

CITY OF HORSESHOE BAY
BOARD OF ADJUSTMENT
NOTICE OF PUBLIC MEETING

August 31, 2021

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 August 31, 2021 in the City Council Chambers located at #1 Community Drive, Horseshoe Bay, Llano County, Texas.

This meeting will be open to in-person attendance by the public.

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 May 25, 2021 Regular Meetings.
4. Public Hearing, discuss, consider and take action on BOA Case No. 2021-10, a request by Brady Meyer for a Variance from Section 14.02.419(b)(1)(B) of the Zoning Ordinance for approval of a boathouse to exceed 15 feet in height on Lot 2-B of Meyer Sunray Plat No. 1.2, also known as 831 Sunray in Horseshoe Bay, Texas
5. Adjournment

This group reserves the right to adjourn into executive session at any time during the course of this meeting as authorized by the Texas Government Code. This facility is wheelchair accessible. Accessible parking spaces are available. Requests for auxiliary aids and services must be made two business days prior to this meeting by calling 830-598-9906 or emailing snash@horseshoe-bay-tx.gov.

BOARD OF ADJUSTMENT

MINUTES OF REGULAR MEETING

May 25, 2021

The Board of Adjustment of the City of Horseshoe Bay held a Regular Meeting in the Police Training Room in the Police Station located at #1 Community Drive, Horseshoe Bay, Llano County, Texas, on May 25, 2021 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 Chairman Jim Babcock with a quorum of Board members present as follows:

Board Members present:

Chairman Jim Babcock
Vice Chairman Dale Amstutz
Board Member Bill Knox
Board Member Frank Gracely
Alternate Member Linda Smith
Alternate Member Carla Rowland

2. **Public Comments**

There were no Public Comments.

3. **Approval of Meeting Minutes of the April 26, 2021 Regular Meeting**

Vice Chairman Amstutz motioned to approve the April 26, 2021 meeting minutes. Bill Knox seconded. VOTE: 5-0 in favor, motion passed.

4. **Public Hearing, discuss, consider, and take action on BOA Case No. 2021-08, a request by EOL Ranch Ltd. For a Variance to Section 14.02.413(5) of the Zoning Ordinance for approval of a Variance to reduce the setback for Lots No. 102-A and 103-A of The Trails of Lake LBJ Replat of Lots 96 thru 105 and Common Area, also known as being in the 100 block of Alexis Lane in Horseshoe Bay** Chairman Babcock opened the Public Hearing at 3:02 PM. Mike Walsh and Robin Walsh with EOL Ranch Ltd presented their request. Sandra Nash presented the staff report which is on file. There were no Public Comments. Chairman Babcock closed the Public Hearing. Bill Knox motioned to approve the Variance request. Frank Gracely seconded. VOTE 5-0 in favor, motion passed. The Variance was Approved.

5. **Adjournment**

Vice Chairman Amstutz motioned to adjourn the meeting. Frank Gracely seconded. VOTE: 5-0, motion passed. Chairman Babcock adjourned the meeting at 3:40 pm.

Approved this 31st day of August, 2021.



CITY OF HORSESHOE BAY

AUGUST 31, 2021

To: Board of Adjustment
Thru: Stan R. Farmer, City Manager
From: Sally A. McFeron, Development Services Director
Re: Public Hearing, discuss, consider and take action on BOA Case No. 2021-10, a request by Brady Meyer for a Variance to Section 14.02.419(b)(1)(B) of the Zoning Ordinance for approval of a Boathouse to exceed 15 feet in height on Lot No. 2-B of Meyer Sunray Plat No. 1.2, also known as 831 Sunray in Horseshoe Bay, Texas

The applicant is requesting a Variance to build a boat dock that is 18 feet 4 inches in height. This is 3 feet 4 inches over the 15 foot height permitted in the Zoning Ordinance. This property is within Zone 3 West but is not required to follow their ACC or CCR guidelines based on how they were annexed into the City. The property is subject to the Zoning Ordinance requirements for Zone 3 West and Zone 16 Lake Areas. There is an existing boat dock on the property. The owners will be building a boathouse for the existing boat dock.

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: "We are requesting our boathouse design to match our home aesthetically. We feel this would enhance the beauty of the area and it will not affect the use of the land." Staff feels this variance is not necessary for the applicant to have reasonable use of the land. We are not aware of any special circumstances or conditions.
2. That the variance is necessary for the preservation and enjoyment of a substantial property right of the applicant. The applicant states that: "It is our intent to enhance the natural beauty of the area and make the waterway view as pleasing to the neighborhood as possible. This is why we are requesting this variance to allow our roof design to match our home." Staff reviewed the plans for the boathouse. The plans show a covered height of 12 feet inside the boathouse and 6 feet 4 inches for the roof. The boathouse roof is proposed to have a 4:12 slope to match the roof on the house currently being built.
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:

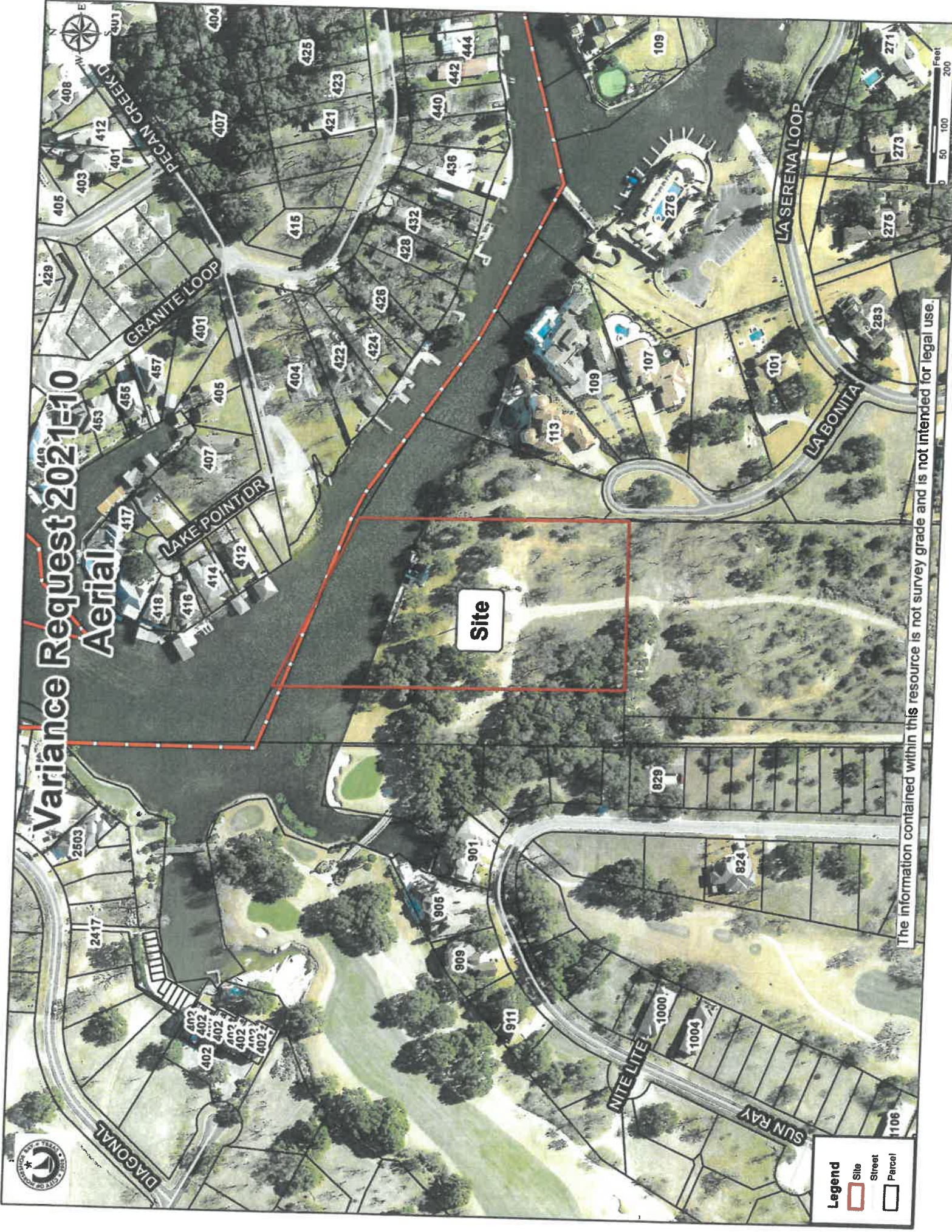
“In no way does this affect the property around us in a harmful or unsafe manner. It is our intent to only make the area safer and more pleasing to the eye.” Staff has no issue with this.

- 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: “We own 500 feet of the waterfront to this property. It does not affect anyone else’s view or obstruct their use of the waterway.” Staff has no issue with this.**
- 5. That the granting of the variance constitutes a minimal departure from this article. The applicant states that: “Correct. This Variance is only asking for a minute amount of variance of 3 feet 4 inches from the water.” Staff feels 3 feet 4 inches is not minimal departure.**
- 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: “That is correct. We are only asking for this variance to help enhance the area and it does not affect any other property.” Staff received two phone calls from citizens who lives on or near the waterway to say they do not support this variance request for additional height along this portion of the waterway.**

Based on the above findings staff feels the burden has not been met and recommends this variance request be denied.

**Enclosures: Aerial Photo
Zoning Map
Site Plan
Site Photo
Building elevation**

Variance Request 2021-10 Aerial



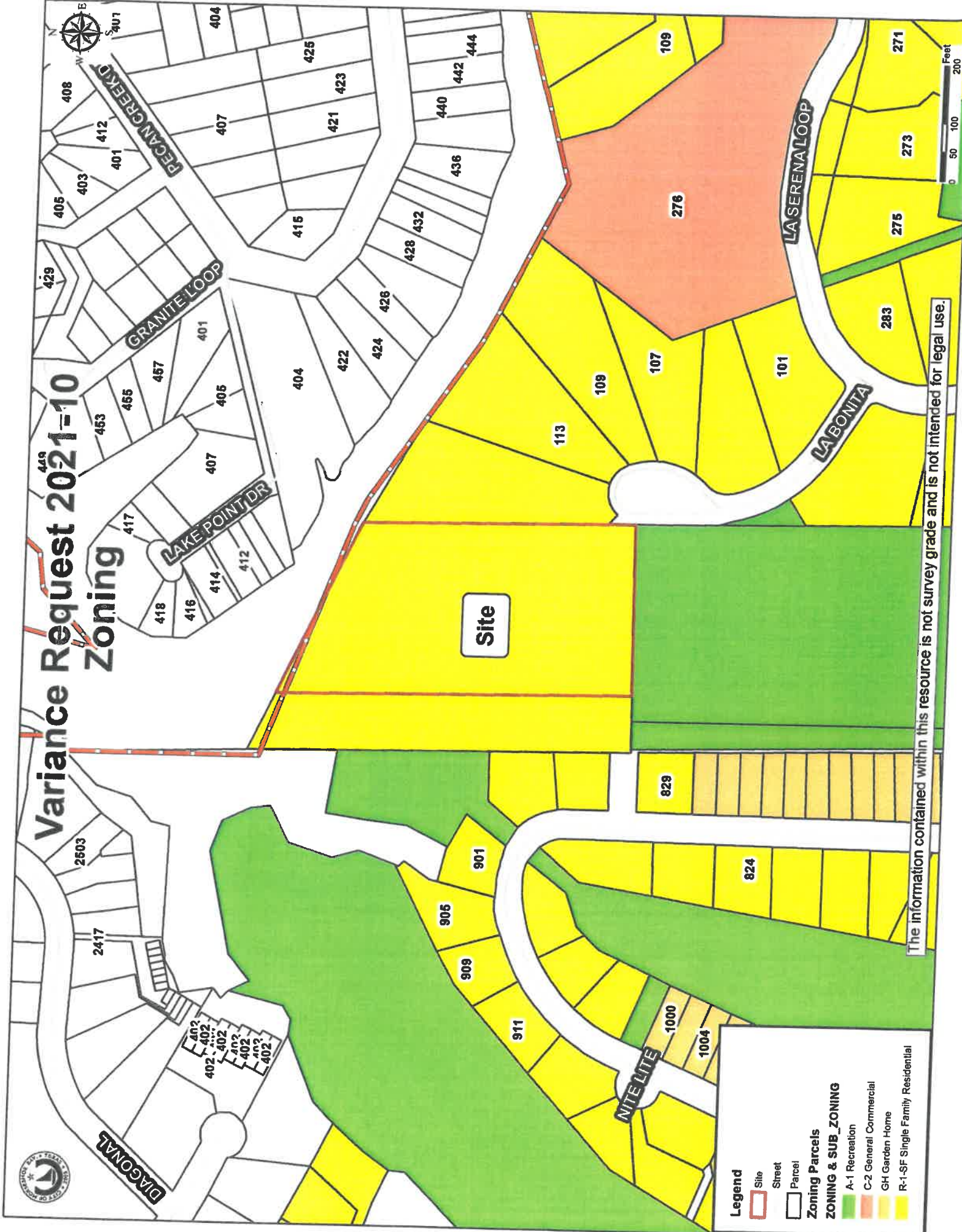
Site

Legend

- Site
- Street
- Parcel

The information contained within this resource is not survey grade and is not intended for legal use.

Variance Request 2021-10 Zoning



Site

Legend

- Site
- Street
- Parcel

Zoning Parcels

ZONING & SUB_ZONING

- A-1 Recreation
- C-2 General Commercial
- GH Garden Home
- R-1-SF Single Family Residential

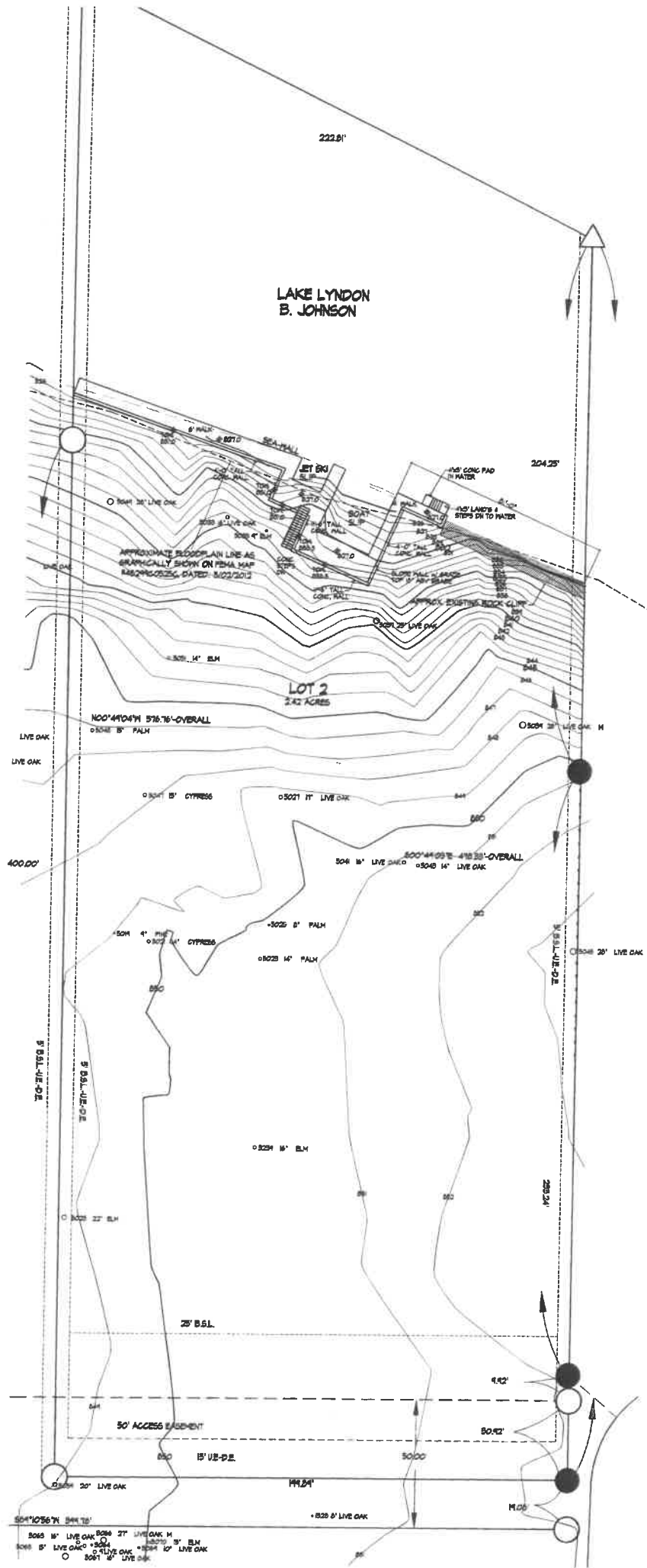
The information contained within this resource is not survey grade and is not intended for legal use.

Foot

0 50 100 200



Site Plan



APP. JOB NUMBER	128119
PRELIMINARY REVIEW DATE	0-20-11
DESIGN DATE	0-21-11
REVISIONS	

**SEA WALL
MEYER RESIDENCE**

**SUN RAY
HORSESHOE BAY**

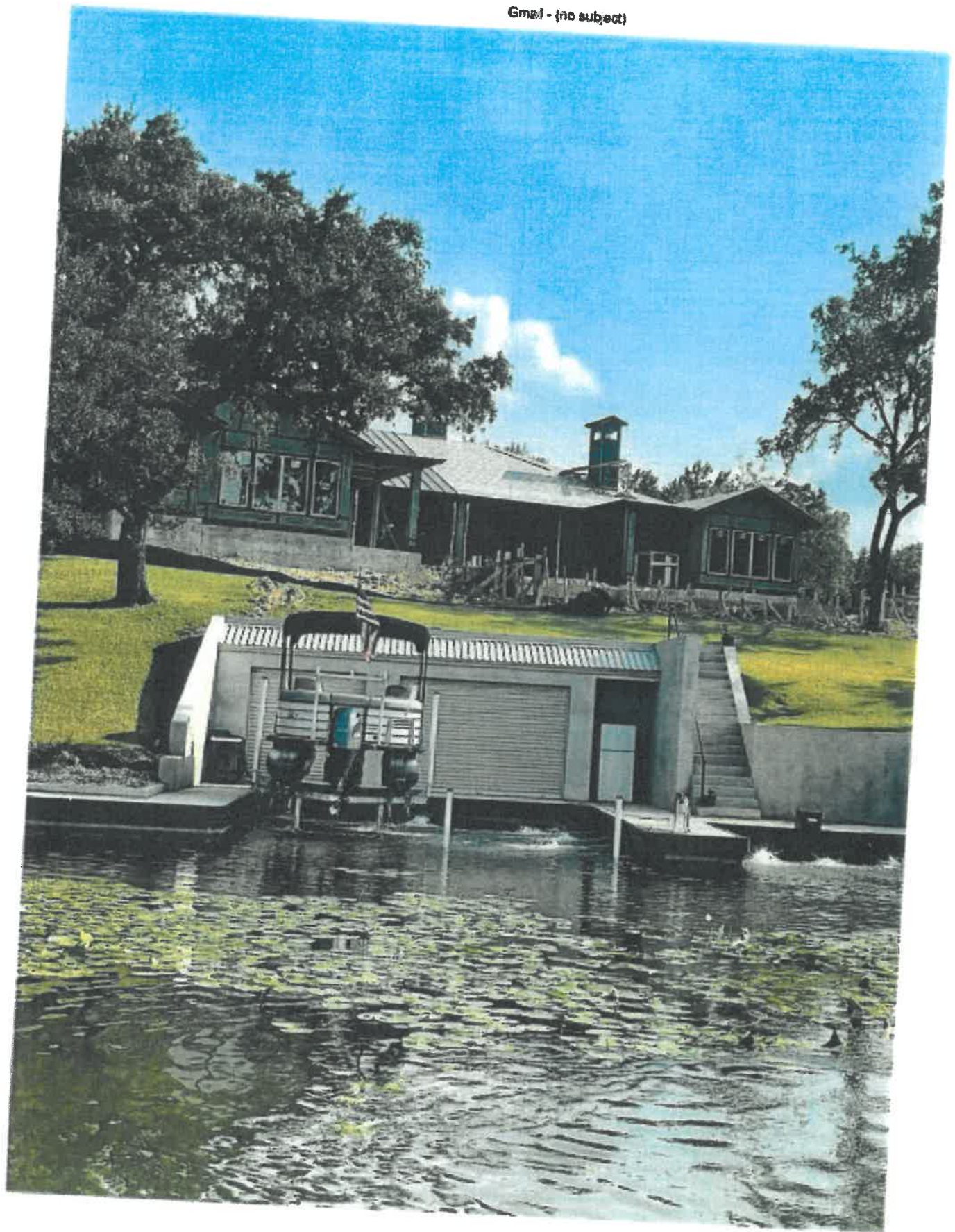
AUSTIN DESIGN GROUP
residential designers
5020-L Capital of Texas Highway Suite 500, Austin, TX, 78751 Phone No. (512) 844-0200

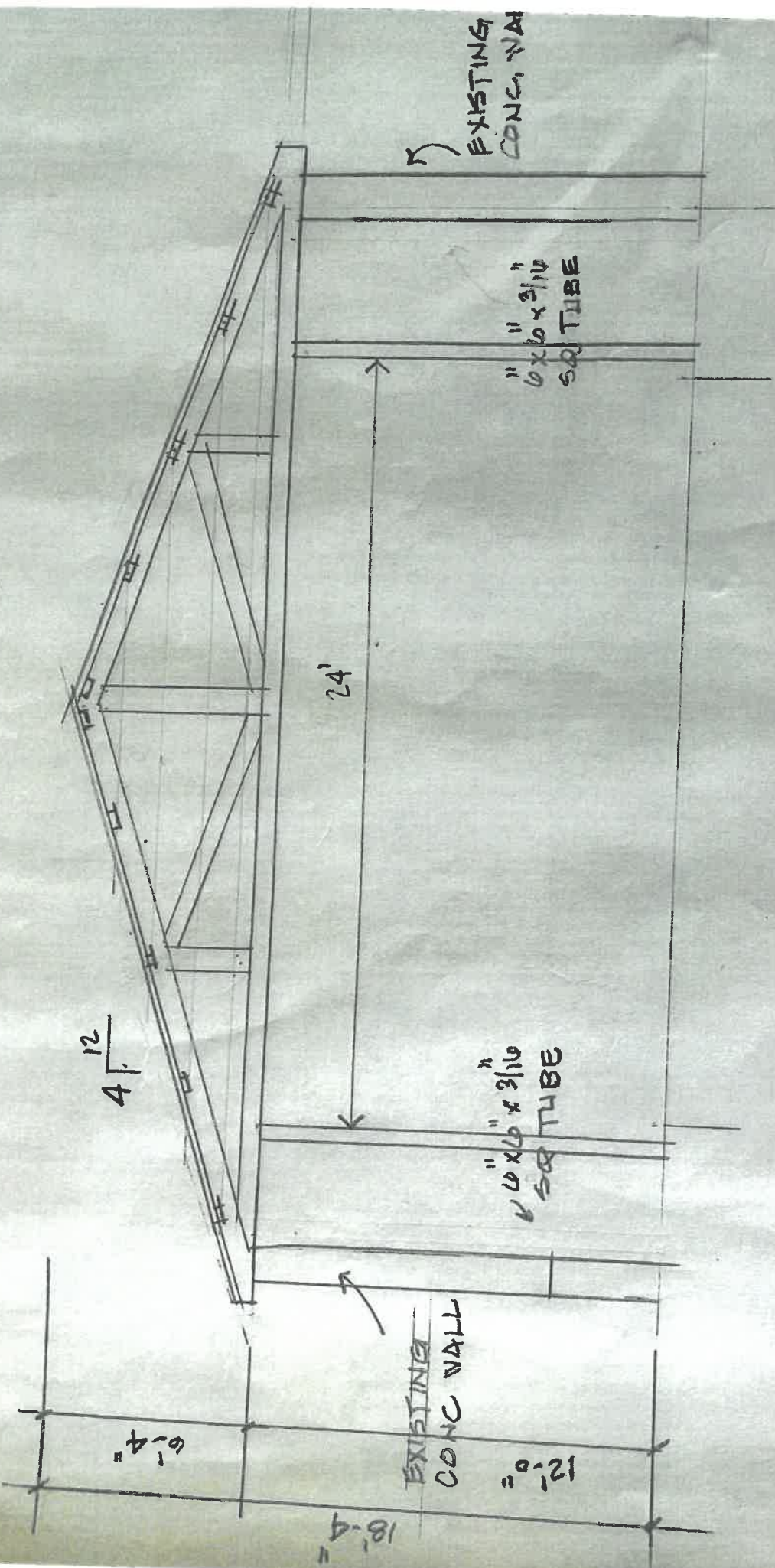
DESIGNER
CHECKED BY
DATE

01

8/4/2021

Gmail - (no subject)





FRONT ELEVATION