



CITY OF EL LAGO

MEETING OF THE BOARD OF ADJUSTMENT

411 TALLOWOOD DRIVE, EL LAGO, TEXAS 77586
SEPTEMBER 21, 2021 – 5:30 P.M.

NOTICE is hereby given of a meeting of the Board of Adjustment of El Lago, County of Harris, State of Texas, to be held at 5:30 PM on September 21, 2021 at the City Hall Events Room, 411 Tallowood Drive, El Lago, Texas, for the purpose of considering the numbered items below.

In order to help prevent the spread of COVID-19, the City of El Lago is asking members of the public attending the City Council meeting to:

- 1. Maintain at least 6 feet separation from other individuals.*
- 2. Self-screen before going into the meeting for any of the following new or worsening signs or symptoms of possible COVID-19: (cough, shortness of breath or difficulty breathing, chills, repeated shaking with chills, muscle pain, Headache, Sore throat, Loss of taste or smell, diarrhea, feeling feverish or a measured temperature greater than or equal to 100.0 degrees fahrenheit, known close contact with a person who is lab confirmed to have COVID-19.)*
- 3. Disinfect hands upon entering the building and after any interaction with others in the building.*
- 4. Wear cloth face coverings over the nose and mouth when entering the building per the order of Harris County Judge Hidalgo*

AGENDA

1. BOARD OF ADJUSTMENT MEETING CALL TO ORDER
2. CITIZEN COMMENTS
3. NEW BUSINESS

- 3.1. Consider/Approve the minutes of the Board of Adjustments meeting on August 18, 2021.
- 3.2. Consider variance request by John V. Clemente for a variance to Ordinance 441, codified as section 5.04 (2A) El Lago Zoning Ordinance, to permit the widening of his driveway at 411 Willow Vista Drive, El Lago, Texas.

4. 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 AUGUST 18, 2021
BOARD OF ADJUSTMENTS MEETING
411 TALLOWOOD DRIVE, EL LAGO,
TEXAS 77586

1. Call to Order Commission Chair, Scott Greenlee called the meeting to order at 6:09 PM.

2. Declaration of a Quorum

Present: Ruben Aguirre
Keith Klemowitz
Scott Greenlee
Ken Paschall
Charles Sager

Absent: Vicky Kuehnel

3. Citizen Comments

There were no comments from citizens.

4. Consent Agenda

4.1. Minutes from the Board of Adjustments meeting on May 11, 2021.

Charles Sager made a motion to approve and Ruben Aguirre provided a second. The vote was unanimous to approve.

5. Adjournment – There being no further business, Chairman Greenlee adjourned the meeting at 6:10 P.M.

ATTEST:

Scott Greenlee, Chair

Rachel Lewis, City Secretary



City of El Lago

411 Tallowood Dr.
El Lago, TX 77586
(281) 326-1951 (281) 326-2134 Fax

VARIANCE REQUEST FORM

Received
AUG 27 2021
By: *AL*

All ordinance variance requests must be submitted in writing and considered by the appropriate Commission, Board or Council at a public meeting. Complete the following form in its entirety and submit to the City Secretary at City Hall. You will be notified of the date, time and location when the variance is to be considered.

Ordinance from which the variance is requested:

SECTION 5.04 (2A)

TO WIDEN SINGLE LANE DRIVEWAY.

Reason(s) for the variance request

- ① PERSONAL HANDICAP - MOBILITY ISSUES
- ② REDUCE PARKING ON STREET
- ③ EXPENSE & IMPRACTICALITY OF CIRCULAR DRIVE
- ④ ACCESS TO BACKDOOR, BREEZE WAY.

Name: JOHN V. CLEMENTE
 Address: 411 WILLOW VISTA DR El Lago, Texas 77586
 Phone: 281-532-1041 (best number to call)

Aug 27 2021 Date John V. Clemente Signature

THIS SECTION TO BE COMPLETED BY THE CITY

Date Variance Request was received at City Hall 8/27/2021

Date to be brought before Council/Board _____ (dd/mm/yy)

Council/Board Action on Variance: Approved Denied

Dates Variance is Valid: From ___/___/___ To ___/___/___

Date of Council Action _____ Permit Number (If Granted): BP-___-___

This variance request, whether approved or denied, is to be retained in the appropriate property address file

Ironside Developments LLC

713.701.9015
info@ironsidedevelopments.com



Proposal

ADDRESS

John Clemente
411 Willow Vista
El Lago, TX 77586

PROPOSAL # 1417
DATE 08/16/2021
EXPIRATION DATE 09/16/2021

ACTIVITY	DESCRIPTION	AMOUNT
City Permit	Plans, City Permit & Inspection Fee	375.00
Foundation & Flatwork	<p>Ironside Developments will provide all required labor, material, equipment and supervision to execute the work described in your inquiry as referenced below.</p> <p>Location: 411 Willow Vista Project: Driveway (Partial) Scope: 4" 3000 PSI #3 Rebar @ 15" OC City Code where applicable Demo and dispose of related spoils. Layout, place fill material, set forms, install expansion material, install steel reinforcing, place and finish concrete, remove forms and clean up upon job completion.</p> <p>Specs- Existing/New (approx) Walkway- 3'x32'/ 4'x32' Approach-15'x12'/20'x12' Drive Section-9'x34'/18'x34'</p>	9,775.00
Additional	Walkway Approx 4'x25'	595.00

Alterations or deviations will be subject to additional charges. We are not responsible for the removal or relocation of any underground obstructions. All discovery work will be billed on a T/M basis. All change orders must be approved prior to work commencement.

TOTAL

\$10,745.00

Due to Texas weather conditions and natural soil movement, it is impossible for Ironside Developments LLC to assume any responsibility for concrete shrinkage and/or cracking in foundations, driveways, sidewalks, patios etc...

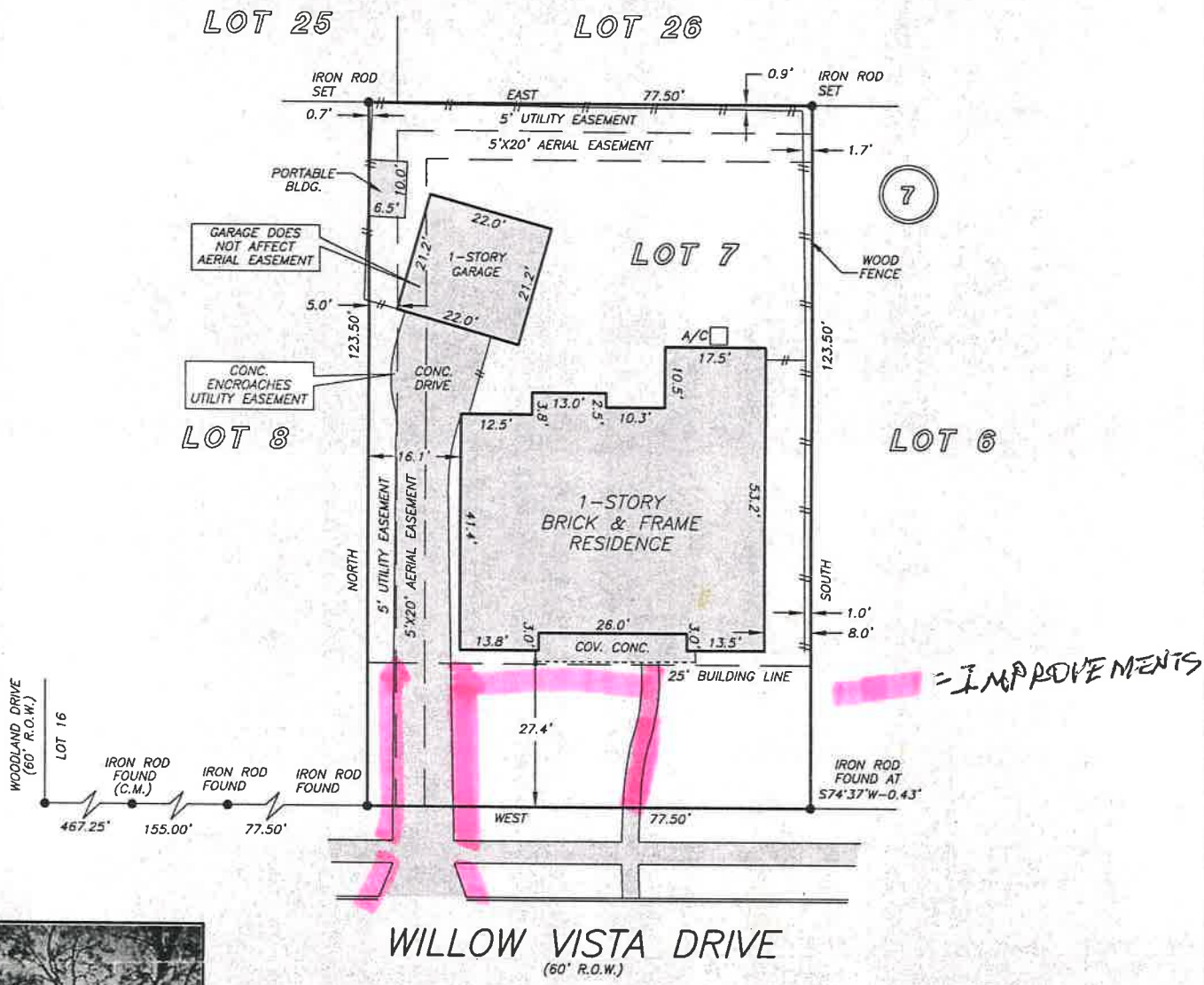
Ironside Developments LLC accepts cash or check. Payment by credit card may be available with an additional 3.4% processing fee.

TERMS: NET 14 UPON ISSUANCE OF INVOICE (INVOICE DATE).
SERVICE CHARGES AT THE LESSER RATE OF 1.5% PER MONTH OR

GF NO. 000422832 CHICAGO TITLE
 ADDRESS: 411 WILLOW VISTA DRIVE
 SEABROOK, TEXAS 77586
 BORROWER: JOHN V. CLEMENTE AND
 CONSTANCE CLEMENTE

LOT 7, BLOCK 7
 EL LAGO, SECTION 3

ACCORDING TO THE MAP OR PLAT THEREOF RECORDED
 IN VOLUME 92, PAGE 66 OF THE MAP RECORDS
 OF HARRIS COUNTY, TEXAS



THIS PROPERTY DOES NOT LIE WITHIN THE
 100 YEAR FLOOD PLAIN AS PER FIRM
 PANEL NO. 48201C 1085 J
 MAP REVISION: 11/6/96
 ZONE X (SHADED)
 BASED ONLY ON VISUAL EXAMINATION OF MAPS.
 INACCURACIES OF FEMA MAPS PREVENT EXACT
 DETERMINATION WITHOUT DETAILED FIELD STUDY

A SUBSURFACE INVESTIGATION
 WAS BEYOND THE SCOPE OF THIS SURVEY

RECORD BEARING: VOL. 92, PG. 66 H.C.M.R.

DRAWN BY: GV

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE
 ON THE GROUND, THAT THIS PLAT CORRECTLY
 REPRESENTS THE FACTS FOUND AT THE
 TIME OF SURVEY AND THAT THERE ARE NO
 ENCROACHMENTS APPARENT ON THE GROUND,
 EXCEPT AS SHOWN HEREON. THIS SURVEY IS
 CERTIFIED FOR THIS TRANSACTION ONLY AND
 ABSTRACTING PROVIDED IN THE ABOVE
 REFERENCED TITLE COMMITMENT WAS RELIED
 UPON IN PREPARATION OF THIS SURVEY.

ALLEN D. HUGHES
 PROFESSIONAL LAND SURVEYOR
 NO. 3891
 JOB NO. 06-00761
 FEBRUARY 03, 2006



BILL LACKEY
 713-973-2007



PRECISION SURVEYORS, INC.

1-800-LANDSURVEY 281-496-1586
 1-800-526-3787 FAX 281-496-1867
 14925 MEMORIAL DRIVE SUITE B100 HOUSTON, TEXAS 77079

John V. Clemente Constance D. Clemente