STATE OF TEXAS

COUNTY OF HARRIS

CITY OF EL LAGO §

NOTICE OF A Board of Adjustments

NOVEMBER 17, 2016

7:00 PM.

NOTICE IS HEREBY GIVEN THAT THE PARKS BOARD OF THE CITY OF EL LAGO, WILL MEET ON **NOVEMBER 17, 2016** BEGINNING AT **7:00 P.M.** IN THE CITY HALL 411 TALLOWOOD, EL LAGO, TEXAS, AND WILL CONSIDER AND IF APPROPRIATE TAKE ACTION WITH RESPECT TO THE FOLLOWING AGENDA ITEMS:

THIS FACILITY IS WHEELCHAIR ACCESSIBLE AND ACCESSIBLE PARKING SPACES OR INTERPRETIVE SERVICES MUST BE MADE 48 HOURS PRIOR TO THIS MEETING. PLEASE CONTACT THE CITY SECRETARY'S OFFICE AT (281) 326-1951 EXT 12, OR FAX (281) 326-0165 FOR FURTHER INFORMATION.

1. Call The Meeting To Open
2. Pledge Of Allegiance USA/ Texas

   "Honor the Texas flag; I pledge allegiance to thee, Texas, one state under God, one and indivisible."

3. Request For Action

3.I. Request For Variance Masonry Requirements Of "Security Fencing" On Large Lots.

402 Lakeshore is requesting a variance from the Masonry pillar required every 18 foot on a security fence.
Definition of a security fence:

Fence, Security is a painted tubular or square metal fence with a maximum height of six (6) feet eight (8) inches and metal vertical posts spaced a maximum of six (6) inches on center together with painted masonry or stucco columns with a maximum height of eight (8) feet interspersed between the metal posts and spaced a maximum of twelve (12) feet on center. Appendix A Chapter 18.01 definitions, Muni Code El Lago Texas.

Documents:

VARIANCE ROOF.PDF

3.II. Permanent Variance Of The Height Limitation Of ORD. 441 Superseding Chapter 5 Sub

17.

Documents:

102 LAKESHORE .PDF

4. Adjournment

APPLICATION FOR BUILDING PERMIT

City of El Lago

411 Tallowood Dr.
El Lago, TX 77586
Phone: 281-326-1951
Fax: 281-326-2134

PERMIT PROPERTY INFORMATION

Property Address: 402 Lakeshore Drive

Legal Description: El Lago Estates Section 4 Lots 20 + 21

Owner's Name: Karen Dokos Roof Owner's Phone: 713 385 5691

Owner's Address: 402 Lakeshore Drive

Commercial Property ☐ Yes ☒ No If "Yes", Business Name: _____

Business Owner: _____ Business Owner Phone: _____

CONTRACTOR INFORMATION

Contractor dba Name: Rockin' D Fencing

Contact Person: Adam DeSplinter

Street Address: 4720 Self

City, State, Zip: Santa Fe, TX 77517

Phone Number: 281-705-9705

Fax Number: _____

On the lines below, list the details of the work to be permited, attach drawings and construction documents.

The fencing of the north side (lakeshore side) of lot 20, dropping south down the east side of the utility easement and turning west to join the house at its most northeast corner.

El Lago Contractor Registation # **CR-** ____ - ____ **Job Construction Cost $** _____

Authorized Signature for Permit: X _____

SUBCONTRACTORS: Type			
Company Name:			
Contact Person:			
Company Address:			
City, State, Zip			
Phone Number:			
Fax Number:			
Contractor Registration No.			

APPLICATION RECEIVED IN CITY HALL

Do Not Write In The Box Below - For City Use Only

No. BP- 16 - **DATE** 11 / 9 / 16 **INITIALS** (LB)

Application Reviewed by Building Official: _____ ☐ Approved ☒ Denied 11 / 9 / 16

Inspections Required: ☐ Yes ☐ No

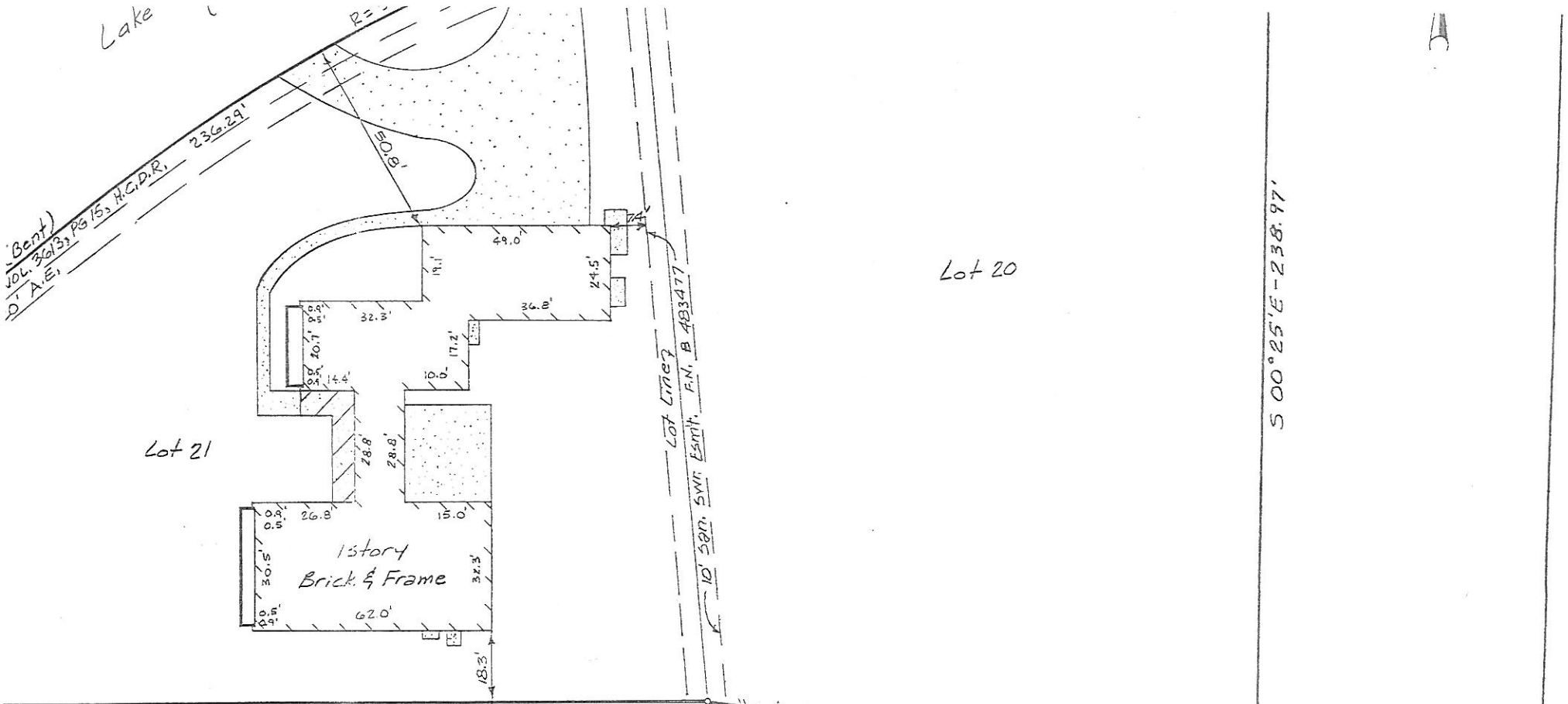
Special Instructions: _____

PERMIT FEE ASSESSED $ _____ **Payment #:** _____

November 7, 2016
402 Lakeshore Drive
Seabrook, Texas

We are planning to install a security fence on the Lakeshore Drive north boundary of Lot 20, and are requesting a variance for the fence posts of the wrought iron fence. In lieu of the ordinance -dictated stone fence posts every 6 feet, we request to be allowed to use wrought iron fence posts, similar to those used in the surrounding homes at 403, 404, and 405 Lakeshore Drive.
Thank you for your consideration of our request.

Randy and Karen Roof



de on the ground under
t this plat represents the

1229 Date

STATE OF TEXAS
REGISTERED
D. E. WEST
1229
PROFESSIONAL
LAND SURVEYOR

LOT: 20 & 21	BLOCK: —	SUBDIVISION: EL LAGO ESTATES	SECTION: 4
RECORDATION: VOLUME 36, PAGE 17 MAP RECORDS		COUNTY: HARRIS	STATE: TEXAS
ADDRESS: 402 LAKE SHORE DRIVE	CITY: EL LAGO 77586	LENDER: PHH U.S. Mortgage	
PURCHASER: Curtis W. Cranmer & Karen D. Cranmer		TITLE COMPANY: Commonwealth Land Title Co.	G.F. # 9512184

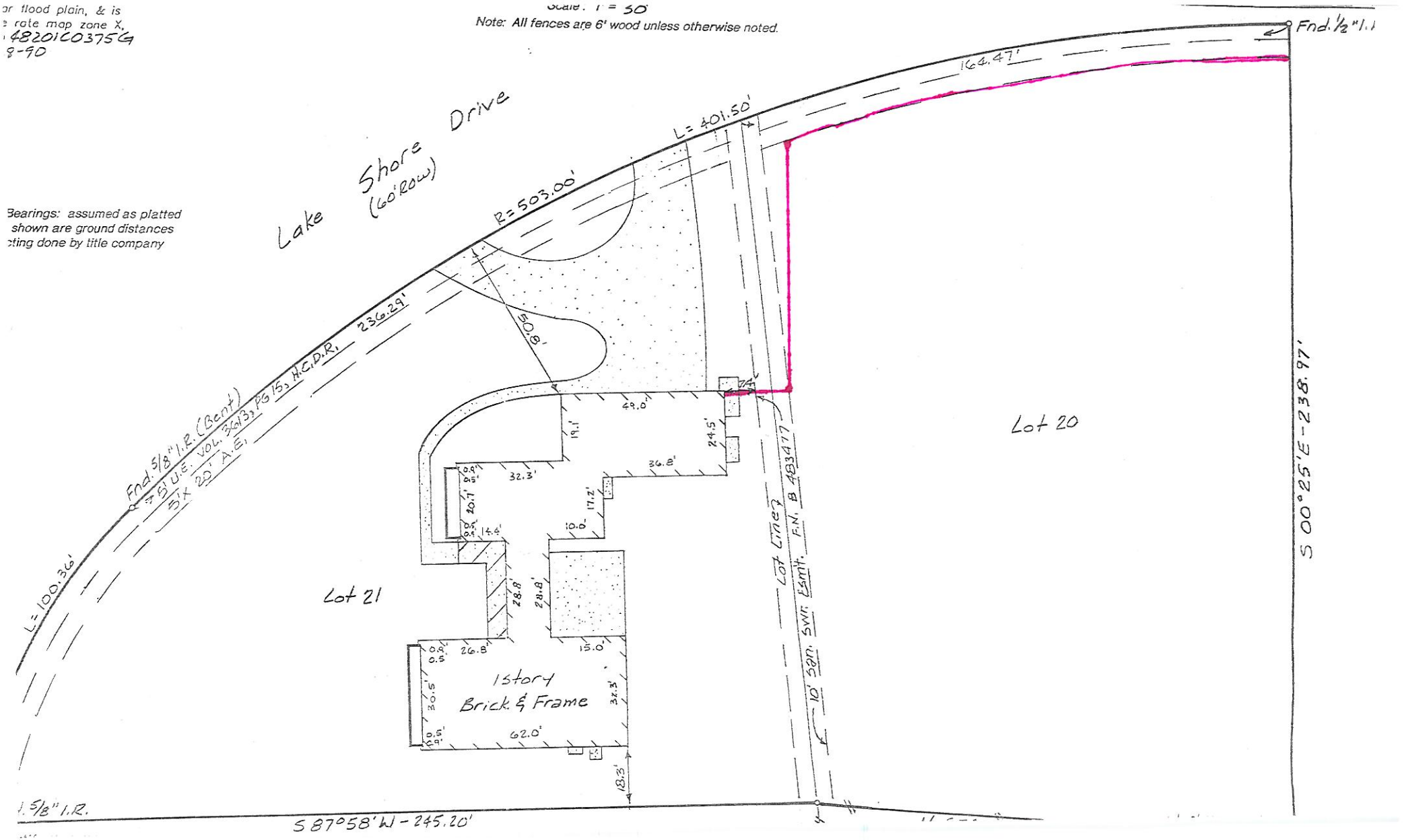
GULLETT & ASSOCIATES, INC.
P.O. BOX 230187
HOUSTON, TEXAS 77223
(713) 644-3219 • FAX (713) 644-4945

or flood plain, & is
e rate map zone X,
48201C0375G
8-90

Scale: 1" = 30'

Note: All fences are 6' wood unless otherwise noted.

Bearings: assumed as platted
shown are ground distances
cting done by title company



Rockin' D Fencing

281-705-9705

Estimate

4720 Self Street
Santa Fe, TX 77517
rockindfencing@yahoo.com
www.Rockindfencing.com

Name / Address
Karen Roof 402 Lakeshore Seabrook TX 77586 713-385-5691

Ship To / Project Location:
Karen Roof 402 Lakeshore Seabrook TX 77586 713-385-5691

Date	P.O. No / Project	Estimate No.
10/31/16		2316

Item	Description	Quantity	Cost	Total
Fencing	Commercial Grade 6' 3 Rail Montage+ Commercial Grade "Classic" Wrought Iron Fence - 2 1/2" posts, 3/4" pickets, 3 1/2" spacing, 1 1/2" rails. Set on 8' centers in 8" hole with concrete.	235	55.00	12,925.00
Gate	14' Double Drive - 6ft tall Wrought Iron Gate - To fit 14' Opening 3 rail style- Galvanized and powder coated. Set on 4" posts in concrete (we will make the gates.)	2	1,500.00	3,000.00
Gate	6ft tall Wrought Iron Walk-thru Pedestrian Gate - 4' wide - Ameristar Brand - 3 Rail Classic, self-latching self-closing, set in concrete. Smooth top Surveyor Gates?	1	500.00	500.00

Acceptance of proposal: The above prices, specifications and conditions are satisfactory and are hereby accepted.

Signature _____ Date _____

Total **$16,425.00**

City of El Lago

Board of Adjustments

Appendix A Zoning Chapter 5 sub title 17

- No towed vehicles, including trailers, mobile homes, boat trailers, boats, boat rigging or carts, and large motor driven vehicles including motor homes, recreational vehicles or campers shall be parked, stored or left standing in streets, driveways, or on lawns unless the vehicle is parked on a constructed driveway or improved surface behind the building setback line or if on a corner lot, the side setback line. In the event that a structure is constructed deeper into a particular lot than any building setback line, no such vehicle shall be parked, stored or left standing outside of the actual front line (or in the case of a corner lot, the side construction line) of the structure on the particular lot. Additionally, vehicles may be parked, stored or left standing in any location on the constructed driveway of a residence for a period of time not to exceed seventy-two (72) hours in any given week if the vehicle is in use or is undergoing general maintenance activities. No vehicle(s) as described in this subsection may be parked, stored, or left standing on any portion of a property used for residential purposes if said vehicle or any combined measurement of said vehicles are greater than thirty (30) feet in length, are wider than ten (10) feet in width or are higher than ten (10) feet in height unless said vehicle(s) has/have been parked, stored or left standing on the property in accordance with this subsection on the date of the passage of this Ordinance. The measurement of a motor vehicle shall be from front to rear bumper; the measurement of a trailer or boat shall be from the trailer tongue or bow to the stem or rear of the trailer. The measurements shall be made from that portion of the said vehicle that extends the furthermost. The height measurement will be from, the ground up to the highest fixed portion of the said vehicle. Removable structures such as air conditioners, boat towers and antennas temporarily mounted on said vehicles shall not be included in the height measurement. All combined measurements will consist of like measurements (i.e., length + length, width + width or height + height).

102 Lakeshore

Area Of Variance

P&Z Ord. 441/This updated the previous Ord. and removed the “grandfathering: clause.

- No vehicle(s) as described in this subsection may be parked, stored, or left standing on any portion of a property used for residential purposes if said vehicle or any combined measurement of said vehicles are greater than thirty (30) feet in length, are wider than ten (10) feet in width or are higher than ten (10) feet in height. The measurement of a motor vehicle shall be from front to rear bumper; the measurement of a trailer or boat shall be from the trailer tongue or bow to the stem or rear of the trailer. The measurements shall be made from that portion of the said vehicle that extends the furthermost. The height measurement will be from, the ground up to the highest fixed portion of the said vehicle. Removable structures such as air conditioners, boat towers and antennas temporarily mounted on said vehicles shall not be included in the height measurement. All combined measurements will consist of like measurements (i.e., length + length, width + width or height + height).