



CITY OF SUNRISE BEACH VILLAGE

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Sunrise Beach Village, Texas 78643-9283

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Cindy Daly, Planning & Zoning Chair

NOTICE OF AN ANNUAL MEETING & PUBLIC HEARING FOR THE SUNRISE BEACH VILLAGE PLANNING & ZONING COMMISSION ~ OPEN TO THE PUBLIC ~


Notice is hereby given that an Annual Meeting & Public Hearing for the above named Commission has been scheduled for Thursday, February 22, 2018 at 2:00 p.m. at the Civic Center, 124 Sunrise Drive, Sunrise Beach Village, Texas. This Annual Meeting/Public Hearing is open to the public.

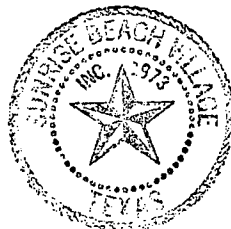
AGENDA:

1. Call to order & establishment of a quorum.
2. Discussion and possible action on request of Mr. Wooten and Ms. Evridge to allow a Commercial use not specified in Zoning Ordinance 347 on Lot 296, Unit 2A at the corner of Sunrise Drive and Beach Street. They would like to utilize the property for a wholesale bait shop.
3. Discussion and possible action on establishing and appointing members to a committee to update the Sunrise Beach Comprehensive Plan.
4. Citizen Input. Citizens will have the opportunity to present recommendations and suggestions for future consideration by the Planning and Zoning Commission in reference to Ordinance 347 or any other issues of concern that are the responsibility of the Planning & Zoning Commission to address.
5. Adjournment.

Although a majority of the Sunrise Beach Village City Council Members may be present and City business may be discussed, there will be no City Council action taken on any matters in this Public Hearing/Annual Meeting/Stated Meeting and/or Called Meeting of the Planning and Zoning Commission. Agenda drafted by Cindy Daly, Chairperson.

I certify that this notice was posted on the City Hall Bulletin Board and city website, places that are convenient to the public, by 4:00 p.m. on or before the 22nd day of January, 2018.


Linda A. Wendling
Municipal Court Clerk/City Secretary
Serving for the Planning & Zoning Board



City Inspector

From: Heath Thesa <wetrinx@gmail.com>
Sent: Wednesday, January 3, 2018 3:28 PM
To: srbcompliance@cityofsunrisebeach.org
Subject: Wholesale bait business information

Hello,

We are propositioning the City of Sunrise Beach to establish a wholesale bait and tackle business at lot 296 on Sunrise Drive. We would like to explain what this type of business this is and what the impact on the community and neighbors will be. This will not be a retail location. This means there would be almost no increase in traffic. During the busy season (February - June) there would be an average of one delivery truck a week on average that would deliver to our location. These are typically tanker trucks. The deliveries normally take no more than an hour or two. After this delivery is made we would make deliveries to local bait and tackle shops in the Central Texas area. With the exception of a few local guides that prefer to buy in bulk, no one would be coming in and out of that location. T-Mart would actually be one of our customers so we would already be helping to support another business in the community. When the slow season starts (July - January) deliveries slow to an average of one delivery every two weeks. The tanks we use would be covered by a metal barn style building. Any dead minnows are collected daily and become frozen bait. The water is also treated which helps to eliminate smell. The storage facility on any given day produces less smell than the lake itself.

We are happy to answer any other questions and look forward to attending the approval meeting.

Heath and Thesa

From: Brian Box [<mailto:Brian.Box@LCRA.ORG>]

Sent: Thursday, November 30, 2017 11:13 AM

To: wetritx@gmail.com

Cc: Jon Rodgers (External) <srbv@cityofsunrisebeach.org>; David Williams <David.Williams@LCRA.ORG>

Subject: Bait Shop Sunrise Beach

Heath,

Thanks for calling to discuss your proposed plans in Sunrise Beach. Attached is a Developer's Application Packet for the Highland Lakes. As discussed a permit is required when a development will add more than 10,000 square feet of impervious cover or disturb more than 1 acre of land. At minimum a "Notification of No Permit Required" form and site plan (including an erosion and sediment control plan) will be required to be submitted for review to acknowledge if a permit will be needed. The Notification form is on page 10 of the packet. Please review the packet and feel free to call with any questions.

Thanks,

Brian Box, CESSWI

Water Quality Protection

Lower Colorado River Authority

☎ 512-578-3303 M 512-789-4405

brian.box@lcra.org

Office: 325-388-6438

Fax: 325-388-6973

Email: srbcompliance@cityofsunrisebeach.org

Website: www.cityofsunrisebeach.org

From: Thesa Evridge [<mailto:evridge@me.com>]

Sent: Thursday, November 30, 2017 9:14 AM

To: srbcompliance@cityofsunrisebeach.org

Subject: Building for the Bait Shop

Hi Danielle!

Thank you for always being so incredibly helpful!

The building we will be putting on the property will be almost identical to one of the pictures below. It will be approximately 36 feet wide on the side with the garage doors and 36 feet wide on the sides with the enclosed walls. The bays that are on the right and left side will be on concrete slabs and the center bay will be gravel. We will have a circular drive going through the center of the building to allow the truck to go through it without having to back up. The delivery truck is usually the size of a large U-haul so the center opening will be about 15 feet high.

Let me know if you have any other questions.

Thank you,
Thesa Evridge

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