



**CITY OF EL LAGO
BOARD OF ADJUSTMENT MEETING
411 TALLOWOOD DRIVE, EL LAGO, TEXAS 77586
March 15, 2023 – 6:00 P.M.**

NOTICE is hereby given that the Board of Adjustment of the City of El Lago, County of Harris, State of Texas, will hold a meeting at six o'clock (6:00) PM on March 15, 2023 at the City Hall Events Room, 411 Tallowood Drive, El Lago, Texas, to receive evidence, consider, and take action with respect to the following:

AGENDA

- 1. CALL TO ORDER**
- 2. DECLARATION OF A QUORUM**
- 3. CITIZEN COMMENTS**
Citizens are invited to speak for up to three (3) minutes on items on items relating to the meeting
- 4. CONSENT AGENDA**
4.1 Minutes from the Board of Adjustment Meeting of January 31, 2023.
- 5. ADJOURNMENT**

In compliance with the Americans with Disabilities Act, the City of El Lago will provide for reasonable accommodations for persons attending City Council Meetings. Requests should be received 48 hours prior to the meetings. Please contact the City office at 281-326-1951.

I CERTIFY THAT A COPY OF THIS NOTICE OF THE BOARD OF ADJUSTMENT MEETING FOR THE DATE LISTED ABOVE WAS POSTED AT CITY HALL, 411 TALLOWOOD DRIVE, EL LAGO, TEXAS, AT LEAST 72 HOURS IN ADVANCE PER THE TEXAS OPEN MEETINGS ACT.

Rachel Lewis, City Secretary



CITY OF EL LAGO

MINUTES OF THE JANUARY 31, 2022 BOARD OF ADJUSTMENT MEETING 411 TALLOWOOD DRIVE, EL LAGO, TEXAS 77586

1. **Call to Order** Board Chair, Scott Greenlee, called the meeting to order at 6:05 P.M.

Present: Scott Greenlee
Charles Sager
Vicky Kuehnel
Ken Paschall
Ruben Aguirre

2. **Citizen Comments**

There were no citizen comments.

3. **Public Hearing**

3.1. *Public hearing regarding a request by Tim Leppard of PALT Inc. for a variance to Ordinance 490, to alter the setback line nearest to the waterfront of the property located at 4445 NASA Road 1, El Lago, Texas 77586.*

There were no public comments.

4. **Consent Agenda**

4.1. *Consider/Approve minutes of the Board of Adjustment meeting on January 18, 2022.*

Board member Sager made a motion to approve, with a second from Board Member Paschall. Approval was unanimous.

5. **New Business**

5.1. *Consider a request by Tim Leppard of PALT Inc. for a variance to Ordinance 490, to alter the setback line nearest to the waterfront of the property located at 4445 NASA Road 1, El Lago, Texas 77586.*

Tim Leppard, the owner and developer for the property, presented a request to adjust the setback on the original plat which was originally set at 15 feet from the property line. He stated he was requesting the setback be reduced because the property line in some areas is 30 feet from the bulkhead, and allowing him to reduce the setback for just the lots located on the plat marked "lots 1-6" and the "reserve 3" area next to those lots. These were located nearest to the bulkhead and he found the property line would be located much farther up from the bulkhead. He stated the variance would allow him to build the units to be around 2000 square feet instead of around 1500 square feet.

Justin Pruitt, the City Attorney, explained the difference in a variance for established residential lots and this request, which was a Planned Unit Development (PUD) developed with the City and the developer. He said this was an area overlooked when the City and the developer originally planned the PUD because new information was received afterwards from the General Land Office. The area or distance between the bulkhead and the property line was not taken into account in the original planning.

Bob Kosar, the City Engineer, said he did not object to the variance request. He said he looked at some surrounding city's setback requirements and found they required at least 20 foot setbacks

from bulkhead areas. Mr. Leppard explained that his request would keep the setback from the bulkheads to around 30 feet.

Scott with Safebuilt, the City's contracted Building Official, stated there would need to be variances considered to building codes if the setback was less than 5 feet from the property line.

Mr. Leppard said he could keep his variance request to 5 feet from the property line and still accomplish what he would like to when building the units.

Board Member Sager made a motion to approve a variance to reduce the setback to 5 feet from the property line for lots 1-6 and reserve 3, and no closer than 20 feet from the bulkhead. Board Member Paschall seconded. There was unanimous approval.

6. Adjournment – There being no further business, Chairman Greenlee adjourned the meeting at 6:40 P.M.

ATTEST:

Scott Greenlee, Chair

Rachel Lewis, City Secretary