



**CITY OF EL LAGO
BOARD OF ADJUSTMENT MEETING
411 TALLOWOOD DRIVE, EL LAGO, TEXAS 77586
AUGUST 18, 2021 – 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 August 18, 2021 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 May 11, 2021.
- 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 MAY 11, 2021
BOARD OF ADJUSTMENT MEETING BY TELECONFERENCE
411 TALLOWOOD DRIVE, EL LAGO,
TEXAS 77586

1. **Call to Order** Board Chair, Scott Greenlee, called the meeting to order at 5:33 PM.

2. **Declaration of a Quorum**

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

3. **Citizen Comments**

Bob Kosar of 503 Whitecap Drive stated he is the City Floodplain Administrator. He said he opposed the variance for the driveway on the agenda because it is located in a floodplain area and as more variances are permitted allowing additional concrete it adversely affects drainage. He stated that neighbors can be affected by drainage issues.

4. **New Business**

4.1. *Consider variance request by Tamara MacFarlane for a variance to Ordinance 441, codified as section 5.04 (2A) El Lago Zoning Ordinance, to permit the widening of her driveway at 406 Willow Vista Drive, El Lago, Texas.* Tamara MacFarlane presented her variance request to the Board. She included pictures of permitted driveways in the City that were like the driveway permit she has requested. She stated that her property needs a 2-car width driveway and there are limited options for expansion to outer side of her property due to a water meter. She is requested 5 more feet in width. Board Member Paschall stated that the list provided does not notate which were variances. He also noted that nothing in the current ordinance says that brick pavers or stones could not be used for driveways, and that the maximum allowable width is 35 feet. This variance request would be under the allowable width. Board Member Sager said that the amount of concrete to be used was not in question since the same amount of concrete would be used whether the driveway was expanded to the inside or to the outside of the property. City Attorney, Justin Pruitt, stated that the property owner must show that this ordinance creates undo hardship for the property which is unique to that property. The owner must also show that another option could not be considered. In this case another option might be a circle driveway. Board Member Sager stated that a circle driveway would create more concrete coverage when considering flooding. Ms. MacFarlane stated that trees would prevent a circle driveway on her property. Chairman Greenlee called for a vote approving the variance. The vote was unanimous to grant the variance request.

5. **Adjournment** – There being no further business, Chairman Greenlee adjourned the meeting at 5:54 P.M.

ATTEST:

Scott Greenlee, Chair

Rachel Lewis, City Secretary