



City of Woodcreek Application for Variance

Please provide the following items with the completed Application for Variance for a variance request:

- One paper copy and one digital copy of the survey or site plan with the requested area for the variance clouded to indicate the location.
- A filing fee of \$500.00 (Applicant will also be charged the cost of postage and publication).
- If requesting a variance of an existing structure, please include 2-3 photographs that will show the structure placement in relation to your property and adjacent structures.
- If requesting a variance in impervious cover limits, please include calculations showing current impervious cover (as of date of application) and proposed impervious cover.

Following receipt of the completed Application for Variance, along with the required items and filing fee, Woodcreek will schedule your request for consideration at a future Board of Adjustment meeting. You will be notified of the Board of Adjustment meeting date.

Woodcreek will prepare and send notices via the USPS to property owners within two hundred (200) feet of the property before the Board of Adjustment scheduled meeting date. The notice will also be published in the newspaper of record.

Application Information

Date of Application Submission: 12/06/23

Petitioner's Name: Joseph Gambino Jr.

Mailing Address: [REDACTED]

Email Address(s): [REDACTED]

Telephone Number(s): [REDACTED] : (____) _____

Description and Location of Property for which Variance is Requested.

Property Owner's Name: JAGJR LLC

Property Owner's Mailing Address: [REDACTED]

Section Location, Lot Number, & Zoning Designation: PHASE 1 UNPLATTED PT OF TR 894 46.299 AC WC PARCEL #3 PT OF FAIRWAY & GREENS 9& 18

Property Address: 1 Pro Lane, Woodcreek, TX. 78676

City of Woodcreek

IN THE MIST OF THE TEXAS HILL COUNTRY

As per § 30.57 of the Woodcreek Code of Ordinances, a Variance is defined as "An adjustment or deviation in the application of specific regulations of Ch. 50, 154 and 156 of this code of ordinances or other applicable ordinances under the purview of the city and applicable to a particular parcel of property which, because of special conditions or circumstances peculiar to the particular parcel, is necessary to prevent the property owner from being deprived rights and privileges, enjoyed by other owners of similarly situated parcels in the same vicinity and district."

No variance shall be granted unless the Board finds that each of the following provisions are met.

State how your request meets each provision:

1. There are special circumstances or conditions affecting the land involved, such that the strict application of the provisions of Ch. 50 or Ch. 154 or Ch. 156 would deprive the applicant of the reasonable use of the involved land.
JAGJR LLC is requesting a variance to cut down 2 trees on our property.
2. The variance is necessary for the preservation and enjoyment of a substantial property right of the applicant.
JAGJR LLC is creating an event center for the enjoyment of the residents and visitors of Woodcreek, TX.
3. The granting of the variance will neither be detrimental to the public health, safety or welfare, nor injurious to other property in the area.
The variance will not be detrimental to the public health, safety or welfare to other properties in the area.
4. The granting of the variance will not have the effect of preventing the orderly development of other land in the area in accordance with the provisions of this chapter.
The granting of the variance will not prevent the development of other land in the area.

Variance Requested – Please be specific. Pecuniary hardship to the applicant, property owner or developer, standing alone, shall not be deemed sufficient to constitute undue hardship.

Please See Attached

City of Woodcreek Form 1, Request for Variance. 5/29/2020



The City of
Woodcreek
IN THE MIDST OF THE TEXAS HILL COUNTRY



Applicant Signature: _____
Date: _____ 2/5/24

For City Use Only:

Application, required information, and fee received:
Date: N/A Check # _____ Initials: _____

Referred to Board of Adjustment:
Date: N/A Initials: _____

Publication of Public Hearing by Board of Adjustment:
Date: N/A Initials: _____

Action by Board of Adjustment:
Approved: _____ Denied: _____
Date: _____ Initials: _____

Notes:

Dear Board of Woodcreek,

I am writing to you today as we are seeking a variance for just two trees on our expansive, many acres property which need to be removed for the successful redevelopment of our event center and club house facility. After much consideration and attempts to design and work around the trees in question, it has been determined this will impose a significant hardship of the current and newly required infrastructure of the planned clubhouse. We feel that we have a very effective solution to these challenges that allows for the removal of these two trees and maintain all of the native beauty of the area. However, before going into the specifics of that plan, we first wanted to discuss a multitude of the added economic and construction hardships we would encounter by shrinking or relocating our club house due to the two trees current locations.

Regarding the size of the structure we are proposing, we feel we have designed the smallest structure to achieve viable occupancy for events and community gatherings. From a business perspective we would much prefer to increase its size to have the ability for more occupants. However, given the surroundings of the area, we did not want to create an excessive or overpowering structure. We're convinced the structure as planned is a very effective compromise. Even at its current planned dimensions, we faced significant hurdles meeting today's ADA requirements which dramatically impacted our ability to maximize and create a comfortable and useable environment. Several aspects of the structure had to shrink already in order to accommodate the code requirements for commercial use.

Additionally, in regard to relocating the proposed structure to a location which preserves the trees would require hardships of cost and golf course revenues. As you are aware, the desired location is very similar to the location of the prior raised club house. This location provides us with the ability to utilize existing infrastructure that would be very expensive and extensive to replicate at an alternative spot. Given requirements for ingress/egress, emergency services access, and our existing parking lot, our planned location achieves the least burdensome means to achieve these requirements. Relocating the structure would create tremendous additional expense to achieve said building regulations. It would also necessitate the relocation of the practice areas, existing cart paths, a tee box and possibly an existing golf hole, thus creating a sizeable financial burden, and loss of revenues. This alone could jeopardize the viability of the entire project.

Having addressed the dimensional challenges and hardships associated with clubhouse relocation above, it is our goal to create an environment that is desired by many in our community and surrounding ones. It is our belief that the native landscape areas of Wimberley are already a desired destination of many, and we look to protect and preserve them. With the many hundreds of existing trees on our golf course, it is our goal to create the proposed structure and to provide a significant amount of new landscaping that will be complimentary to these native features. We welcome any and all recommendations of the type and quantity of new trees to provide during this process to help mitigate this request for variance.

We are looking forward to your response.

Sincerely,



Joe Gambino
