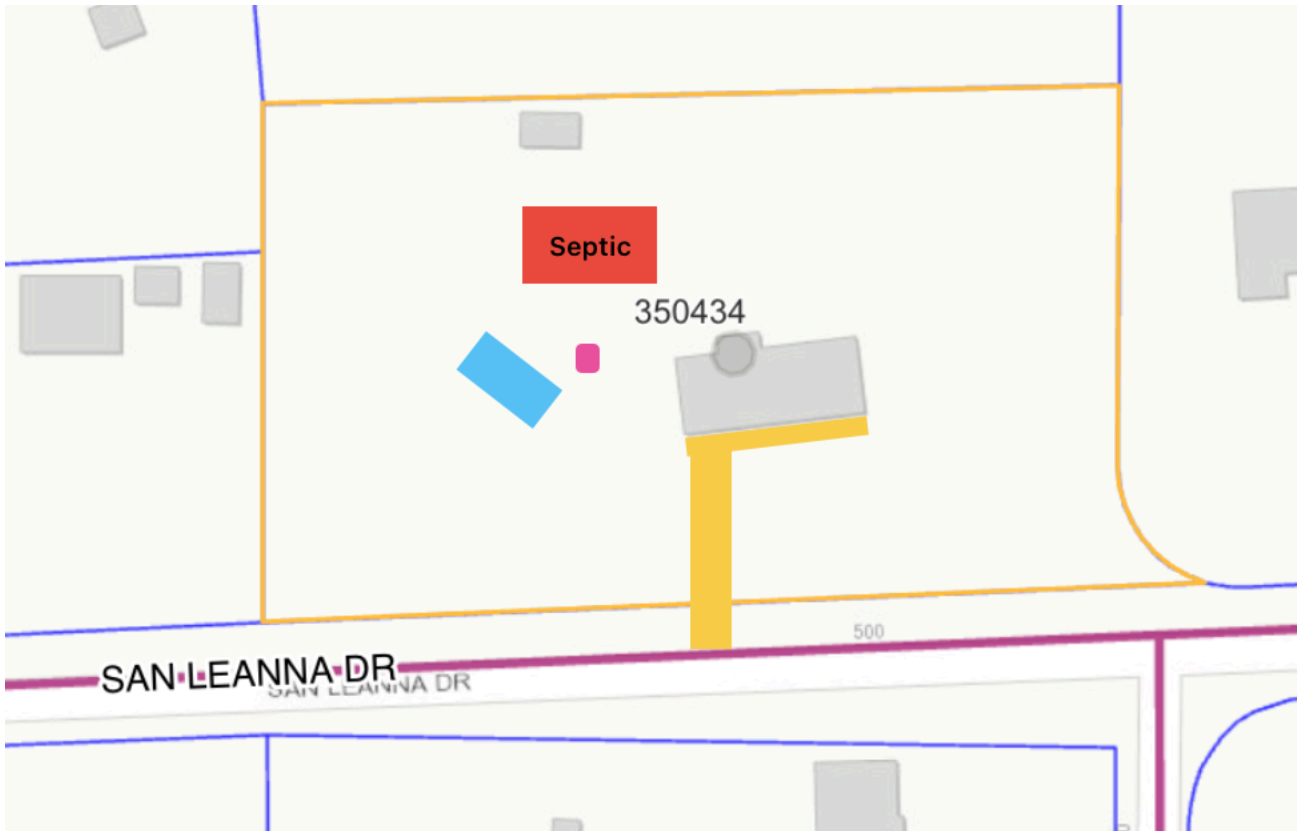
Dear Zoning Commission and Village of San Leanna Board of Aldermen:

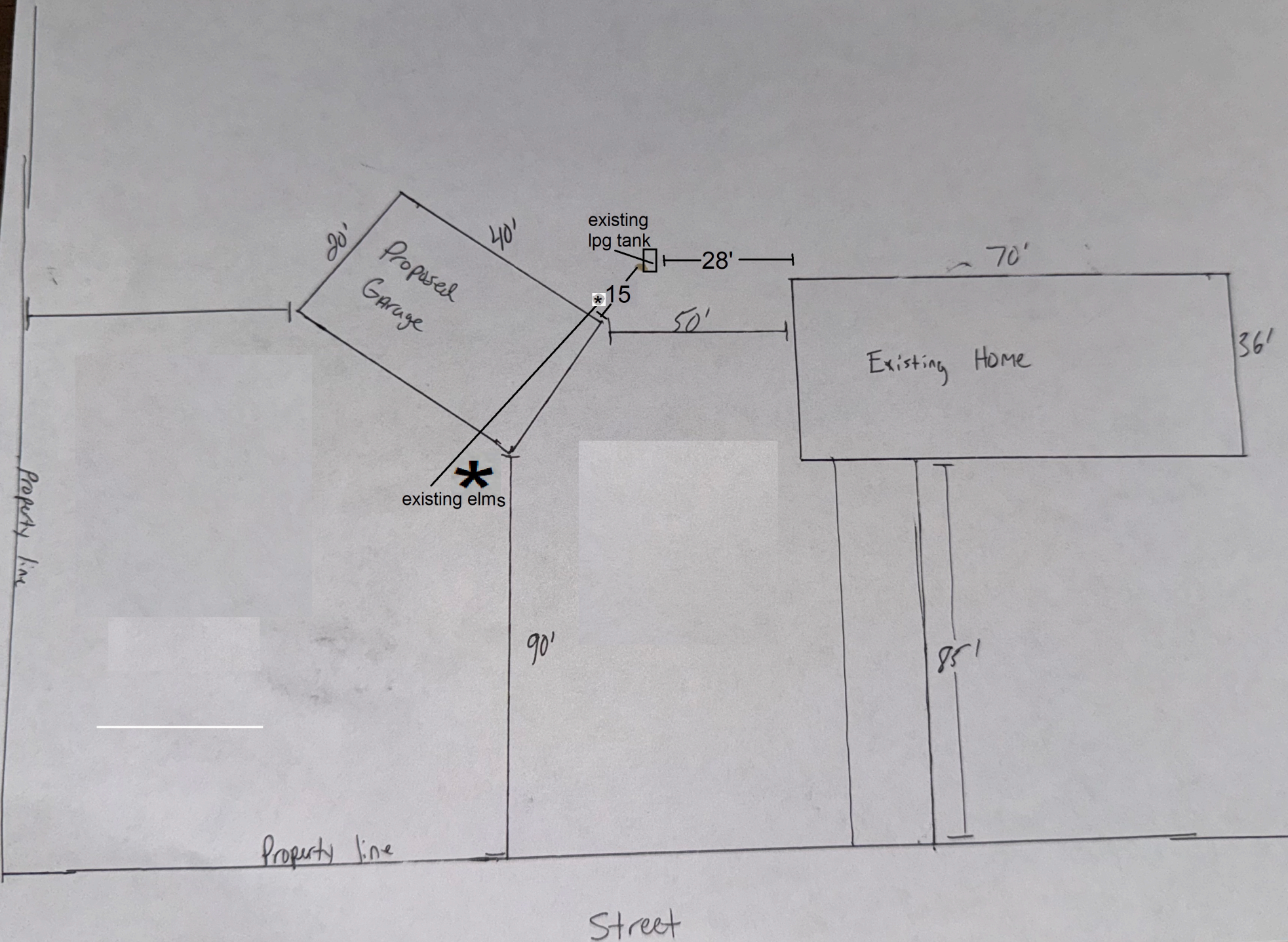
I am proposing to build a garage and office at 500 San Leanna Dr. Due to the location of the house driveway, the best location for a garage is approximately in line with the front of the main house, which necessitates this variance request. Locating the structure behind the house is not possible due to the placement of the septic system field.

The building construction will be a metal building by Mueller Industries, oriented with the long dimension approximately the same as that of the house, that is, East-West, with the garage door facing the driveway. For comparison, the building would be similar in appearance to the existing utility building at 506 San Leanna, although smaller. The building dimensions are 20x40x10.

Thank you for your consideration,

John Nelson
500 San Leanna Dr





FRONT

East



LEFT SIDE

South
Street side



RIGHT SIDE

North



Building Details

Basics (in ft.):

width X length X height: **20 X 40 X 10**

Pitch: **3**

Overhang sides: **0**

Overhang end: **0**

Single slope: **no**

Wainscot: **none**

Gutter: **no**

Leantos

Colors

Wall:	Roof:	Trim:
Colony Green	Galvalume Plus	Ivy Green

RollUp: **Burnished Slate**

Wainscot: **none**

Liner Panels: **none**

Accessories

Ridge Vent Type / Mode: **none**

Insulation: **yes**

right wall door_3x7

front wall door_3x7

front wall rollup_10x8

James and Marcena Sorrels

600 Redbud Trail
Austin, TX 78748

January 7, 2025

Zoning Commission
San Leanna, TX

To whom it may concern:

My husband and I would like to build a shed for storing the lawn mower and other garden tools. We are unable to build it in our backyard, because the bulk of the backyard is used for septic fields. The best, and really only place available for us to put the shed is on the east side of the house.

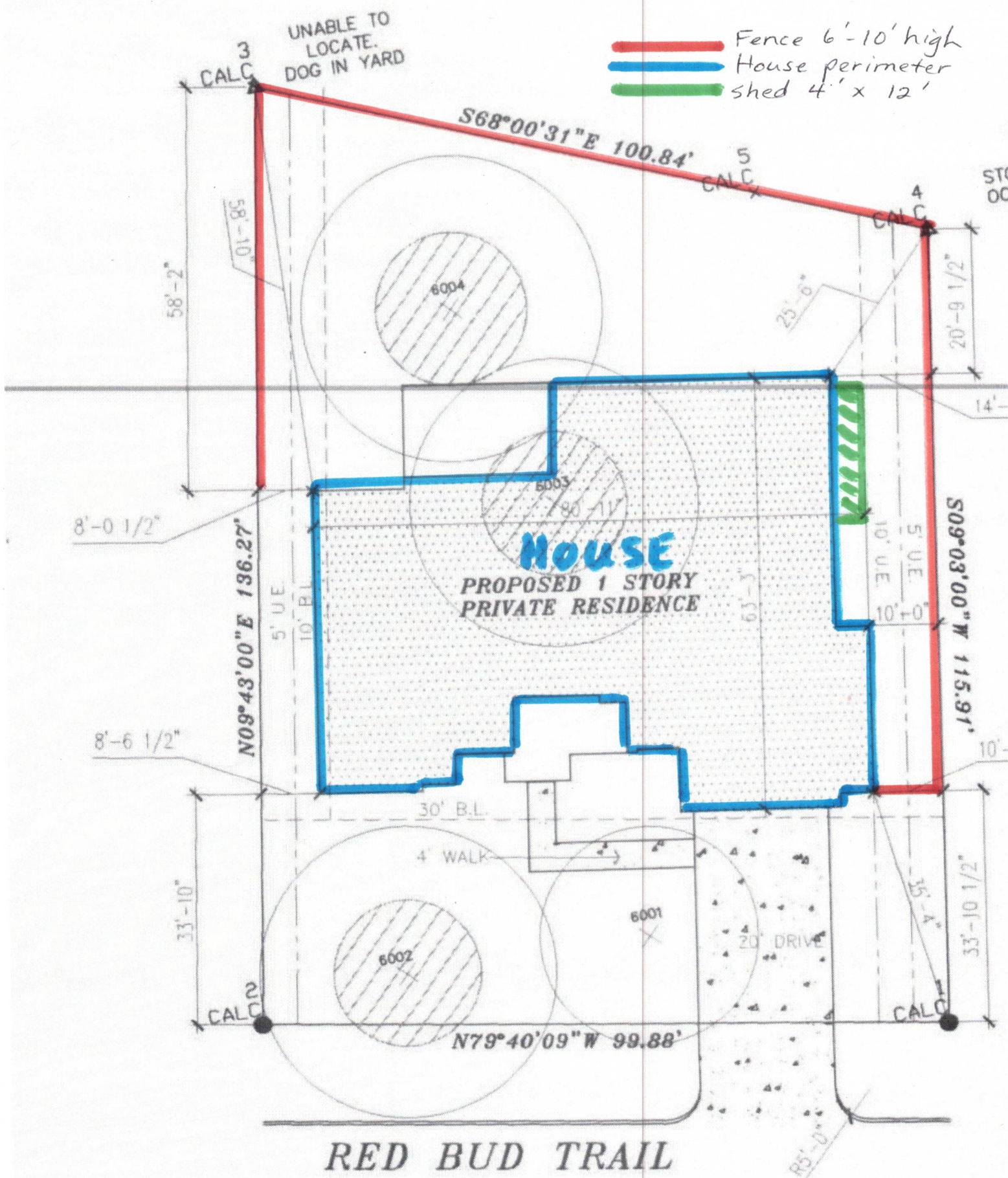
We have a 5-foot bump out in the garage on the east side of the house; we want to situate the shed behind that bump out. I've attached pictures and the plot plan to show you what the shed would look like and how it would fit behind the bump out. The size of the shed will be 4' by 12' and will be painted to blend in with the brick. The shingles on the roof of the shed will match the shingles on our house. The style of the shed will be a lean-to, with the higher side immediately next to the house. We have a 6-foot fence along that side of the property, so we do not expect the shed to be any kind of an eyesore. Likely you won't be able to see it from the street. In addition, it will not interfere with the required 10-foot setback from the side lot line.

Attached also are signatures from the neighbors on either side of us, Debbie Shiller and Gina Leonard, indicating they have no problem with our plans.

Please let me know if you approve the variance indicated above at your earliest convenience. Thank you so much for your attention to this matter.

Sincerely,

Marcena Sorrels



UNABLE TO LOCATE.
DOG IN YARD

- ▬ Fence 6'-10' high
- ▬ House perimeter
- ▬ shed 4' x 12'

3
CALC

5
CALC

4
CALC

2
CALC

CALC

S68°00'31"E 100.84'

N09°43'00"E 136.27'

S09°03'00"W 115.91'

N79°40'09"W 99.88'

RED BUD TRAIL

HOUSE
PROPOSED 1 STORY
PRIVATE RESIDENCE

30' B.L.

4' WALK

20' DRIVE

58'-2"

8'-0 1/2"

8'-6 1/2"

33'-10"

58'-10"

25'-6"

20'-9 1/2"

10' U.E.
10' U.E.

33'-10 1/2"

15'-4"

R5'-0"

STO
OC

6004

6003

6001

6002

14'-1"

10'-1"



We approve the request for a variance for the shed being built on the east side of the house at 600 Redbud Trail by Marcena and Jim Sorrels:

Debbie Shiller

Debbie Shiller

1/12/25

Date

602 Redbud Trail

Gina Leonard

Gina Leonard

1/12/25

Date

504 Redbud Trail