

**THE VILLAGE OF SAN LEANNA**  
**AGENDA**  
**PUBLIC HEARING OF THE ZONING COMMITTEE**  
**Thursday, February 20, 2025**  
**6:30 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 the construction of a permanent carport structure over the driveway in front of the main residence at 11614 Sunset Drive.
2. Citizen Comments.

**C. VOTE ON RECOMMENDATION**

**D. ADJOURNMENT**

Posted \_\_\_\_\_ Monday, February 17, 2025

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Rebecca Howe  
Village Administrator



Rebecca Howe <rebecca@sanleannatx.com>

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## Variance request

1 message

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**Charles Rockenbaugh** <[REDACTED]>

Wed, Feb 19, 2025 at 11:27 AM

To: Rebecca Howe <village@sanleannatx.com>, HELEN ROCKENBAUGH <[REDACTED]>

Helen and I would like to request a zoning variance to replace the current shade structure over the driveway with a more permanent structure. It will fit within the footprint of the existing structure and will consist of a wooden frame with a metal roof to match the house. Thanks for your consideration.

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Property owners at 11614 Sunset Drive are requesting an updated variance for the placement of an attached carport in front of their home.

The following variance was granted to the Rockenbaughs on July 21, 2016:

2. Molly Quirk made a motion to approve the variance to Ordinance No. 13-001 regarding location of a permanent accessory structure (shade cloth) in the front yard of 11614 Sunset Drive. Barbara Quarles seconded the motion. Motion carried with a vote of 4 in favor – 0 opposed. Fred Helmerichs abstained.

The updated variance would allow for a permanent structure rather than a cloth shade cover.

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

(B) Location: A permanent accessory structure must be located:

(1) on the same lot as the main residence;

(2) in the backyard or behind the main residence;

(3) at least ten (10) feet or more from any side or rear lot line and shall be no taller than sixteen (16) feet in height; and

(4) at least thirty (30) feet or more from the side lot line in the case of a corner lot.

#### SECTION 14. DECKS AND/OR PORCH OR SHED/PATIO TYPE ROOFS

(A) Decks and/or porch or shed/patio type roofs, when attached to a residence or an accessory building, require a permit. They will be inspected for structural soundness.

(B) Patio type roofs, when used as carports, require a permit (see accessory buildings).

(C) Decks, when used as an above-ground pool surround, not attached to any building, do not require an additional permit or inspection. However, they must be secured firmly to the ground, just as an accessory building.













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**Fwd: car port**

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**From** HELEN ROCKENBAUGH <[REDACTED]>

**Date** Sat 2/15/2025 11:40 AM

**To** tpreble@austin.rr.com <[REDACTED]>

 2 attachments (918 KB)

1000009099.jpg; 1739641078885.jpeg;

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**From:** HELEN ROCKENBAUGH [REDACTED]

**Sent:** Saturday, February 15, 2025 11:39:41 AM

**To:** Ben Hogue [REDACTED]; Sue Kirby [REDACTED]; Delisa Gonzales

[REDACTED]; Fred Helmerichs [REDACTED]

**Subject:** car port

Hi y'all ,

We want to replace the sun shade we have with a better car port. It will be in same place. It will look similar to the attached Pic. It will not be orange.

Charles and his new car will appreciate it.

Thank you, we will be requesting a variance at meeting this week.

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*Delisa Gonzales*

11611 Sunset Dr.

*[Handwritten signature]*

11610 Sunset Dr.

99+

Compose

Mail



Inbox

157

Chat

Starred

Meet

Snoozed

Sent

Drafts

95

More

Labels

[Mailstrom]

1

Chilled



5 of many



**HELEN ROCKENBAUGH**  
to Rebecca

Sun, Feb 16, 12:32 AM (3 days ago)

Helen Rockenbaugh [Redacted]

**From:** Ben Hogue [Redacted]  
**Sent:** Saturday, February 15, 2025 10:36 PM  
**To:** HELEN ROCKENBAUGH [Redacted]  
**Subject:** Re: car port

Susan and I have no objections. Matter of fact, we may want to add a carport ourselves one day.

Ben

On Sat, Feb 15, 2025 at 9:27 PM HELEN ROCKENBAUGH [Redacted] wrote:  
Please respond prior to Thursdays meeting.

I forgot ask you to respond.  
We are requesting a variance to replace our sail with a better carport.  
It will be similar to picture. It will not be orange.

Charles and his new car will appreciate it.  
Thanks...Helen

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**From:** Rebecca Howe <[village@sanleannatx.com](mailto:village@sanleannatx.com)>  
**Sent:** Saturday, February 15, 2025 8:31:40 PM  
**To:** HELEN ROCKENBAUGH [Redacted]  
**Subject:** Re: car port