

# CITY OF HORSESHOE BAY

## BOARD OF ADJUSTMENT



**MARCH 7, 2023**

**3:00 P.M.**

**CITY OF HORSESHOE BAY**  
**BOARD OF ADJUSTMENT**  
**NOTICE OF PUBLIC MEETING**

**March 7, 2023**

Notice is hereby given to all interested members of the public that the Horseshoe Bay Board of Adjustment will hold a Public Meeting beginning at 3:00 p.m., on Tuesday March 7, 2023, in the City Council Chambers located at #1 Community Drive, Horseshoe Bay, Llano County, Texas.

The agenda for the Public Meeting is to discuss and/or act on the following:

1. Call the Meeting to Order and Establish a Quorum
2. Public Comments (Those who wish to speak are asked to limit their comments to 3 minutes)
3. Approval of Minutes of the January 24, 2023 Regular Meeting
4. Public Hearing, discussion, consideration and take action on BOA Variance No. 2023-01, a request by Zacharia and Natalie Mani for approval of a Variance to Section 14.02.414(c)(1)(Q) of the Zoning Ordinance to allow more than one point of access for Lot No. 34 of Skywater over Horseshoe Bay Plat No. 2.1, also known as 407 Blazing Star in Zone 12, Summit Rock
5. Adjournment

**CITY OF HORSESHOE BAY  
BOARD OF ADJUSTMENT**

**MINUTES OF REGULAR MEETING**

**January 24, 2023**

The Board of Adjustment of the City of Horseshoe Bay held a Regular Meeting in the City Council Chambers in City Hall located at #1 Community Drive, Horseshoe Bay, Llano County, Texas, on January 24, 2023, in accordance with the duly posted notice of said meeting.

The posted agenda for this meeting is made a part of these minutes by attachment and the minutes are herewith recorded in the order the agenda items were considered, with the agenda subject and item number shown preceding the applicable paragraph.

**1. Call the meeting to order and establish a quorum**

The meeting was called to order at 3:00 p.m. by Chair Dale Amstutz with a quorum of Board members present as follows:

Board Members present in person:

Chair Dale Amstutz  
Board Member John Minyard  
Board Member Bill Carrothers  
Board Member Larry Morgan  
Alternate Board Member Ron Christesson

**2. Election of a Vice Chairperson**

Bill Carrothers motioned to appoint Bill Knox as Vice Chair. John Minyard seconded. VOTE: 5-0 in favor, motion passed.

**3. Approval of Meeting Minutes of the November 29, 2022 Regular Meeting**

Ron Christesson motioned to approve the minutes as written. Bill Carrothers seconded. VOTE: 5-0 in favor, motion passed.

**4. Review and approval of the Meeting Schedule for 2023**

The Board members reviewed the Proposed Meeting Schedule. John Minyard motioned to approve the Meeting Schedule. Ron Christesson seconded. VOTE: 5-0 in favor, motion passed.

**5. Member Orientation**

**A. Review of Development Services Department**

Sally McFeron presented a brief overview of the staff and role of the Development Services Department.

**B. Presentation by city attorney Rex Baker regarding legal aspects of the Board of Adjustment within Horseshoe Bay**

Rex Baker educated the Board Members about the role of the Board of Adjustment

and legal aspects of serving on the Board. He also discussed requirements for Open Meetings.

6. **Adjournment**

Bill Carrothers motioned to adjourn the meeting. John Minyard seconded. VOTE: 5-0, motion passed. Chair Dale Amstutz adjourned the meeting at 3:47 PM.

Approved this 7th day of March 2023



# CITY OF HORSESHOE BAY

MARCH 7, 2023

**To:** Board of Adjustment  
**Thru:** Jeff Koska, City Manager  
**From:** Sally A. McFeron, Development Services Director  
**Re:** Public Hearing, discussion, consideration and take action on BOA Variance No. 2023-01, a request by Zacharia and Natalie Mani for approval of a Variance to Section 14.02.414(c)(1)(Q) of the Zoning Ordinance to allow more than one point of access for Lot No. 34 of Skywater over Horseshoe Bay Plat No.2.1, also known as 407 Blazing Star in Zone 12 Summit Rock

The applicant is requesting a Variance to allow two points of access to their lot on Blazing Star in Summit Rock. The Zoning Ordinance specific to Summit Rock prohibits more than one point of access for residential lots in Summit Rock. The property is zoned R-1 Single Family Estate. The applicant would like to have a circular drive for their single-family home currently under construction. The main driveway was approved with the building plans. Only a small portion of the driveway requires a variance. This area is highlighted on the attached site plan.

The Board of Adjustment can only grant a Variance after holding a public hearing on the request and finding that:

1. That there are special circumstances or conditions affecting the land involved such that the strict application of the provisions of this article would deprive the applicant of the reasonable use of the land. The applicant states that: "This unusual lot on Blazing Star has the following: 1) Blazing Star street is located on 2 sides of Lot 34; 2) The north side of the lot has a greenspace in front of the lot; 3) the east side of the lot faces Blazing Star; 4) The west side of the lot faces Blazing Star; 5) the south side of the lot where the garage is located is the rear of the house with the garage not facing the street." Staff reviewed the plat and visited the property and confirms this to be the case.
2. That the Variance is necessary for the preservation and enjoyment of a substantial property right of the applicant. The applicant states that: "Yes, this variance will give the needed access to the front side of Lot 34 and the proper enjoyment to walk easily to the front door of the private residence." Staff agrees.
3. That the granting of the Variance will not be detrimental to the public health, safety or welfare, or injurious to other property within the area. The applicant states that:

**“No, because the variance will be contained inside lot 34 only. The driveway entrance and exit will be located on the same side of Blazing Star.” Staff agrees.**

- 4. That the granting of the Variance will not have the effect of preventing the orderly use of other land within the area in accordance with the provisions of this article. The applicant states that: “No, this will not have effect of preventing the orderly use of other land within the area.” Staff agrees.**
- 5. That the granting of the Variance constitutes a minimal departure from this article. The applicant states that: “Yes, this is minimal departure from the ordinance. No trees will be removed. I have filed a revision to the building plans to add the circular driveway and sidewalk from the driveway to the front door of residence. The driveway meets code and was approved in 2022.” Staff agrees this is a minimal amount of pavement and does not increase impervious cover significantly.**
- 6. That the subject circumstances or conditions are not self-imposed, are not based solely on economic gain or loss, and do not generally affect most properties in the vicinity of the property. The applicant states that: “No to all above.” Staff agrees the circumstances are not self-imposed or based on economic gain. This lot is unique in its configuration and Summit Rock requires side entry garages which limit the access to the front door from the driveway.**

**Two residents of Summit Rock contacted our office to say they support this variance request. One resident of Summit Rock contacted our office to oppose the variance request citing too many driveway cuts negatively affect the aesthetics of the community.**

**Staff recommends approval of this variance request.**

**Enclosure:   Aerial Photo  
                  Zoning Map  
                  Site Plan  
                  Site Photo**



# 407 Blazing Star Aerial

**SITE**

FEATHERGRASS

BLAZING STAR

GROVE CT

PAINTBRUSH

MAYAPPLE

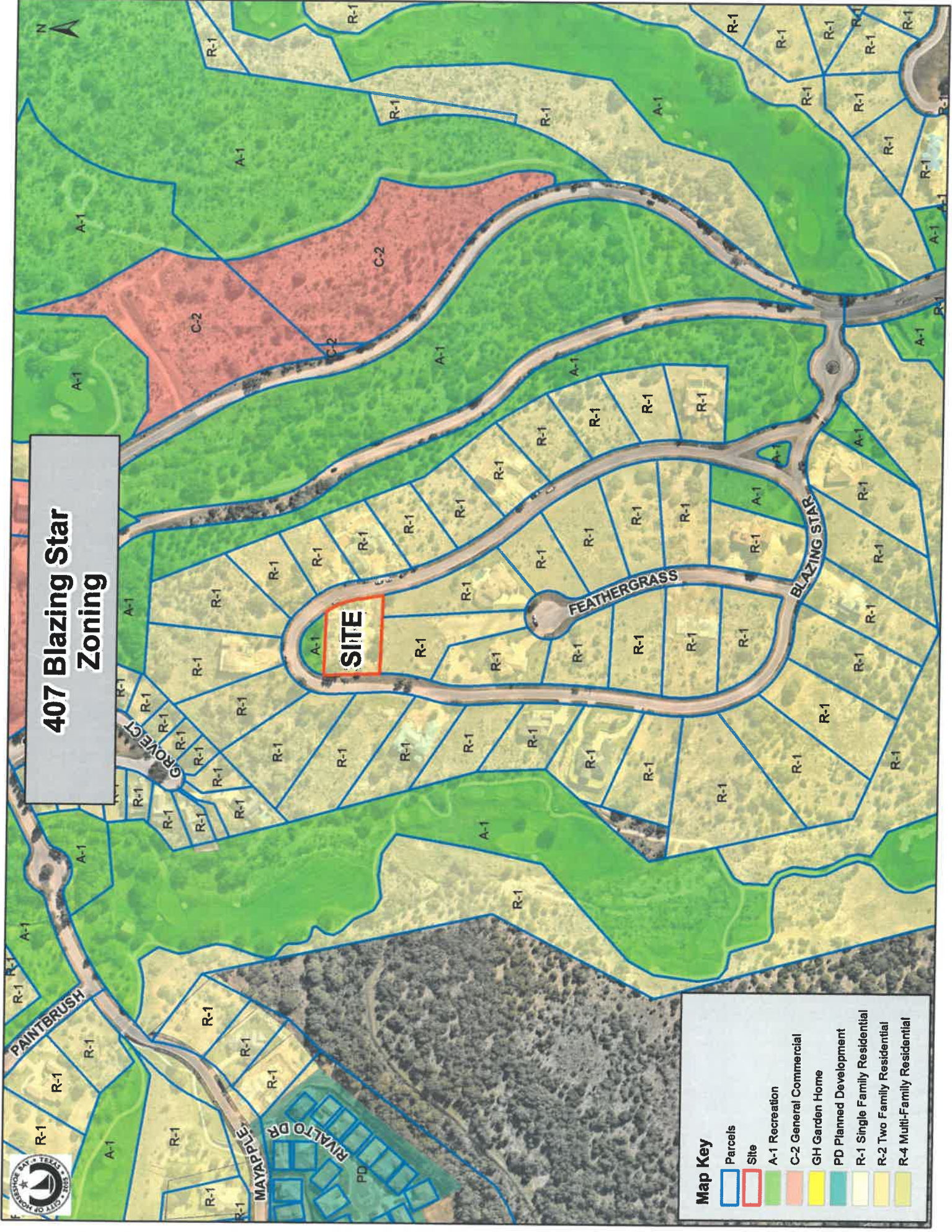
RIVATO DR



**Map Key**

- Parcels
- Site





**407 Blazing Star  
Zoning**

**Map Key**

	Parcels
	Site
	A-1 Recreation
	C-2 General Commercial
	GH Garden Home
	PD Planned Development
	R-1 Single Family Residential
	R-2 Two Family Residential
	R-4 Multi-Family Residential





# Site Plan

"Garage Doors Moved to the Rear of House as per request of the Horseshoe Bay City Building Permits."

CENTERX  
BLUEPRINT  
BUILDING DESIGN - CONSTRUCTION DOCUMENTS  
DATE: 1/14/2014

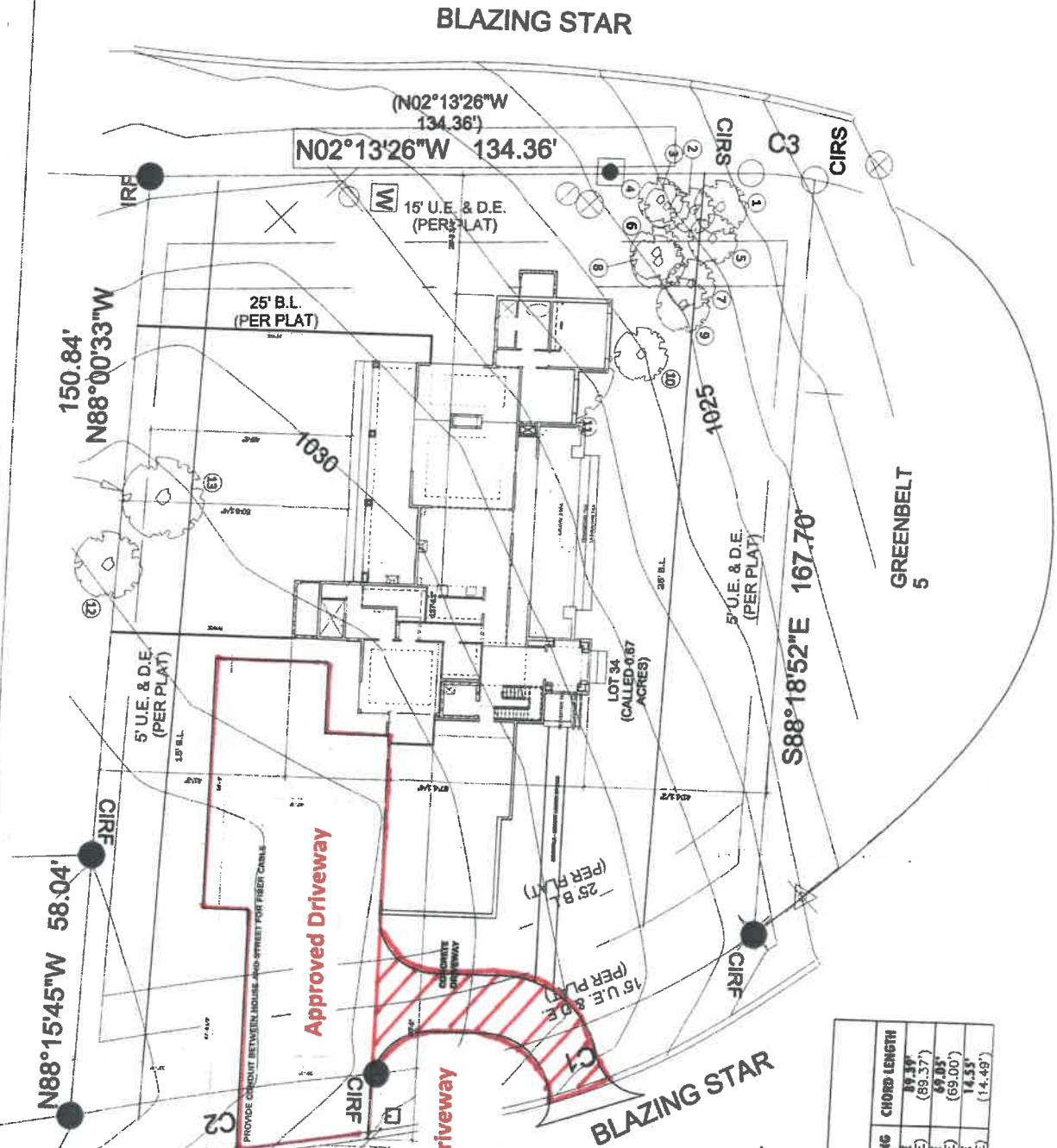
LOT # 34  
BLAZING STAR

ISSUED FOR PERMIT

N.C.B.D.C.  
SITE PLAN  
LIMITED EXPIRES 1/14/2014

SCALE: 1/8" = 1'-0"

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TREE TABLE	
NO.	DIA. TYPE
1	12" OAK
2	10" OAK
3	10" OAK
4	10" OAK
5	11" OAK
6	12" OAK
7	11" OAK
8	12" OAK
9	12" OAK
10	12" OAK
11	24" OAK
12	15" OAK
13	18" OAK

**Proposed Driveway Addition**  
 31" SQUARE  
 BASE  
 22.5' SQUARE  
 TOP  
 CAP - 4" THICK  
 OVERLAP  
 THICKNESS OF  
 CAP INCLUDED  
 IN HEIGHT  
 LIGHT FIXTURE  
 EXTENSION  
 LIGHTS ON  
 HOUSE

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	90.38' (90.38')	175.00'	2°35'30"
C2	69.02' (69.02')	826.25'	4°47'23"
C3	14.51' (14.51')	75.00'	11°07'48"

\*\*\*\*\* ALL ELECTRIC HOUSE - NO PROPANE TANK REQUIRED \*\*\*\*\*

1" = 80' - 0"

