



CITY OF SUNRISE BEACH VILLAGE
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Combining / Dividing Lots – an abstract

All real property within the City Limits of Sunrise Beach Village is subject to the most recent Revision of the Consolidated Zoning Ordinance #246. Among many other aspects, this Ordinance regulates 'Set Backs' of improvements from the lot lines, streets, etc.

Where property owners own more than one lot these set-back regulations often interfere with the most advantageous use of the land area. One remedy for this is the combining of lots which, in effect, erases the lot lines between adjacent lots so that these then form one contiguous parcel.

Application for combining lots may be made to the Sunrise Beach Board of Commissioners by means of a simple letter containing the exact legal description of the properties to be combined and requesting this Board to permit this combination at their next Regular monthly meeting.

These meetings are held on the 3rd Thursday of every month. Dates and times are posted on the City's marquees and an Agenda is posted at the City's bulletin board 72 hours in advance of every meeting. Requests must be delivered to the City Secretary not later than the preceding Friday to be included on the official Agenda.

Any request for combination received in time will be placed on this Agenda and considered during the next meeting. If approved, the applicant will receive a letter from the City informing of this approval and directing the applicant to register that letter with the Llano County Clerk's office where this Lot Combination must be recorded and filed in the respective property folders.

This recording will be noted on this letter, a copy of which must be returned to the City of Sunrise Beach Village within 30 days of the date of this letter in order to make this action official. Failing to meet this timing voids this approval. A new application may be submitted, if desired.

The application will be scrutinized before the meeting of the Board of Commissioners. Any questions that may arise during this process may be cleared up by the Building Inspector and/or any one of the Commissioners by inspection, direct contact with the applicant, etc.

Should the Board decline approval, the applicant will be notified giving the reasons. The applicant then has recourse by appealing to the District Court.

Once combined, lots can never be divided again into the parcels smaller than their original size before combination.

Dividing lots has the opposite effect of combining. However, no part of a lot division may be smaller than ½ acre and all Lot Divisions are subject to 're-platting' which requires a surveyor and setting of monuments to demark the newly created property boundaries.

Robert M. Sykes, SRBV Building & Floodplain Inspector